



ARCPLAN

ARCPlan building control guide



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The building regulations are designed to ensure that the safety and standards of housing are maintained throughout the UK. We'll explain what these are and how they can be applied to new construction, throughout this guide for educational purposes, based on the regulations of 2022.





Even if you're only planning on minor renovations to your home, the building regulations will still apply to most construction projects. If you're planning on building a new home, you'll likely have to meet certain standards.

The building regulations drawings can be described as “how to” build instructions for your project and they ensure your home is safe to live in and that its energy efficient. They also help mitigate the effects of climate change by making it easier for people to live in more sustainable ways.



J Lui ★★★★★ ★
Jun 22, 2022

Very happy with the online architects Arc Plan, i would happily recommend.

S Smith ★★★★★ ★
May 27, 2022

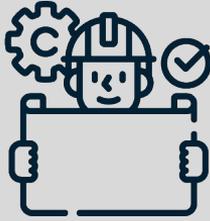
No issues, planning permission for our small family house extension delivered with a breeze. Thankyou Arc Plan team.





When Do I Need Building Regulations Approval?





If you're planning on carrying out any alterations or structural work on your home, you'll need to get approval from the building regulations authority.

Besides the building regulations, other factors such as structural work and alterations also need approval. In some cases, certified competent individuals can self-certify their work for compliance, such as:

- Drainage
- Heat-producing appliances
- Cavity wall insulation
- New electrics

Every new home, regardless of the type, needs to follow the building regulations. This is why a building control inspector will be at the start of the construction process to ensure that the work is in compliance.

These stages include:

- Excavation for the building foundations
- Pouring concrete for the foundations
- Building the oversite
- Building the damp proof-course
- Drainage
- A visit prior to the completion

A completion certificate will then be issued following the final inspection.



What Building Regulations Do I Need to Comply With?





The building regulations are exempt for certain projects, such as a small porch or detached garage.

After securing your planning approval, the next step is to prove that your design meets all the technical requirements.

These technical documents contain detailed guidance manuals that cover various building requirements such as fire safety and electronic communications. They range from statutory guidance documents from A to S.

You will need to appoint a building inspector, who will ensure that your project meets Building Regulations and that your drawings comply with the above.



In brief, your project will have to comply with these areas:

- Part A – Structure
- Part B – Fire Safety
- Part C – Contamination and damp
- Part D – Toxicity
- Part E – Sound
- Part F – Ventilation
- Part G – Hygiene
- Part H – Drainage
- Part J – Fuel
- Part K – On-site Safety
- Part L – Conservation of Fuel and Power
- Part M – Access
- Part N – Glazing
- Part O – Overheating
- Part P – Electrics
- Part S – Infrastructure for Charging Electric Vehicles

Do I Need Building Regulations Approval for an Extension?



If you are planning on **building an extension**, then you will most likely need to follow the building regulations. These regulations require that your project meet certain technical standards.

The Building Regulations for extensions you'll need to consider are likely to be:

- Energy performance (ensuring your build is insulated enough and has good air tightness so heat doesn't just leak out)
- Structural integrity, as most extensions require foundations
- Protection against falls and unsafe walls
- Electric and gas safety as most extensions require new systems
- Fire protection which means ensuring there is a safe passage from your home to a safe external area



How Much Does a Building Regulations Application Cost?

You can find fee calculators on the websites of most local authorities. Their fees can vary depending on various factors, such as the scope of the project and the number of visits required. You can also negotiate directly with the companies that handle your project.

Work can start on-site within 48 hours following the submission of an application in Wales, Northern Ireland, and England. Before you start the project, make sure that you have the necessary funds to cover the various expenses associated with the project.

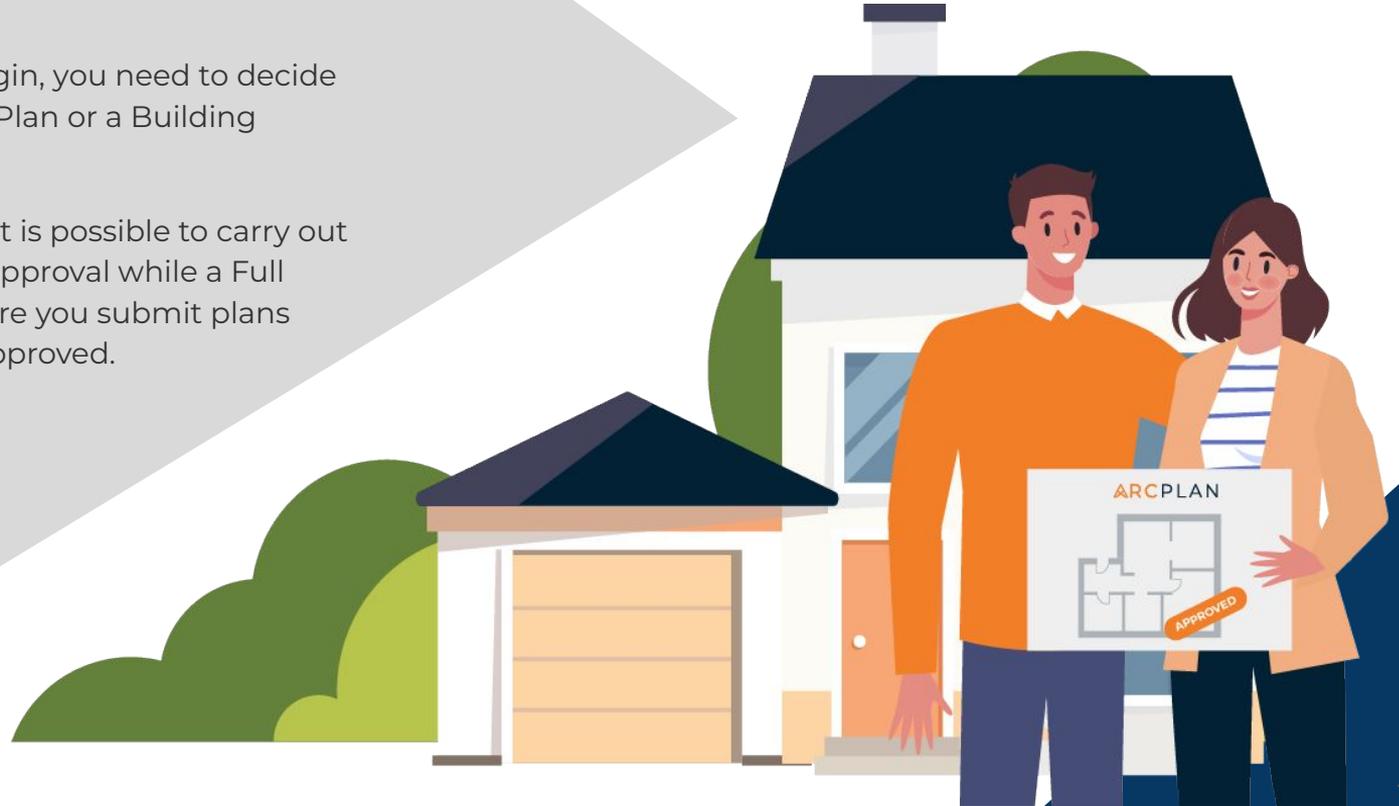
Remember, on top of application fees, you will need to budget for plans and structural calculations which can come in between £1,200-£4,000 plus, depending on the scale of your project.



Types of Building Regulation Applications

Before any work can begin, you need to decide whether to make a Full Plan or a Building Notice application.

With a Building Notice, it is possible to carry out the work without prior approval while a Full Plans application is where you submit plans and documents to be approved.



A Full Plans application is usually made for construction projects that require building control. This type of application ensures that the plans comply with all of the building regulations. After the building inspector has checked and approved the working drawings, you will know that the plans are in compliance and more importantly before the building work begins, any issues that might arise can be resolved by the building inspector.

The application comprises of:

- A full description of the proposed works
- A set of technical drawings
- Structural engineer's calculations
- A location or 'block' plan



What is a Full Plan Application for Building Regulations?



What is a Building Notice Application for Building Regulations?

This method involves making a promise to the building inspector that you will comply with the regulations on-site. This can be used for small domestic alterations or for a home extension. However, it can be very challenging for larger projects.

During your site inspections, it is your responsibility to check for any violations of the regulations that are being built. These include the wrong type of insulation, excessive glazing work, and other issues that could lead to costly repairs and disruption.

Before you start working on a project, it's important that you complete a form that describes the building work and the site plan. This will allow you to see the boundaries of the site and its drainage. It will also be your responsibility to provide detailed drawings, which are typically copies of plans used for planning. These should include the energy performance details and calculations of the structural engineer.





Building control plans are typically much more detailed than those submitted to the planning department. These plans are also often commissioned as an added service.

Depending on the type of building control plan you choose to submit, you may need calculations from a structural engineer at the drawing stage.

If you plan on making structural changes to your house, such as knocking down walls and opening up internal spaces, then these calculations may also need to be taken into account.

How much will an engineer cost?

Depending on the size and complexity of the project, and whether site visits are needed, engineer's fees typically range from around £400 for run-of-the-mill extensions to £3,000 plus more complex houses.





Building Regulations Timeline

Depending on how busy your designer is, a simple job such as a single-storey extension can take nine to fourteen days. If the structural calculations are getting in the way, you can usually save time by sending them to the engineer after your application has been submitted.

For most building control projects, the council approval period should be around five weeks. You don't have to wait for plan approval to start. These times can be drastically reduced if a privately approved building inspector service is used, in opposed to the local authority council.



R Picket ★ ★ ★ ★ ★



Jul 09, 2022

Great service, friendly team and well informed technical skills. All in all i would recommend the Arc Plan team for your home extension plans.



★ Trustpilot

You can choose to use:

- A local authority inspector from your local council and run through the Local Authority Building Control (LABC)
- An approved inspector from a government-approved private building inspection company. Around 20% of all approvals are now handled privately, without recourse to the local authority

For people who are passionate about building their own homes, this is the case for a variety of projects, such as loft conversions and house renovations. Approved inspectors are registered with the Construction Industry Council. They must re-register every five years to maintain high standards. An approved inspector is usually tasked with carrying out inspections on the same level as a local authority building inspector for a self-builder. He or she will check the plans for compliance and perform site inspections at various stages of the project.

Only an inspector from the local authority has the power to enforce the rules. If a project under a private inspector cannot be resolved informally, then the project should be handed over to the local authority.

There's very little difference in cost whether using an approved inspector or working directly with the local authority.



While it is generally the responsibility of good builders to ensure that their work meets the Building Regulations, it is also the homeowner's responsibility to ensure that the regulations are met. This is because, while you can delegate this task to your team, the legal responsibility still remains with you.

This is one of the most important factors, in why most people choose to employ their designers, like Arc Plan, to develop a full building control application and relevant drawings. As a full package delays potential issues that could arrive for a homeowner, by ensuring most if not all issues are ironed out, with a building inspector before works start on-site.

Who is Responsible for Ensuring All Work Meets Building Regulations?

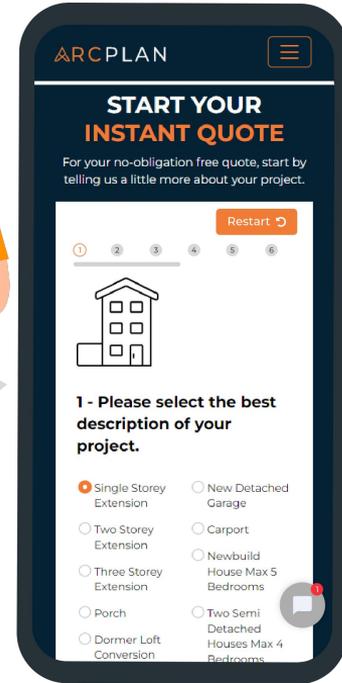


The Inspection Process

Construction on a new home or extension can begin before the approval of the building inspector is received. However, this process can only be completed after the inspection stage.

Those inspection stages are:

- Excavations for foundations
- Foundation concrete
- Oversite
- Damp-proof course
- Foul water drains trenches open
- Surface water drains trenches open
- Occupation prior to completion (second fix)
- Completion



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Completion Certificate

Completion certificates are issued once the building has been inspected and the inspector is satisfied with the building's progress. Having this document alongside the planning permission is very important for any sale of the property in the future.

It is also required to release final funds from any lender and to obtain the warranty certification. Your completion certificate will not be issued until all of your certificates have been passed by the building control officer.

The relevant certificates vary from one project to another but usually include:

- Electrical safety
- SAP rating
- Air pressure test
- Boiler installation and hot water services
- Water efficiency calculations
- Security
- Fuel storage
- Remediation of contaminated land
- Chimneys and open flued appliances.



We hope you found our building control guide informative, our technical team at ARC Plan, look forward to working with you and helping your project succeed.

If you have not already, please visit our site to get a quick quotation for your project by using our “instant quote” feature on our website.

