

## **Exempt Buildings – (BUILDING REGULATIONS ONLY)**

### **Buildings for the defence of the Falkland Islands**

Construction of which is on land leased to the Secretary of State for Defence

### **Buildings not frequented by people**

A detached building into which people cannot easily enter and do not normally go.

A detached building housing fixed plant or machinery which is only visited at intervals for inspection and maintenance.

### **Small single storey detached buildings**

- 1) If the floor area is less than 25m<sup>2</sup>, contains no sleeping accommodation and:
  - Is situated more than 1mtr from a site boundary **or**
  - Is substantially constructed of non-combustible material
- 2) A detached building intended to shelter people from the effects of nuclear, chemical or conventional weapons if;
  - Floor area does not exceed 30m<sup>2</sup> **and**
  - Foundations for the building are no closer to any exposed part of a building than a distance equal to the depth of excavation plus 1mtr.
- 3) Detached building with a floor area less than 35m<sup>2</sup> intended to be used as a garage in connection with a private dwelling and is either;
  - Situated more than one metre from the boundary **or**
  - Substantially constructed from non combustible material.
- 4) An all metal container or prefabricated building intended for use with a private dwelling with a floor area not exceeding 35m<sup>2</sup> and adequately supported.

### **Greenhouses and agricultural buildings**

Provided they are not used for retailing, packing or exhibiting.

Agricultural buildings to be exempt should be situated a minimum of one and a half times its height from any habitable building or boundary.

In addition they should be provided with a minimum of two exits which should be no more than 30 metres from any point within the building, and located in opposite walls.

### **Temporary buildings**

A building intended to remain for a period of not more than 28 days.

### **Ancillary buildings**

Buildings used by people in the construction, alteration, repair or extension of a building.

Any building used in connection with a mine or quarry, that does not contain a dwelling, office or showroom.

### **Mobile homes caravans and park homes**

Provided that where two or more are sited near to each other, there is a gap of at least 6mtrs between them;

Foul drainage is adequate and complies with the requirements of Part XIII of the Building Regulations and

Non electrical heating is installed strictly to the manufacturer's recommendations and in accordance with the requirements of Part XV of the Building Regulations

### **Single storey extensions**

Constructed at ground floor level with a floor area less than 20m<sup>2</sup> that are conservatories<sup>1</sup>, greenhouses or porches<sup>2</sup> (all without permanent openings from the house), covered yards or covered way open on at least two sides.

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#### **N.B. Definitions**

<sup>1</sup> A conservatory can be considered as exempt if it is within the size criteria stated above and providing the following criteria are complied with:

- Unheated and having a minimum of 50% of the wall area and 75% of the roof area constructed from glazed or translucent material.
- Glazing in critical locations must comply with Regulation 80, 81 and 82 of the Building Regulations (i.e. safety glazing where appropriate)
- Will not adversely affect the provision of ventilation to the existing building

<sup>2</sup> A porch is essentially to protect an external door from draughts and weather. It should be within the size criteria stated above, should be unheated and not contain a WC. All glazing in critical locations should comply with Regulations 80, 81 and 82 of the Building Regulations (i.e. safety glazing where appropriate)

#### **Notes**

Critical locations to **greenhouses** should be safety glazed as to appropriate and the structure should not be adversely affect the provision of ventilation to the existing building.

**Agricultural use** includes aquaculture, horticulture, dairy farming, the keeping and breeding of livestock.

Further guidance on this can be obtained by contacting the Building Adviser directly.

**Please note that in connection with all the above exemptions there will be a requirement to securely restrain the structures to prevent undue movement from wind pressure.**

#### **Procedure**

A person wishing to erect a structure that is exempt from the Building Regulations should firstly inform the Building Adviser in writing, preferably with an accompanying sketch. The sketch should show the distances from the boundary and the location of the structure within the plot. The structure will then be noted and a response sent out from the Building Adviser confirming the exemption.

#### **ELECTRICAL SAFETY**

The exemption from the requirement to submit an application under the Building Regulations for these works does not extend to electrical installations. Either an electrician who is a member of a competent person's scheme approved by the Government must carry out the electrical work, or an application must be submitted under the Building Regulations.