



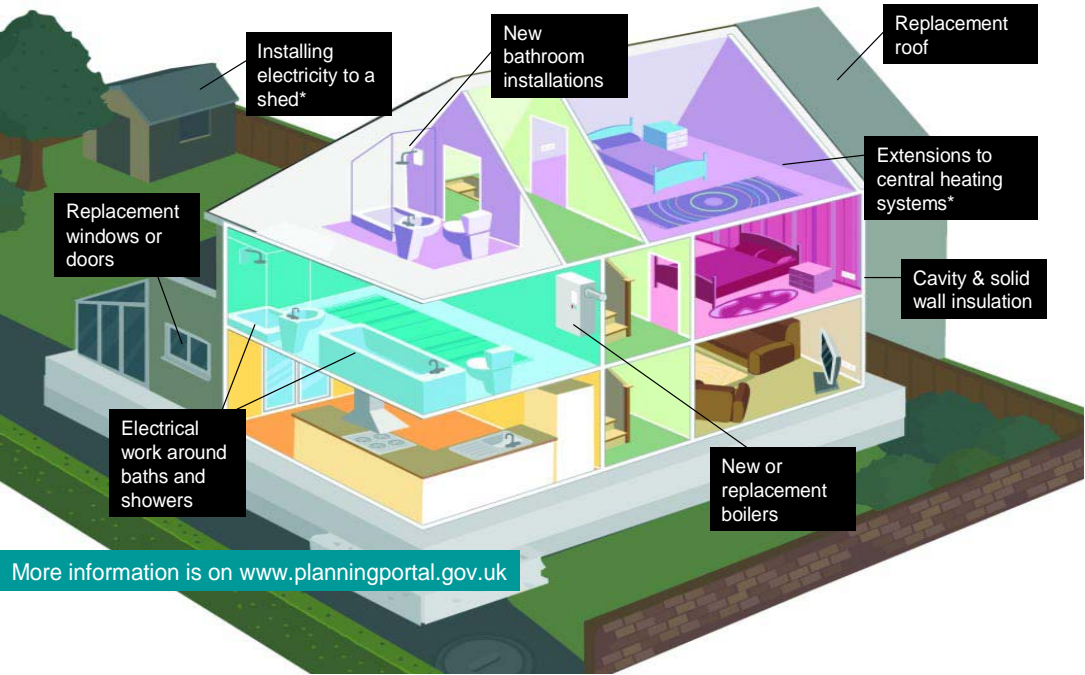
Department for
Communities and
Local Government



Building work, replacements and repairs to your home

The Building Regulations are designed to ensure new buildings meet health, safety, welfare, convenience and sustainability standards. They relate to the specifics of how a building should be constructed unlike planning permission which is about the principle of whether development should go ahead or not.

Many jobs in the home need to be notified to and approved as being compliant with Building Regulations by a Building Control Body, either your Local Authority Building Control or a private sector Approved Inspector, unless carried out by installers registered with a Competent Person Scheme who can self certify that their work is compliant. Some examples of notifiable work (not a complete list) are shown below. Those marked * may not need to be notified in certain circumstances.



More information is on www.planningportal.gov.uk

What will happen if I do not comply with the Building Regulations?

- If you do not comply the work will not be legal. You could be prosecuted and could face a fine of up to £5000.
- The work may not be safe, could cause health problems, injury or even death. It may also not meet energy efficiency standards.
- If work is found to be faulty your Local Authority could insist you put it right at your own expense.
- If the work has not been notified to a Building Control Body or carried out by a Competent Person Scheme registered installer the Local Authority will have no record that the work complies with Building Regulations. These records will be important when you come to sell your home as you may be asked to provide certificates of compliance with the Building Regulations.

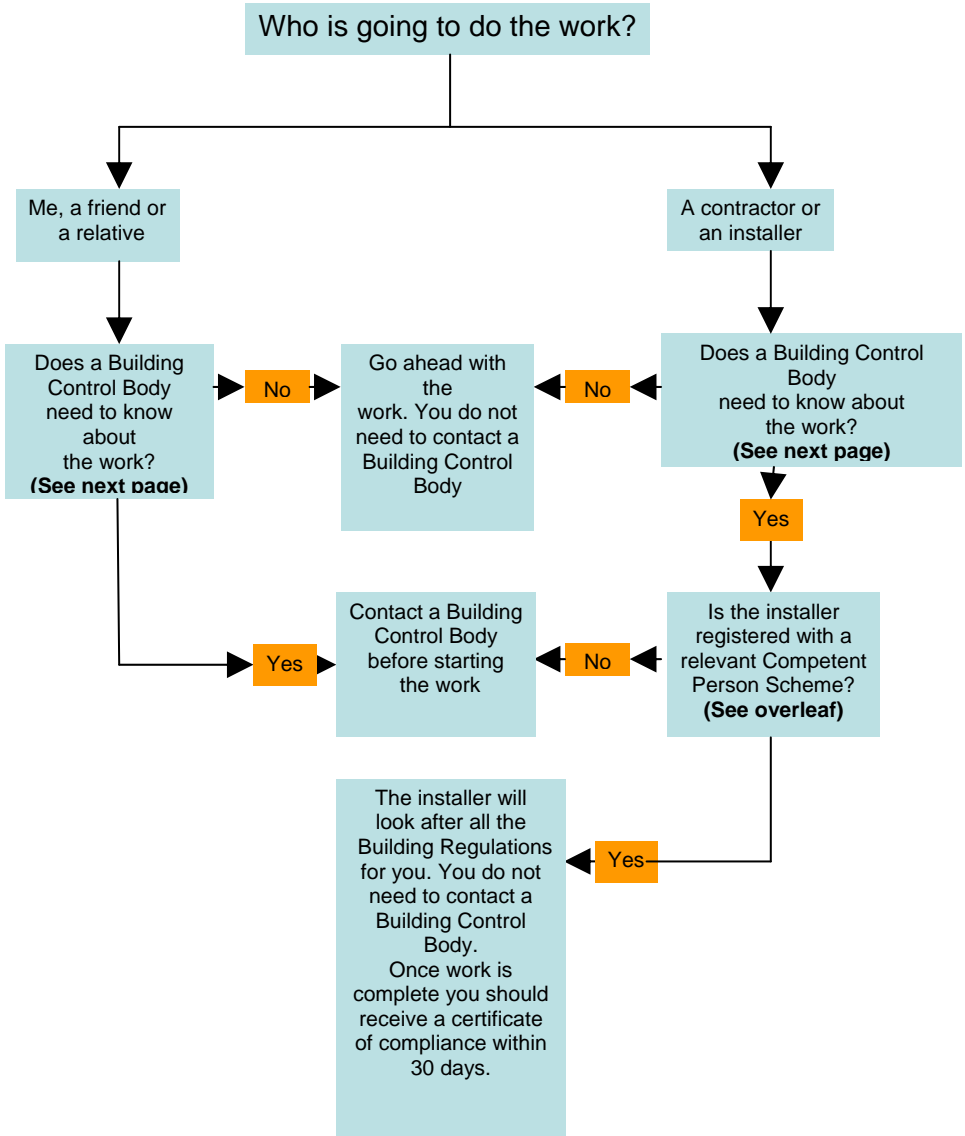
Why should I use an installer who is registered with a Competent Person Scheme?

- An installer registered with a Competent Person Scheme is qualified to carry out specific types of work in accordance with Building Regulations and should both notify the local authority of the work and issue you a certificate of compliance with Building Regulations either directly or through their scheme operator. If you do not receive a certificate within 30 days of completion contact the Competent Person Scheme operator that your installer is registered with and they may be able to help you resolve this.
- If you do not use an installer registered with a Competent Person Scheme then you will have to submit a building notice or full plans application and pay a fee to have a Building Control Body come and inspect the work you have carried out.

How can I find an installer registered with a Competent Person Scheme in my area or check that my chosen installer is with a scheme?

Visit www.competentperson.co.uk and enter your postcode or the name of the installer in the relevant search box. Competent Person Scheme operator contact details and the types of work each operator covers are at the end of this booklet.

How to meet the requirements of the Building Regulations



Please see below for examples of work that you do or do not need to notify to a Building Control Body before starting. Please note that these lists are not complete and there will be other work not listed here that you will need to notify. If you are in any doubt you should contact a Building Control Body for advice.

Some examples of work that you **DO need to tell a Building Control Body about unless you use an installer who is registered with a Competent Person Scheme.**

- new installation or replacement of a heating system or any boiler, regardless of fuel type
- new installation or replacement of an oil tank
- installation of a new bathroom if existing plumbing is altered or if new plumbing is installed
- installation of fixed air conditioning systems
- installation of additional radiators to an existing heating system (may not need notifying in some circumstances)
- replacement fuse boxes, any new electrical installation connected to the fuse box and alterations to electrical installations in bathrooms around the bath or shower
- replacement window and door units
- replacement of roof coverings on pitched and flat roofs

Some examples of work that you **DO NOT need to tell a Building Control Body about but you can still use a Competent Person Scheme registered installer.**

- most repairs, replacements and maintenance work (except replacements of combustion appliances, oil tanks, electrical fuse boxes or glazing units which do need to be notified)
- additional power points or lighting points or any other alterations to existing circuits (except around baths and showers)
- like for like replacements of baths, toilets, basins or sinks

Below is a list of the types of work covered by Competent Person Schemes. The scheme contact details are overleaf.

Installation of cavity wall insulation: **Benchmark, Certsure, CIGA, NAPIT, STROMA**

Installation of solid wall insulation: **Benchmark** (including hybrid), **BBA** (including hybrid), **CERTASS, Certsure** (including hybrid), **NAPIT** (including hybrid), **STROMA**

Installation of gas appliances: **Gas Safe Register**

Installation or replacement of hot water and heating systems connected to gas appliances: **APHC, Benchmark, BESCA, CAPITA, Certsure, Gas Safe Register, HETAS, NAPIT, OFTEC, and STROMA**

Installation or replacement of oil-fired boilers, tanks and associated hot water and heating systems: **APHC, Benchmark, BESCA, Certsure, HETAS, NAPIT, OFTEC, STROMA**

Installation or replacement of solid fuel burners and associated hot water and heating systems: **APHC, Benchmark** (burners only), **BESCA, Certsure, HETAS, NAPIT, OFTEC**, (heating and hot water only), **STROMA** (hot water and heating only)

Installation or replacement of a heating or hot water system connected to an electric heat source: **APHC, Benchmark, BESCA, Certsure, HETAS, NAPIT, OFTEC, STROMA**

Installation of fixed air conditioning or mechanical ventilation systems: **BESCA, Certsure, NAPIT, STROMA**

Any electrical installation work in dwellings: **Benchmark, BESCA, BSI, Certsure, NAPIT, OFTEC, STROMA**

Electrical installation work only in association with other work (e.g. kitchen installations, boiler installations): **APHC, Benchmark, BESCA, Certsure, NAPIT, OFTEC, STROMA**

Replacement windows, doors, roof windows, or roof lights in dwellings: **ASSURE, Benchmark, BM TRADA, BSI, CERTASS, Certsure, FENSA, NAPIT, STROMA**

Installation of plumbing and water supply systems and bathrooms and sanitary ware: **APHC, Benchmark, BESCA, Certsure, HETAS, NAPIT, STROMA** (except for wholesome cold water supplies)

Replacement of roof coverings on pitched and flat roofs (not including solar panels): **NAPIT, CompetentRoofer**

Installation of microgeneration or renewable technologies: **APHC, Benchmark, BESCA, BRE, BSI, Certsure, HETAS, NAPIT, OFTEC, STROMA**

These schemes have been listed alphabetically. This does not reflect the size of the scheme or whether the scheme specialises in dealing with a particular type of work. Visit www.competentperson.co.uk to see if there are members in your local area who undertake the type of work that you are interested in.

APHC

www.aphc.co.uk

0121 711 5030

Benchmark Certification

www.benchmark-cert.co.uk

0238 0517 069

BESCA

www.besca.org.uk

0800 652 5533

BM Trada

www.bmtrada.com

01494 569 700

BRE Global (BRE)

www.bre.co.uk

01923 664 100

British Board of Agrément (BBA)

www.bbacerts.co.uk

01923 665 386

BSI

www.kitemark.com

0845 0809 000

Certsure LLP (trading as

ELECSA)

www.elecsa.co.uk

0333 321 8220

Certsure LLP (trading as

NICEIC)

www.niceic.com

0870 013 0382

CERTASS

www.certass.co.uk

08450948 025

CIGA

www.cwisc.org

01525 853300

FENSA

www.fensa.co.uk

020 7645 3700

Gas Safe Register

www.gassaferegister.co.uk

0800 408 5500

HETAS

www.hetas.co.uk

0845 634 5626

NAPIT

www.napit.org.uk

0845 543 0330

Network VEKA (ASSURE)

www.networkveka.co.uk

0800 80 00 80

Competent Roofer

www.competentroofer.co.uk

020 7638 7663

OFTEC

www.oftec.org.uk

0845 658 5080

STROMA

www.stroma.com

0845 621 1111

Some registered installers also carry out work under the Green Deal, are members of the TrustMark scheme or the Microgeneration Certification Scheme all of which give further consumer protection. For details, visit: <https://www.gov.uk/green-deal-energy-saving-measures> www.trustmark.org.uk or www.microgenerationcertification.org

If you wish to have your building control undertaken by your Local Authority Building Control Body contact your Local Authority. If you wish to have your building control undertaken by an Approved Inspector you can find a register of them at this weblink: <http://www.cic.org.uk/services/register.php>