

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

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

1. Small detached buildings, eg garages and sheds (class VI) -

- (a) A detached single storey building, having a floor area which does not exceed 30m², 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 15m² which contains no sleeping accommodation. Any fixed electrical installations to comply with the requirements 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 frames 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 manufacturers 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 the extension does not exceed 30m², 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 2010.

- 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 extension of the habitable part of the dwelling house.

Details of the Approved Documents are available at www.planningportal.co.uk

OTHER LEGISLATION THAT MAY EFFECT YOUR PROPOSAL

TOWN AND COUNTRY PLANNING ACT 1990

Southampton City and Eastleigh Borough Council are 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, Southampton City Council, Civic Centre, Southampton, SO14 7LS – telephone 023 8083 2603/2551 or Development Control Service, Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN – telephone 023 8068 8264.

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 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:

Communities Free Literature
Tel: 0300 123 1124
Fax: 0300 123 1125
E-Mail: product@communities.gsi.gov.uk

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, you may complete the attached form with the relevant details and return to **Southampton City Council, Building Control Service, Civic Centre, Civic Centre Road, Southampton, SO14 7LU.**

Please note a charge of £26.00 is made for this service. Please make cheques payable to 'Southampton City Council' or phone the building control administration team for further information or to pay by credit card telephone 023 8083 2558.

**BUILDING REGULATIONS 2010
EXEMPT DOMESTIC BUILDINGS AND WORKS**

ADDRESS:

NAME OF APPLICANT(S):

TELEPHONE NUMBER:

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 30m².
- (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 extended my building will be constructed at ground level and is less than 30m² 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 installation to comply with the requirement of Part P 'Electrical Safety'. Where hot and cold systems are provided these must comply with the 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 Regulation 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 30m² in floor area and constructed more than one metre from the boundary of its curtilage
- *(ii) less than 30m² in floor area and constructed substantially of non-combustible material.
- *(iii) less than 15m² in floor area.

NB: Any electrical installation to comply with the requirements 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 and water efficiency'. These works must be carried out by a Competent Person registered with a Government Self Certification Scheme or a Building Regulation application must be submitted to the local authority.

SIGNED: (Building Owner) DATE:

*** Delete as appropriate**

PRIVACY STATEMENT

Southampton City Council is collecting this information, via the **Building Control – Exempt Domestic Buildings and Work** form, in order to perform this service or function, and if further information is needed in order to do so, you may be contacted using the details provided.

In performing this service, the Council may share your information with other organisations or departments, but only when it is satisfied that it is necessary to perform a public task, or to exercise its statutory duties to do so.

The Council may also share your personal information for the purposes of the prevention, investigation, detection, or prosecution of criminal offences, but will not share your personal Information, or use it for this, or any other purpose, unless provided for by law.

More detailed information about the Council's handling for your personal data can be found in our [Privacy Policy](#).