

BUILDING REGULATIONS 2010  
REGULATION 9, SCHEDULE 2 : CLASS VI AND VII  
**EXEMPT DOMESTIC BUILDINGS AND WORK**

The following domestic buildings are exempt from the requirements of the Building Regulations 2010.

**1. Small detached buildings, eg garages and sheds (class V1) –**

- (a) A detached single storey building, having a floor area which does not exceed 30m<sup>2</sup>, which contains no sleeping accommodation and is a building -
  - (i) no point of which is less than one metre from the boundary of its curtilage; or
  - (ii) which is constructed substantially of non-combustible material.
- (b) A detached building, having a floor area which does not exceed 15m<sup>2</sup> which contains no sleeping accommodation. Any fixed electrical installations to comply with the requirement of Part 'P' Electrical Safety.

**NB: Any fixed electrical installations to comply with the requirement of Part 'P' Electrical Safety.**

**Any hot and cold water systems must comply with Part G 'Sanitation, hot water safety and water efficiency'**

**Note: substantially non-combustible means -**

Walls	Constructed of brick, block, concrete, glass or non-combustible sheeting on metal / concrete frame. (Timber window frame and fascias etc are disregarded).
Roofs (pitched)	Traditional tiles, slates on timber or steel support members.
Roofs (flat)	Metal or other non-combustible sheeting on non-combustible deck. Three layer felt on a timber deck providing the felt has an AA, AB or AC surface spread of flame rating, as indicated by the manufacturer's specification.

## **2. Extensions (Class VII) -**

The extension of a building by the addition at ground level of:

- (a) a conservatory, porch, covered yard or covered way; or
- (b) a carport open on at least two sides;

where the floor area of that extension does not exceed 30m<sup>2</sup>, provided, in the case of a conservatory or porch which is wholly or partly glazed, the glazing satisfies the requirements of Part N1 of the Building Regulations 2000.

- Any fixed electrical installations to comply with the requirement of Part 'P' Electrical Safety.
- Any hot and cold water systems must comply with Part G 'Sanitation, hot water safety and water efficiency'.

### ***Protection against impact***

***N1.*** *Glazing with which people are likely to come into contact whilst moving in or about the building, shall -*

- (a) if broken on impact, break in a way which is unlikely to cause injury; or*
- (b) resist impact without breaking; or*
- (c) be shielded or protected from impact.*

### ***Definition of a Conservatory***

A conservatory has not less than three quarters of the area of its roof and not less than one-half of the area of its external walls made of translucent material, eg glass or plastic. A porch may have a solid roof and is normally regarded as a small addition which forms an additional cover to an entrance door to the dwelling and contains no facilities such as refrigerators, freezers etc. These works are not intended to be an extension of the habitable part of the dwelling house.

*Details of the Approved Document are available at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)*

## **OTHER LEGISLATION THAT MAY EFFECT YOUR PROPOSAL**

### **TOWN AND COUNTRY PLANNING ACT 1990**

Southampton City Council is also the Planning Authority from whom any necessary planning permissions must be sought. Planning Permission is an entirely separate piece of legislation from the Building Regulations and although certain buildings may be exempt, you are strongly advised to check on any planning permission that may be required before proceeding further. Please either write separately to Development Control Service, Civic Centre, Southampton S014 7LS or telephone (023) 8083 2603 or (023) 80832551.

### **THE PARTY WALL ETC ACT 1996**

If you intend to carry out building work which involves:

- Work on an existing wall shared with another property;
- building on the boundary wall shared with another property;
- excavating near a neighbouring building;

you must find out whether that work falls within The Party Wall etc Act 1996. If it does, you must notify all affected neighbours.

The Local Authority is not responsible for enforcing this Act and if you are not sure whether the Act applies to the work you are planning, you should seek further professional advice.

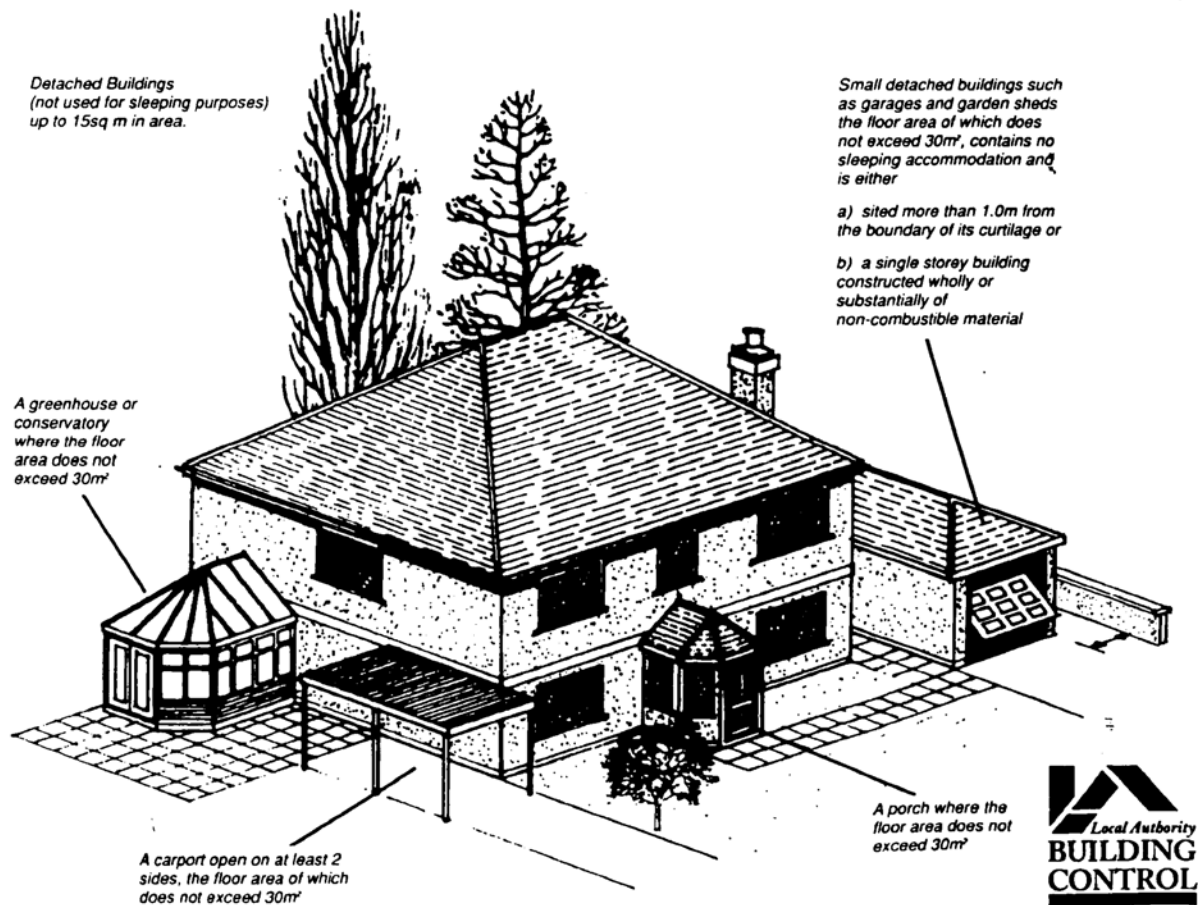
Copies of 'The Party Wall etc Act 1996 - Explanatory Booklet' and 'A Short Guide to the Party Wall etc Act 1996' are available free of charge from:

The DETR Free Literature  
PO Box 236  
WETHERBY L23 7NB  
Tel: 0870 1226 236  
Fax: 0870 1226 237

Providing you meet the aforementioned criteria and provisions, there is neither the need for a formal submission involving plan preparation etc, nor will there be a need for the Authority to inspect the work under construction.

In order to confirm that your proposal is an exempt building, please complete the attached form with the relevant details and return to **Southampton City Council, Building Control Service, Planning & Sustainability Division, Civic Centre, Civic Centre Road, Southampton S014 7LU.**

For commercial properties and further enquiries regarding exempt buildings and work please contact **Building Control Service on Southampton (023) 8083 2558.**



# BUILDING REGULATIONS 2010

## EXEMPT DOMESTIC BUILDINGS AND WORK

ADDRESS: .....

NAME OF APPLICANT(S): .....

TELEPHONE NO: .....

FLOOR AREA: .....

TYPE OF ROOF COVERING: .....

**\*(a) Conservatory or Porch**

I wish to claim exemption from building regulations and confirm that the proposed Conservatory/Porch will comply with the following;

- (i)** Built at ground level and have an internal floor area less than 30m<sup>2</sup>.
- (ii)** Will be separated from the existing dwelling house by an external wall / door having thermal properties similar to the rest of the existing dwelling.
- (iii)** Glazing will be safety glazing in accordance with Part N1 'Glazing - Protection against Impact'.
- (iv)** Any fixed electrical installations will comply with Part P 'Electrical Safety'.
- (v)** Any hot and cold water services will comply with Part G 'Sanitation, hot water safety and water efficiency'.
- (vi)** The heating system serving the existing dwelling will NOT be extended into the new conservatory / Porch.

SIGNED: (Building Owner) ..... DATE: .....

**\*(b) Covered Yard, Covered Way or Carport**

As the **\*covered yard / covered way / carport** that extends my building will be constructed at ground level and is less than 30m<sup>2</sup> in floor area, I wish to claim exemption from the Building Regulations. I can confirm that in the case of a carport, it will be open on at least two sides. Any fixed electrical installations to comply with the requirement of Part 'P' Electrical Safety. Where hot and cold systems are provided these must comply with the relevant requirements of Part G 'Sanitation, hot water safety and water efficiency'. These works must be carried out by a Competent Person registered with a Government Self Certification Scheme or a Building Regulations application must be submitted to the local authority.

SIGNED: (Building Owner) ..... DATE: .....

**\*(c) Small Detached Building**

I wish to claim exemption from the Building Regulations and confirm that the proposed detached single storey building will contain no sleeping accommodation and will be:

- \*(i)** less than 30m<sup>2</sup> in floor area and constructed more than one metre from the boundary of its curtilage.
  - \*(ii)** less than 30m<sup>2</sup> in floor area and constructed substantially of non-combustible material;
  - \*(iii)** less than 15m<sup>2</sup> in floor area.
- NB:** Any fixed electrical installations to comply with the requirement of Part 'P' Electrical Safety.

Where hot and cold systems are provided these must comply with the relevant requirements of Part G 'Sanitation, hot water safety and water efficiency'. These works must be carried out by a Competent Person registered with a Government Self Certification Scheme or a Building Regulations application must be submitted to the local authority.

SIGNED: (Building Owner) ..... DATE: .....

\* Delete as appropriate