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Understanding
Building Regulations

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The Building Control process exists to ensure your new home or extension is safe, well-built and energy efficient, reaching standards set by current Building Regulations.

I have Planning Permission, is that enough?

Not all building works require planning permission; however most do require building control approval. For example, structural alterations i.e. removing load-bearing walls or chimney breasts, home extensions, loft and garage conversions will all need building control approval.

Even if you have planning permission, you are likely to still need a separate building control approval as well. You are required by law to submit a Building Regulations application and if you are unsure whether your work will need building control approval please give us a call on 0151 486 3437 and we will be happy to advise you.

There are three types of applications for Building Regulations approval:

- A full plans application is where detailed plans and calculations are submitted to either your local council's Building Control team or a private Building Control Inspector company. The plans are checked by a surveyor to ensure they meet current Building Regulations. This gives you peace of mind that the work your builder is pricing for meets the regulations and ensures that the work on site will comply and be approved.
- Building Notices are usually used for minor works such as removing a load-bearing wall. A simple form and site plan are submitted to your local council Building Control team and work is assessed by a surveyor on site to ensure it meets current Building Regulations standards.
- A regularisation application is used after work has taken place that hasn't been subject to an application. A retrospective application is usually used for building work that was carried out without any sort of approval and is quite often needed by solicitors to legalise building work when properties are bought and sold. Acceptance is based on the local council Building Control surveyor's assessment of the work and any remedial work undertaken.

So what does the Building Control Inspector actually do?

When you submit a Building Control application you can choose to appoint your own private Building Control Inspector company or use the local authority Building Control Inspector. The Building Control Inspector will check your plans to ensure your proposed design and materials specification meet the full range of Building Regulations including: structural integrity, fire safety, acoustic performance, ventilation, accessibility and energy efficiency. Identifying potential problems at this stage will save you time, trouble and expense.

For more information visit www.jdbsurveys.com or give us a call on 0151 486 3437

The Building Control Inspector will **agree** a schedule of inspections

When you and your builder are ready to start on site, the Building Control Inspector will agree a schedule of inspections, to enable them to check the works at critical stages of construction and help you and your builder with any technical queries as the build progresses.

At the end of the project the Inspector will provide you with a completion certificate, which is confirmation that the build is compliant with current Building Regulations. You will need to present this certificate when you come to sell your home. Undertaking building works without obtaining Building Control approval and completion certificate is against the law and can often invalidate building insurance policies should you ever need to lodge a claim.

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The contents of this article are for general information only and is not intended to be relied upon for specific or general decisions. Appropriate independent professional advice should be sought before making such a decision.

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