

INTERPRETATION OF SMALL BUILDINGS – APPLICATION OF BUILDING STANDARDS – NEED FOR A BUILDING WARRANT		
<p>Query from Jakki Cosgrove JML Garden Rooms Manager, The Arns, Auchterarder, Perthshire, PH3 1EJ</p>	<p>REGULATION 3 AND SCHEDULE 1 set out what buildings and work are <u>exempted from the building regulations</u>.</p> <p><i>Work which <u>need not comply with building regulations</u> (and therefore also does not need a warrant)</i></p>	<p>REGULATION 5 AND SCHEDULE 3 specifies what work can be done <u>without the need to obtain a building warrant</u>. However, such work <u>must still comply with the regulations</u>.</p> <p><i>Work which does <u>not need a warrant</u> but <u>must comply with the building regulations</u></i></p>
<p>WARNING: In both Schedules (1 and 3) if your building falls within the descriptions highlighted under the bullet points in each description then it is NOT covered by the exemptions from control under the building standards system.</p>		
<p>Is a building warrant required? :</p> <p>In <u>domestic</u> circumstances our Garden Rooms do not require a building warrant unless they have a sanitary facility in them and as long as they are under 30sq.m.</p> <p>NOTE: In both Schedules, the exceptions to exemption extend beyond the provision of sanitary appliances – see bullet points.</p>	<p>Type 17 - A detached single-storey building ancillary to and within the curtilage of a house but which is <u>NOT a building</u> which is:</p> <ul style="list-style-type: none"> • a building exceeding 8 square metres in area. • a building within 1m of the house unless it is at least 1m from any boundary. • a building containing sleeping accommodation. • a building containing a flue, a fixed combustion appliance installation or sanitary facility. • a wall or fence. <p>NOTE: If they are under 8sq. m then they are exempt from a need to comply with regulations PROVIDED they DO NOT fall within the bulleted points described in each section here.</p>	<p>Type 4 - A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres, <u>ancillary to and within the curtilage of a house</u> but which is <u>NOT a building</u> which is:</p> <ul style="list-style-type: none"> • a building within 1m of the house unless it is at least 1m from any boundary. • a building containing a fixed combustion appliance installation or sanitary facility. • a swimming pool deeper than 1.2m. <p>NOTE: If they are under 8sq. m then they are exempt from the need for a warrant PROVIDED they DO NOT fall within the bulleted points described in each section here.</p>

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<p>In <u>non-domestic</u> circumstances, where the use might be for a meeting room, or staff room for example where again, it was under 30sq.m. and there was no sanitary facility would the same principle apply?</p> <p>NOTE: In both Schedules, the exceptions to exemption extend beyond the provision of sanitary appliances – see bullet points.</p>	<p>Type 13 - A detached single-storey building having an area not exceeding 8 square metres but which is <u>NOT a building which is:</u></p> <ul style="list-style-type: none"> • a dwelling or residential building. • a building ancillary to and within the curtilage of a dwelling. • a building within 1m of a boundary. • a building containing a fixed combustion appliance installation or sanitary facility. • a wall or fence <p>NOTE: If they are under 8sq. m then they are exempt from a need to comply with regulations PROVIDED they DO NOT fall within the bulleted points described in each section here.</p>	<p>Type 3 - A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres but which is <u>NOT a building which is:</u></p> <ul style="list-style-type: none"> • a dwelling or residential building. • a building ancillary to, or within the curtilage of, a dwelling. • a building within 1m of a boundary. • a building containing a fixed combustion appliance installation or sanitary facility. • a swimming pool deeper than 1.2m. <p>NOTE: If they are under 8sq. m then they are exempt from the need for a warrant PROVIDED they DO NOT fall within the bulleted points described in each section here.</p>

Where building warrant is required:

If a warrant is required can the structure be installed on either an easy-pad or ground screw foundation system rather than have full concrete foundations? Structural engineers are happy to certify either the ground screw or easy-pad systems.

Building warrant position:

Provided

- engineer's designs and calculations are submitted for checking, or
- a SER Certificate is available

easy pad or ground screw foundation systems should be acceptable.