

Building Control and conservation

A series of horizontal lines in teal and white, located below the title and above the author information.

By Tony Gwynne
Building Control Manager and Surveyor
Forest of Dean District Council

Bore da.
Good morning

Question 1: My Background

- Training as a stone mason
- Working for Cadw at Tintern Abbey and St Davids Bishop Palace
- Trained as a building control surveyor

Tintern Abbey - North Transept



Tintern Abbey: Clear-storey



St.Davids Bishop Palace: Entrance



Question 2:

Why do we have Building Regulations?

- The Great Fire of London in 1666 shaped legislation of today.



- The first building construction legislation in 1667 required buildings to have some form of fire resistance between buildings and no thatched roofs

- Two hundred years on the Industrial Revolution had led to poor living and working conditions in ever expanding, densely populated urban areas.



- Outbreaks of Cholera and other serious diseases, through poor sanitation, damp conditions and lack of ventilation forced the Government to take action.

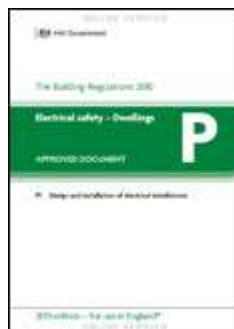
This lead to:

- First Public Health Act in 1875.
- Two major revisions in 1936 and 1961
- The Building Regulations 1965.
- The Building Act 1984 provides the framework for today's building regulations.
- The current building regulations are the Building regulations 2010 and The Building (Approved Inspectors etc.) Regulations 2010.
- A separate system of building control applies in England, Wales, Scotland and Northern Ireland.

The Approved Documents

- The Approved Documents provide guidance
- The Approved Documents are not mandatory
- It is the responsibility of the designer, owner and contractor to ensure the works are carried out in compliance with the building regulations.

Approved Documents- Wales



England also has ADQ: Security-Dwellings
England and Wales have ADR: Broadband connections as 1/1/17

Question 3: What does Building Control do?

- Building control is responsible for the health and safety of persons in or about buildings and ensures the building regulations are adhered to whereas:
- Planning manages development and ensures that planning requirements are adhered to and:
- Conservation Officer deals with listed building consent if it is required for the alteration or extension of a listed building

- There are two ways for you to obtain building regulations approval
- Option 1: is the Local Authority (LABC) route

and
- Option 2: is an Approved Inspector (AI) route
and is a private system of certification.

What do building control officers do?

- Provide pre application advice
- Check plans for compliance with the building regulations
- Carry out site inspections
- Issue completion certificates
- Partnerships and additional services



What do LABC do that is different from an AI?

- Take enforcement action under S.36 & S.36 of the Building Act for breaches
- Deal with dangerous structures under S.77 and S.78 of the Building Act
- Deal with demolition of buildings under S.80 to S.83 of the Building Act
- Deal with Regularisations (retrospective works)
- Deal with Reversions (from AI's)
- Deal with dispensations and relaxations of the Building Regulations (S.8 BA & Reg.11)
- Power to enter premises under S.95-96 of the Building Act

Question 4: How do the Building Regulations apply to old buildings?

Regulation 3 (1) : Meaning of building work

- Extension of a building- [Schedule 1 \(of the building regulations\)](#) applies
- Provision/extension of a controlled service/fitting-[Schedule 1](#) applies
- Material alteration as Paragraphs (2 & 3) - [the following applies](#):
 - [Part A – Structure](#)
 - [Part B – Means of escape, internal fire spread and structure, external fire spread, access and facilities for the fire service](#)
 - [Part M – Access and use of buildings](#)
- Material change of use -[Is covered in Question 7](#)
- Insertion of insulation in the cavity wall of a building-[Schedule 1](#) applies
- Underpinning of a building-[Schedule 1](#) applies
- Change in energy status (previously unheated part of building)- [Part L](#) applies
- Replacement or renovation (>50%) of a thermal element –[Part L](#) applies
- Consequential improvements: In England-extensions to dwellings >1,000m²; In Wales- extensions/conversions to dwellings <10m² and >10m² (only applicable if it is feasible)- [Part L](#) applies

Question 4: continued.....

Regulation 7: Materials and workmanship

- Building work shall be carried out –

(a) with proper materials- ways of establishing:

- CE marking, British Standards, Technical specifications, Independent certification schemes, calculations and testing
- Past experience- (for example-wattle and daub walls)



(b) in a workmanship manner- ways of establishing adequacy:

- CE marking, British Standards, Independent certification schemes, quality management systems and testing
- Past experience- (for example-application of lime products)

Question 5: Do BC accept new technical systems for old buildings

The simple answer is Yes.

For example, Ty-Mawr have developed:

- External and internal wall insulation systems
- Warm roof insulation systems
- Insulated floor systems (Sublime floor)

These systems are (LABC) Registered Details, which is a one-off third party certification process proving compliance with building regulations and standards across England, Wales and Scotland.

(Accepted under Regulation 7- in Question 4)



Question 6: Do BCO's offer unbiased advice for customers?

The answer is Yes.

- Building Control Officers are bound by:
 - Building Control Performance Standards (2014) available from www.gov.uk/dclg
 - Code of conduct/ethics as required through their professional bodies such as the RICS
 - The building regulations which sets the standard for materials and workmanship (for example Regulation 7).
- Building Control Officers can also offer advice gained through their experience

Question 7: Do the same regulations apply to old barns as old homes?

The answer is no :

Under Regulation 5 of the Building Regulations 2010 - where the building is used as a dwelling where previously it was not - Regulation 6 of the Building Regulations 2010 applies.

Under Regulation 6 (1) , building control has to check the following in a barn conversion:

- A1 to A3 (structure)
- B1 (means of warning and escape); B2 (internal fire spread- linings); B3 (internal fire spread- structure); B4 (2) (external fire spread- roofs); B5 (access and facilities for the fire service);
- C1 (resistance to contaminants); C2 (resistance to moisture, interstitial and surface condensation);
- E1 to E3 (resistance to the passage of sound)
- F1 (ventilation)
- G1 (cold water supply), G2 (water efficiency), G3 (1) to (4) (hot water supply and systems)
- G4 (sanitary conveniences and washing facilities), G5 (bathrooms),
- G6 (kitchens and food preparation areas)
- H1 (foul water drainage), H6 (solid waste storage)
- J1 to J4 (combustion appliances)
- L1 (conservation of fuel and power)
- P1 (electrical safety)

Old houses (homes) - Question 4 applies

Question 7 continued.....

Stable conversion into a holiday let – tanking of retaining walls



Question 7 continued.....

Barn conversion into dwelling – tanking of existing boundary wall with higher ground levels next door



Question 8: New BC Guidance document on lime- who is the target audience

- The guidance document has been produced for:
 - Designers, builders and building control officers/surveyors etc..
 - To provide up to date and easy to understand details that comply with the b/regs
 - To complement other guidance available
- The document provides guidance on:
 - Upgrading traditional buildings using lime and modern applications
 - Re-pointing and repair of existing walls
 - Lime mortars/renders/plasters/decorative finishes for breathable buildings
 - Breathable paints suitable for breathable buildings
 - Upgrading (renovating) existing thermal elements
 - Replacement (renewal) of thermal elements
 - Repair and retiling of stone roofs
 - Decay and conservation of stonemasonry
 - Stone cleaning

Please contact me if you would like a copy: tony.gwynne@fdean.gov.uk