

Guide to Building Control



Anthony Gwynne

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To clarify the practical requirements of the Building Regs and help you meet their requirements first go, all the information contained in the Building Regulations 2010 and Approved Documents is presented here in an easy-to-understand format, clear, concise and fully illustrated.

Guidance is given for domestic buildings of up to three storeys in England and Wales, including extensions, loft conversions, new dwellings, conversions (garages, basements and barns), and upgrading of existing buildings - including the use of natural lime mortars, plasters renders and paints. There are clear explanations of how the technical design and construction requirements of the Building Regs can be met with sufficient information to draw up an effective specification and design to be developed.

Guide to Building Control illustrates the design and construction of the various building elements and explains the principles and processes of the Building Regulations and Approved Documents - including structure, fire safety, contaminants, sound insulation, ventilation, water efficiency, drainage systems, combustion appliances, stairs and guarding, energy conservation/green building issues, disabled access, safety glazing, electrical safety, materials and workmanship.

The Guide contains up-to-date examples of everyday practices and procedures gained by the author - a practicing building control surveyor - from years of responding to requests from property professionals, builders, property owners and students for clarification of the practical requirements of the Building Regulations.

Accompanied by detailed diagrams, tables and text offering an enlightened understanding of the complexities of regulations, the Guide is both an authoritative reference for use at planning stage and a practical handbook on site.

Students and professionals will find it an essential, easy-to-use resource for building control surveyors, building designers, building contractors, self-build, and others working in the construction industry.



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GUIDE TO BUILDING CONTROL FOR DOMESTIC BUILDINGS

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GUIDE TO BUILDING CONTROL

FOR DOMESTIC BUILDINGS

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From 1976 to 1977 he worked in Canada on construction projects and from 1977 to 1986 he was apprenticed as a banker mason and was responsible for conservation projects with CADW (Welsh historic monuments and buildings). Following further academic study, he was later with English Heritage as a professional and technical officer, responsible for historic monuments in the south of England. From 1986 to 1993 he was a Building Surveyor with a local authority, dealing with the repair and planned maintenance of buildings including contract procurement and contract administration.

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Notes to the Reader

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Approved Documents

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The current Approved Documents are available to view on the Department for Communities and Local Government website: www.communities.gov.uk, or to purchase from The Stationery Office (TSO) online at www.tsoshop.co.uk or by telephone: 0870 600 5522.

Span tables

This Guide uses span tables drawn up by Paul Smith of Geomex (www.geomex.co.uk). However, readers please note that TRADA Technology span tables are available from: www.trada.co.uk/bookshop.

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Expected Changes to the Building Regulations to Come into Force in 2013

Part B: Guidance updated in relation to lighting diffusers in line with the consultation together with changes to classification of wall coverings to align with European classifications (April 2013).

Parts K, M & N: Changes to address areas of conflict and overlap to be reflected in a new Approved Document to part K with amendment slips for M & N. Improved guidance on the use of access statements to promote a more proportionate risk-based approach (April 2013).

Part P: Reduction in notifiable work but retaining a duty for non-notifiable work to comply with safety provisions of the regulations which have been updated. Regulations to allow third party certification of electrical work will not be introduced until later in 2013.

Regulation 7: A new Approved Document will be published to update information on materials and workmanship in line with the European Construction Products Regulations to be implemented on 1st July 2013.

Fire Safety: Local Acts: regulations to repeal unnecessary fire provisions in local acts.

Warranty Link Rule: Applicable to Approved Inspectors for construction of new dwellings to be removed.

Approved Documents with the full revisions to parts B, K, M, N, P and Regulation 7 above will be available to purchase from The Stationery Office (TSO) online at <http://www.tsoshop.co.uk> or telephone: 0870 600 5522.

Matters to be announced in 2013:

- referencing of British Standards for structural design based on Eurocodes (ADA)
- additional radon protection measures (ADC)
- energy efficiency of buildings (ADL).

Further information can be found at:

<https://www.gov.uk/government/speeches/changes-to-the-building-regulations>

<https://www.gov.uk/government/consultations/building-regulations-access-statements-security-changing-places-toilets-and-regulation-7>

<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/>

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