



BUILDING BLUEPRINT NAVIGATOR



Introduction



Embarking on a renovation journey? Before you swing that sledgehammer or sketch the grand design, let's talk about two unsung heroes: **Surveyors** and **Building Control**. This handbook is your GPS through the labyrinth of regulations and standards, ensuring your project sails smoothly.



Unraveling Building Control

01

What is Building Control?

Building Control is your project's legal compass. It ensures your work aligns with the Building Regulations (2010) and associated legislation. Now, what exactly needs a check?

Work Under the Scanner



Extensions



Loft and garage conversions



Internal alterations



Basements



New buildings

Will You Need Building Control?

The answer revolves around the nature of your project. For major constructions like extensions or conversions, making a building regs application is crucial. It's the green light your project needs.

Cost Consideration

Building control costs vary based on the project, application type, and your local council area. Local councils recover the costs they incur; they're not in it for profit. For detailed cost breakdowns, contact your local council building control team.

For further information, visit the [UK Gov Building Control page](#).

1. Navigating Building Regulations Approval

WHEN YOU NEED APPROVAL



Before you dive into construction or alterations, check if you need building regulations approval. The rules cover not only the construction and extension of buildings but also various alteration projects.

2. Navigating Building Regulations Approval

EXEMPTIONS AND COMMON PROJECTS



Certain projects don't need approval, like repairs, replacements, and maintenance work (except for specific items like heating systems). [The Gov UK page](#) provides an extensive list of common projects and approval exemptions.

3. Navigating Building Regulations Approval

COMPETENT PERSON SCHEME



A beacon of relief: if you're not up for applying yourself, hire a tradesperson registered with a competent person scheme such as [our Project Manager Besjan Mustafa](#). These schemes allow tradespeople to certify their work, sparing you from the application hassle.

For further insights, explore the [UK Gov Building Regulations Approval page](#).

How to Apply:



Where to Apply

Choose your adventure:

- *Local authority BCBs*
- *Private approved inspectors*

Both have their merits, and it's up to you to decide which path to tread.

Types of Applications



Decide the type of application based on your project:

Full Plans:

Thorough scrutiny with a decision in 5 weeks (or 2 months with consent).

Building Notice:

Swift approval for smaller projects, allowing work to commence 2 days after notice submission.

Regularisation:

Seeking retrospective approval for work already done, available through local authority BCBs.

Embark on your project with confidence

For detailed information, visit the UK Gov Building Regulations Approval page. Your renovation success story starts here!

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