



## CONTROL OF BUILDING WORK

*Not all construction operations are controlled by the Building Regulations and similarly some types of work, that may not necessarily be recognised as construction, are controlled. Regulation 5 defines what, in terms of the regulations, constitutes Building Work and therefore controlled.*

### The erection or extension of a building.

Clearly new buildings and extensions are controlled and are therefore generally subject to a full plans application and a Building Licence. Some types of buildings may be exempt some of the requirements of the Regulations, please refer to the separate guidance note for exempt building work.

### The material alteration of a building, or a controlled service or fitting.....

Typically this work includes the provision, alteration and replacement of central heating systems, hot water storage cylinders, mechanical ventilation systems and windows and doors. name a few. It is this work, required for the change of use, that is controlled.

### Requirements relating to thermal elements

(Work required to be carried out by Regulation 22)

When undertaking work on the external envelope of a building i.e. Roof, walls (including windows and doors) and floors, the Regulations require Upgrading of the thermal performance of that element. This is therefore considered to be controlled building work.

### Requirements relating to demolition

(Work required to be carried out by Regulation 10)

Whether as part of a development scheme or as a clearance of a redundant building, demolition is controlled building work and subject to the normal application and licensing regime.

### The provision or extension of a controlled service or fitting in or in connection with a building.

### The insertion of insulating material into the cavity wall of a building.

Because of the potentially serious consequences if undertaken incorrectly, this type of thermal upgrading operation is specifically listed as controlled building work.

### Requirements relating to a material change of use.

(Work required to be carried out by Regulation 8)

Where existing buildings are reused for a different purpose, the Building Regulations impose conditions on that change. For example where a barn is converted into a dwelling, certain requirements must be met—insulation, suitable drainage, ventilation to name a few. It is this work, required for the change of use, that is controlled.

### Work involving the underpinning of a building

Whilst underpinning could be seen as repair work, due to the specialist structural nature of this type of operation and the potentially serious consequences if undertaken incorrectly, it is specifically listed as controlled building work.

### The construction or extension of a road.

All new private roads in connection with development. These include housing new estate/clos access roads or service roads in association with commercial premises.

### Requirements relating to a change of energy status

(Work required to be carried out by Regulation 21)

Where heating or cooling equipment has been installed where previously none existed.



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Please be advised that this guidance note relates only to the situation with regard to Building Regulations and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under planning. Development should not be commenced until and unless all necessary statutory consents have been obtained.