

## **Work Exempt From Building Regulations**

Whilst most building work requires approval under the regulations, there are certain exemptions that the Building Regulations do not cover and over which Building Control has no responsibility.

Included below are the more common types of exempt domestic works. (Where the work includes any electrical installation you should check with Building Control).

### **Small detached buildings:**

- internal floor less than 30m<sup>2</sup> and
- single storey and
- contain no sleeping accommodation and
- must be least 1.0m or more from the boundary or constructed of substantially non-combustible materials eg brick, block, concrete panel walls etc or
- a detached building having a floor area less than 15m<sup>2</sup> which contains no sleeping accommodation.

### **Detached or attached carports**

- must be less than 30m<sup>2</sup> internal floor area and
- must be open on at least two sides and
- must be single storey.

### **Conservatory**

- must be at ground level, single storey and
- must be less than 30m<sup>2</sup> internal floor area and
- must be separated from the dwelling via doors/windows glazed to external quality
- any fixed heating installed should be fitted with an independent controls and
- must have at least 50% of its external wall area glazed and
- must have a translucent roof and
- glazing in doors/adjacent windows within 1.5m of floor level and windows within 800mm of floor level must be safety glazing.

### **Porch**

- must be at ground level and single storey and
- must be less than 30m<sup>2</sup> internal floor area and
- must be separated from the dwelling via a door and
- glazing in doors/adjacent windows within 1.5m of floor level and windows within 800mm of floor level must be safety glazing and
- does not contain any internal plumbing.