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**Building Control Services  
Planning & Transportation Service  
Barnsley Metropolitan Borough Council  
PO Box 604, Barnsley, S70 9FE**



## **GENERAL INFORMATION SHEET No. 1**

You can visit us at the Barnsley Connects Service Centre, The Civic, Eldon Street, Barnsley, S70 2JL between 9.00 - 1.00pm Monday – Friday, where we provide a duty surveyor to give technical or general advice.

If you wish to speak with a specific surveyor, you can arrange to meet with them at the Barnsley Connects Service Centre by prior appointment between 9.00 - 5.00pm Monday - Friday.

Alternatively, a Building Control Surveyor is always available by telephone to give technical or general advice and to receive inspection requests, between 9.00 - 5.00pm Monday – Friday.

### **How to contact us:**

Building Control general direct line: (01226) 772678

24hr answerphone (inspection requests): (01226) 772699

Fax Number: (01226) 772698

Dangerous Structures (out of hours): via emergency services

E-mail:

Building Control Manager: [TIMCLIFFE@BARNLSLEY.GOV.UK](mailto:TIMCLIFFE@BARNLSLEY.GOV.UK)

Application Submissions: [BUILDINGCONTROL@BARNLSLEY.GOV.UK](mailto:BUILDINGCONTROL@BARNLSLEY.GOV.UK)

Website: [www.barnsley.gov.uk/buildingcontrol](http://www.barnsley.gov.uk/buildingcontrol)

Customer comments are welcome (good or bad) using the feedback form found on the website. Your comments may help us to improve our service to you.



## **DO I NEED A BUILDING REGULATIONS APPLICATION?**

**(2007/8 EDITION)**



**BARNLSLEY**  
**Metropolitan Borough Council**  
**BUILDING CONTROL SERVICES**



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**BARNLSLEY**  
**Metropolitan Borough Council**  
**PLANNING & TRANSPORTATION SERVICE**

# Domestic Applications

## CARRYING OUT BUILDING WORK?

This may include:

- Constructing a new dwelling;
- Building an extension;
- Converting a loft space into a room;
- Renewing a roof covering;

- Replacing a window or door;
- Converting a garage into a room;
- Internal alterations or forming a new opening in a wall;
- Alterations to fixed electrical installations in the building or part of the building including adding a new circuit.

If so, you may need to submit a Building Regulations application  
Failure to do so may affect the future sale of your property

The illustration below shows buildings and work that **does not** need an application

Although buildings and work shown in categories 1-4 are exempt Building Regulations any electrical work within them that involves adding a new circuit to a dwelling will need to be either notified to Building Control, which will then inspect the work, or carried out, by a competent person who is registered with a Part P Self-Certification Scheme/Competent Persons Scheme.

### 1. Conservatory, green houses, porches and covered yards or car ports

If the floor area is less than 30m<sup>2</sup>. (This requirement may change. Please consult Building Control before proceeding). Carports must be open on at least two sides. A conservatory must have at least ¾ of its roof and half of its outside walls made of glass, with safety glass where required. An external door is required between the house and conservatory or porch. (See information sheet 10 - Conservatories)

### 2. Greenhouses

As long as you do not use them for any business purposes.

### 3. Small detached buildings (such as a shed)

If the floor area is less than 15m<sup>2</sup>, does not contain any sleeping accommodation.

### 4. Detached buildings (such as a garage)

If the floor area is less than 30m<sup>2</sup>, does not contain any sleeping accommodation and either:

1. has brick or concrete walls; or
2. is more than 1 metre from the boundary.

You may need planning permission for any of the work shown.  
For planning advice please phone (01226) 772000

## Frequently asked questions

If I want to carry out a loft conversion to my home, will the Building Regulations apply?

**YES** – The relevant requirements of the regulations will be applied so as to ensure, for example: the structural strength of the proposed floor is sufficient; the stability of the structure (including the roof) is not endangered; safe escape from fire; and safely designed stairs to the new floor.

If I want to carry out internal alterations within my home, or any other type of building, will the Building Regulations apply?

**YES** – Very likely. The regulations specify what forms of alteration amount to 'material alterations' and are therefore 'Building Work', taking account of the potential for the proposed work to adversely affect compliance of the building with specific requirements. On this basis the regulations are very likely to apply if your project will involve alterations to the structure of the building (e.g. the removal or part removal of a load bearing wall, joist, beam or chimney breast); will affect escape or other fire precautions either inside or outside the building; or will affect access or facilities for disabled people. On the assumption that the regulations do apply, all the work involved in the alteration must comply with all the appropriate requirements.

If I want to replace one or more windows in my home, or any other type of building, will the Building Regulations apply?

**YES** – If you are replacing the whole of the fixed frame and opening parts. If the work is to your home and you employ a FENSA (Fenestration Self-Assessment Scheme) registered installer, you will not need to involve the Building Control Service.