

INTERNAL ALTERATIONS

Most people are aware that permission is required to construct new buildings or extensions. However, permission is also required for many internal alterations, in order to protect both current and future occupants as well as adjoining occupants.

Failure to meet the statutory requirements of the Building Regulations, which includes not submitting an application when required, is a criminal offence for which you may be prosecuted. Most importantly, however, it may result in a building that is a danger to the health and safety of people, and you would be liable if anyone was injured. In addition, you may have difficulty selling the property in the future.

Not all internal alterations require you to submit an application under the Building Regulations. The following examples are for guidance only, and you should always seek clarification from the Building Control department.



Removal of Internal Walls (non load-bearing)

The removal of a non load-bearing wall does not require the submission of a Building Regulation application. However, if this affects fire precautions, such as removing walls to staircase enclosures an application is required.

Replacement Windows

Replacing a broken pane of glass does not require the submission of a Building Regulation application. However, an application is required to replace existing windows (including frames). Please refer to our advice leaflet 'BC20 – Replacement Windows'.

Chimney Breasts

The total removal of chimney breast does not require an application under the Building Regulations. However, if you propose to remove only part of the chimney an application will be required so that any supporting structural elements can be checked for compliance with the Building Regulations.

Replacement Boiler

From 1st April 2005 the Government introduced new regulations in respect of gas boilers. Although you do not need Building Regulation approval, you must use a Corgi registered gas installer and have a condensing type boiler fitted.

New / Replacement Chimney or Flue

A Building Regulation Application is required to replace a chimney or flue. Further guidance on the requirements of the Building Regulations is available from the Building Control Department.

Garage Conversions

A Building Regulation Application is required when converting your garage to habitable accommodation. Further guidance is offered in advice sheet 'BC13 – Garage Conversions'.

Structural Alterations

Any structural alteration, such as the removal of a load-bearing wall and insertion of RSJ requires Building Regulation Approval.

You should submit a Building Regulation application with supporting details and structural calculations before commencing work on site.

Loft Conversions

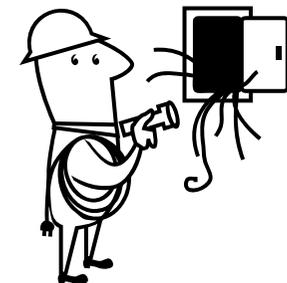
A Building Regulation application is required when converting your roof space into habitable accommodation. Further guidance is offered in advice sheet 'BC15 – Loft Conversions'.

Electrical Work (Dwellings)

Electrical work came within the scope of the Building Regulations on 1st January 2005.

An application is not required if the installer is registered on a Government Approved Competent Persons Scheme.

However, if the installer is not registered a Building Regulation Application is required. Further guidance is contained within advice sheet 'BC8 – Electrical Safety'.



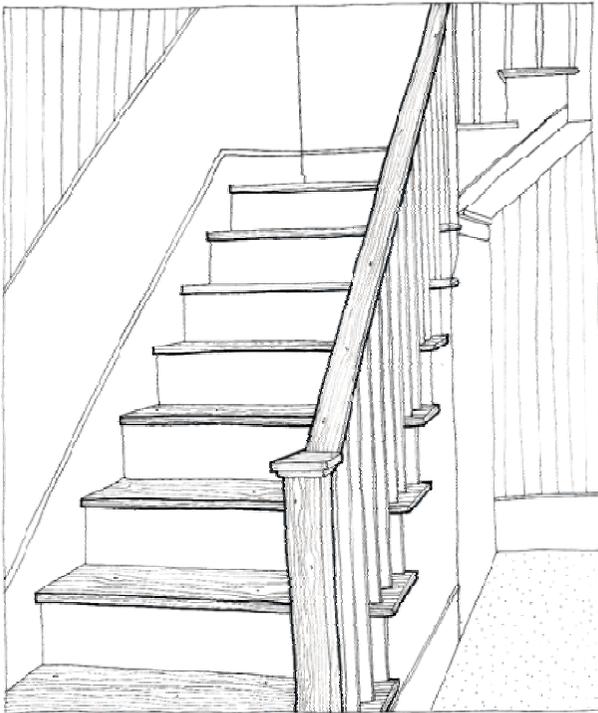
Drainage

Any new drainage works, including the formation of a new WC or repositioning of a Bathroom will require the submission of a Building Regulation Application.

Repositioning of a Staircase

The repositioning of a staircase requires the submission of a Building Regulation application.

It is necessary not only to check the staircase itself but any structural alterations which are required during the alterations.



Re-Roofing / Renovating Thermal Elements

An application is required for works to thermal elements under the Building Regulations.

Note:

Persons proposing to carry out building work are reminded that Planning Permission or Listed Building Consent may also be required, and you are advised to contact Development Control for guidance (01983 823552).



Further advice can be obtained from:

Planning Services
Building Control Section
Seaclose Offices
Fairlee Road
NEWPORT
Isle of Wight
PO30 2QS

☎: 01983 823580

E-mail: building.control@iow.gov.uk

Website: www.iwight.com/buildingcontrol

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PLANNING SERVICES