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What are building regulations and do I need to apply for approval?

Building regulations set minimum standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. They also include requirements to ensure that fuel and power is conserved and facilities are provided for people, including those with disabilities, to access and move around inside buildings.

If you are carrying out building work personally, it is very important that you understand how the building regulatory system and material applies to your situation as you are responsible for making sure that the work complies with the building regulations.

If you are employing a builder, the responsibility will usually be theirs - but you should confirm this at the very beginning. You should also bear in mind that if you are the owner of the building, it is ultimately you who may be served with an enforcement notice if the work does not comply with the regulations.

Meeting the requirements of the building regulations is the responsibility of the person carrying out the building work and, if they are not the same person, the owner of the building.

The following types of project amount to building work and will need building regulations approval:

- The erection or extension of a building
- An alteration involving work which will temporarily or permanently affect the ongoing compliance of the building, service or fitting with the requirements relating to structure, fire, or access to and use of buildings
- Installing replacement windows using a builder or window company which is not FENSA registered
- The installation or extension of a service or fitting which is controlled under the regulations
- The insertion of insulation into a cavity wall
- The underpinning of the foundations of a building
- When you want to change the building's fundamental use
- Renovation of a thermal element
- Change of a building's energy status.

Kind Regards.

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