



When is a domestic structure exempt from Building Control Application??

Small detached buildings

Small detached buildings, including detached garages not structurally connected to another building on the same plot/site, are exempt from Building Control applications.

- An application is not required for a detached building if:
 - It is single storey
 - The floor area does not exceed 30m²
 - It contains no sleeping accommodation
 - It is substantially constructed of non-combustible material i.e. masonry walls and concrete roof tiles or similar

When the detached building is constructed of combustible materials i.e. timber walls and felt roof, there are limitations on its position. It must not be less than 1.0m from the:

- Nearest point of a dwelling
- Nearest part of a road
- Nearest point of the boundary of the land on which it is erected

Conservatories

All conservatories are exempt from the Regulations, providing:

- They are built at ground level
- They have a floor area less than 30m²
- The glazing complies with Part V of the regulations e.g. safety glass
- Thermal separation is retained between the conservatory and the rest of the dwelling- Not less than 75% of roof area is translucent material
- Not less than 50% of wall area is translucent material
- The building's heating or cooling system is not extended into it
- A fixed combustion appliance or fixed cooling appliance is not installed

Porches

All porches are exempt from the Regulations, providing:

- Thermal separation is retained between the porch and the rest of the dwelling
- They are built at ground level and provide protection to an access door to a building and have an external door or an opening to the external air
- The buildings heating or cooling system is not extended into it
- A fixed combustion appliance or cooling appliance is not installed
- They have a floor area less than 5m²
- The glazing complies with Part V of the Regulations e.g. safety glass

We can provide confirmation of exemption from the Building Regulations on receipt of a completed "Exemption from Building Regulations" form (available from Building Control Northern Ireland website), a fee of £20 is also payable.

The provision of a central heating boiler in an exempt garage is subject to the Building Regulations and will require an application.

Remember to check if planning permission is required even when no application is required under the Building Regulations.

W: www.planningni.gov.uk