



# Do you need Building Control for your project?

## Did you know?

Building Control approval is totally separate from Planning Permission. You may need one, or the other, or both. Planning Permission deals with the appearance of the proposal and the effect it will have on the neighbours etc. For more information on Planning Permission please visit the Planning Portal at [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

Building Control is all about helping people to comply with the Building Regulations and ensure buildings are safe, sound, economical and good to use. The Building Regulations are a set of standards, observed nationally and administered locally, covering things like energy conservation, disabled access and the health and safety of people in and about the building.



There are two main types of Building Regulation submission:-

**Full Plans Application** — This is suitable for all work. Under this method the structural plans are examined by the Building Surveyor and a decision is issued within an agreed time of up to 5 or 8 weeks. This means that your builder will be working to approved drawings.

**Building Notice Submission** – This is suitable for all domestic work providing you are not building over a public sewer. You can start your project within 48 hours of acceptance.

Either way work will be checked on site at various stages, however the Building Notice has more stringent checks on site. Whichever application type you choose, upon completion of works, a Certificate is issued which will be needed if the property should ever be sold. Approved Full Plans applications and Building Notices expire after 3 years unless the work has commenced.

**A fee is payable depending on the works involved. Please see the Building Control Scale of Charges for further information.**

## Devon Building Control Partnership

The Building Control Departments of South Hams, Teignbridge and West Devon Councils have joined together to form the Devon Building Control Partnership.

The Partnership is made up of a team of 28 Chartered Surveyors, Building Engineers and Fire Engineers. By working closely with the building industry our professional Surveyors and Engineers ensure that buildings are designed to comply through our inspection program to ensure that construction work meets the necessary standards of health and safety.

The advantages of using us are that you get a consistent building control service across much of Devon and an inspection program tailored to your building project. We can assist you with pre-submission advice as well as assisting with the selection of materials and methods of compliance on site.

### Contact us at:-

Newton Abbot - Forde House, Newton Abbot, Devon, TQ12 4XX  
Tavistock - Kilworthy Park, Tavistock, Devon, PL19 0BZ  
Totnes - Follaton House, Totnes, Devon, TQ9 5NE

Tel 01626 215793  
Tel 01822 813519  
Tel 01803 861232

### Office opening hours

Mon-Thur 8.30-5.00 Fri 4.30  
Mon-Fri 9.00-5.00  
Mon-Thur 8.30-5.00 Fri 4.30

**Some examples of when Building Regulation consent is required:-**

- When erecting or extending a building
- New kitchen, WC or bathroom that involves new waste pipes or underground drainage
- Conversion of a house to flats or bedsits
- When building an attached, and some detached, garages
- When making internal alterations which structurally affect the building
- When converting a loft or roofspace
- Underpinning a building
- Replacement windows
- Electrical work
- Installation of heating appliances



**Some exempt building work:-**

- Conservatories and porches are exempt providing; they have a floor area of less than 30m<sup>2</sup>, glazing complies with Part N (Glazing-safety in relation to impact etc), are single storey and built at ground floor level. They also need to be separated from the habitable parts of the building by suitable windows, doors or walls.
- Carports providing they are less than 30m<sup>2</sup> and are open on at least two sides.
- Garages and small detached buildings which have a floor area of less than 15m<sup>2</sup> and contain no sleeping accommodation. If they are between 15m<sup>2</sup> and 30m<sup>2</sup>, they must be more than one metre from the boundary or its curtilage or be constructed substantially of non combustible material.
- A detached building to store plant or machinery and not normally used by people.



**Inspections:-**

You will be allocated a Building Control Officer when we receive your application who will come out to you when you commence your building work and will then discuss what stages of work they will need to see. It is important that you keep us up to date on your progress or you may have to open up works so that we can check it is satisfactory. This takes time so it is far better to avoid any problems and keep your Building Control Officer fully informed.

When the work has been finished and your Building Control Officer is satisfied that the work complies, we will issue a Certificate of Completion.

**How to make a Building Regulation Application:-**

Forms can be requested or collected from one of the offices listed below. Alternatively, you can download forms from our website and send it to us with your payment. Please see the Building Control Scale of Charges for further information on the fee payable.

For more detailed information regarding the Devon Building Control Partnership please visit [www.devonbuildingcontrol.gov.uk](http://www.devonbuildingcontrol.gov.uk)



**Contact us at:-**

Newton Abbot - Forde House, Newton Abbot, Devon, TQ12 4XX  
 Tavistock - Kilworthy Park, Tavistock, Devon, PL19 0BZ  
 Totnes - Follaton House, Totnes, Devon, TQ9 5NE

Tel 01626 215793  
 Tel 01822 813519  
 Tel 01803 861232

**Office opening hours**

Mon-Thur 8.30-5.00 Fri 4.30  
 Mon-Fri 9.00-5.00  
 Mon-Thur 8.30-5.00 Fri 4.30