



the **moray** council

**THE MORAY COUNCIL
BUILDING STANDARDS**

**EXEMPT WORKS
(DOMESTIC BUILDINGS)**

**THE MORAY COUNCIL
ENVIRONMENTAL SERVICES
COUNCIL OFFICE
HIGH STREET
ELGIN
IV30 1BX**

Information Leaflet No.3

Introduction

Some minor building works do not need an application for Building Warrant and are exempt from the requirements of the Building Regulations. There is also other work that can be undertaken without a Building Warrant but must comply fully with Building Regulations.

This leaflet provides basic information in regard to this type of work. You should note however that it is only relevant to work in and around houses. Work to flats and commercial buildings etc. have different requirements and you are advised to contact us for guidance.

Exempt work – Building Warrant not required.

Building Regulations do not apply to the following: -

- A detached single storey building such as a small shed or storage building. These are limited to a maximum area of 8 square metres and must be located at least 1 metre from the house unless the building is at least 1 metre from any boundary.
- A single storey conservatory or porch attached to the house provided the area of the conservatory or porch is not more than 8 square metres and is located at least 1 metre from the boundary.
- A single storey building, which may be attached or detached, consisting of a greenhouse, car port or covered area with an area not more than 30 square metres.

In all cases the buildings must not provide any form of sleeping accommodation, contain a sanitary facility or a fixed combustion appliance or flue and must be located within the site boundaries of the house.

Work which does not require a Building Warrant but must comply with Building Regulations

Alterations

Any work to or in a house other than; work which increases the floor area, alteration or demolition of walls, floors, roofs and structural elements, work adversely affecting a separating wall and any alterations to the underground drainage.

Detached Single Storey Buildings

Garages, storage buildings and summerhouses exceeding 8 square metres but not exceeding 30 square metres provided the building is located at least 1 metre from the house unless it is at least 1 metre from the boundary.

Central Heating Systems

Work associated with the provision of pipework, radiators, convector heaters, thermostatic controls or relining an existing chimney. Not included is the provision of a boiler or flue, other than certain room sealed gas boilers and balanced flues which discharge through non-combustible walls.

Sanitary Facilities

Any work associated with the relocation of sanitary facilities within the same room. This includes the replacement of a bathroom suite within an existing bathroom. Any change to the underground drainage however, is not included and a Building Warrant would be required.

Thermal Insulation

Replacing or upgrading thermal insulation within a wall, ceiling, roof or floor. This does not include the application of thermal insulation to the outer surface of an external wall, for which a Building Warrant would be required.

Walls and Fences

A wall, not exceeding 1.2 metres in height or a fence not exceeding 2 metres in height above ground level.

Decking

External decking which does not form part of the main access to the house and is located at a height not exceeding 1.2 metres above ground.

Doors and Windows

Doors, windows or roof lights may be replaced provided the existing structural openings are not altered including the removal of window mullions.

Ramps

A ramp may be constructed to a door provided it does not exceed 5 metres in length.

Stair Lift

Fitting a stair lift to an existing stair does not require a Building Warrant.

Important Definitions

Area – all areas are internal floor areas measured from the inside face of the walls

Car Port – is a roofed building for vehicle storage which is open on at least two sides except for roof supports

Conservatory – is a building attached to a dwelling and having a door separating it from the dwelling and having not less than three-quarters of the roof area and not less than one half of the external walls made of translucent material.

Covered Area – means a roofed building which is open on at least two sides except for roof supports.

Greenhouse – is a building used mainly for growing plants which is not entered from the house.

Porch - is a building attached to and having an entrance from the house.

The above exemptions and conditions can be quite confusing. It is your responsibility to ensure that any alterations carried out comply fully with Building Regulations. It is strongly recommended that you seek advice from the Building Standards Section before carrying out any work of the type listed above. We can provide a written assessment of any proposals if required. Please see Information Leaflet No. 6 – Domestic Buildings – work which does not require a Building Warrant and Minor Works Assessment.

Work that may affect the external appearance of your property may also require Planning Permission. Please contact the duty Planning Officer on 01343 563243 for further information.

Building Standards in Moray

The Building Standards service in Moray is part of the Development Services Division of the Environmental Services Department of The Moray Council.

Further information can be obtained by contacting the Building Standards Section at any of the Council Offices listed below.

**High Street, Elgin
01343-563243**

**13 Cluny Square, Buckie
01542-837200**

**The Institute, Mid Street, Keith
01542-885500**

**Auchernack, High Street, Forres
01309-694000**

Additional information is also available by accessing The Moray Council Website on www.moray.org/buildingcontrol.