

BUILDING REGULATIONS GENERAL GUIDANCE

IMPORTANT: PLEASE READ THESE NOTES CAREFULLY

1 FEES

Local Authorities are obliged to make a charge for the work of administering the Building Regulations. A fee is payable in two stages, the first has been by yourself or your agent at the time plans were submitted. A further fee is payable following the first inspection on site. An account will be forwarded to you immediately after this inspection

2 AMENDMENTS

When the drawings are inspected it may be noted that a number of minor amendments are required. In order that unnecessary delays are eliminated, we take the opportunity to add these amendments to drawings on your behalf. They appear on the plan in red ink and we would advise that your builder be informed before commencing work on site.

3 CONDITIONAL APPROVALS

Where plans are defective or show a contravention of the regulations, the plan may still be approved subject to conditions requiring specified modifications or the deposit of further plans. These amendments or additional details should be deposited without delay and not less than 5 weeks prior to work starting on site.

4 NOTIFICATION OF CERTAIN STAGES OF WORK

Persons carrying out building work are required to give notice before the commencement and completion of various stages of work. Notification of the appropriate times to the Building Control Office.

See overleaf for details of inspection process

5 FOUNDATIONS AND TREES

Where proposals involve the excavation of foundations consideration needs to be given to the position and type of trees, if any, within the area of the proposed work. This is generally recognised as within the distance equal to the mature height of the tree. The officer responsible for your work will gladly arrange a site visit in order to advise a safe depth for the foundations

6 PARTY WALLS AND FENCES

In addition, should your proposed work involve working on an existing wall shared with another property; or a new building on a boundary with a neighbouring property; or excavating near a neighbouring building then you should establish whether the work falls within the scope of the Party Wall etc. Act 1996. If it **does** you must serve a statutory notice on all affected owners.

7 RIGHT TO LIGHT

If the works involve the erection of a two-storey building situated on the boundary of your property and that of your neighbour you are again advised to consult your neighbour, as you may well affect the amount of light received by the adjoining house. Consultation before commencement may avoid claims for damages due to loss of light after the building has been erected. Any disputes arising over rights of light should be resolved between yourself and your neighbour as they are matters of civil law.

8 COMPLETION CERTIFICATES

When the Building Control Officer is satisfied that sufficient inspections have been carried out and that the requirements of the regulations are satisfied, a completion certificate will be issued which will indicate to funding institutions and to legal profession that new buildings, alterations and extensions will, so far as the Council has been able to ascertain, conform with the substantive requirements of the regulations.

9 PLANNING PERMISSION

In addition to Building Regulations (which covers the construction details) you may also require Planning Permission. Before you start work contact:

Development Control
Town Hall
Darlington
DL1 5QT
Tel: (01325) 388799
Fax: (01325) 388616

Inspection Process

Now that your application has been formally approved and you commence works you will need to inform us at various stages of work.

Notification for site inspections will be accepted either verbally, by letter or e-mail, in most cases 24 hours notice should be given, however we will generally inspect on the same day if notification is received before 10.00a.m. Telephone 01325 406214 or e-mail buildingcontrolenquiries@darlington.gov.uk

You are obliged to notify Building Control when you have reached the following stages of works:-

- Commencement
- Excavations for Foundations
- Damp-proof course
- Oversite (Ground Floor prior to concreting)
- Drainage (before covering)
- Occupation (before a completion)
- Completion*

Additional inspections may be required either by request of the Building Control Officer or by the applicant/builder. **These may include floor and roof timber carcassing, structural steelwork, steel reinforcement in foundations etc..**

*Failure to notify that a completion is required could cause delay in any future sale of the property. Requests for completion inspections long after the works have been completed are low priority and may therefore delay any property sale.

Party Wall etc. Act 1996

The Party Wall etc. Act 1996 provides a framework for preventing disputes which may arise between neighbouring owners, in relation to the construction and repair of party walls, boundary walls and excavations near neighbouring buildings and boundaries. If you intend to carry out work which involves:

- Work on an existing wall shared with another property.
- Building on the boundary with a neighbouring property.
- Excavating near a neighbouring building and boundaries.

you must give the adjoining owners notice of your intentions in a way that is set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where there is a disagreement the Act provides for the resolution of disputes.

You may need to employ your own private surveyor to fulfil the duties, as this is not enforceable by building control.

Building Control Tel: 01325 406214