



Greenhouses and Agricultural Buildings

- Greenhouses are only exempt providing they are not used for retailing, packing or exhibiting. Greenhouses used as a garden centre shop are **not** exempt.
- Agricultural buildings and buildings principally for keeping animals are exempt if they are not used as a dwelling, are at least one and a half times their height from any building where there is sleeping accommodation and have a fire exit not more than 30m from any point in a building.

Temporary Buildings

- Those which remain for less than 28 days.

Building Not Frequented by People

- These are detached buildings into which persons do not normally go or only intermittently to inspect plant and machinery.
- The exemption only applies if the building is sited at least one and a half times its height, either from the boundary or from the point on a building into which people normally go.

Building Controlled Under Other Legislation

- Buildings subject to the Explosives Acts.
- Buildings other than houses or offices erected on a site licensed under the Nuclear Installations Act.
- Buildings included in the Schedule to Section 1 of the Ancient Monuments and Archaeological Areas Act.
- Certain buildings of statutory undertakers and other specified bodies.
- Crown property.

If you have any doubts as to whether your proposals fall into any of the categories previously described, please contact the Building Control Section on (01642) 526046.

TRANSLATION INFORMATION

This document is available in other formats and languages for further information please contact the Diversity Team on 01642 528334

Si vous souhaitez obtenir ces informations dans d'autres langues ou sous un autre format, par exemple, en gros caractères / version audio, veuillez contacter l'équipe "Diversity" au n° 016 42 52 83 34

إذا كنت ترغب الحصول على هذه المعلومات بلغات أو بأشكال أخرى على سبيل المثال بالطبعة الكبيرة أو بالشريط المسجل فالرجاء الاتصال بـ 'ديفرستي تيم' على هاتف رقم 01642 528334 [Diversity Team]

欲要這份資訊的其它語言版或其它版式例如大字體印刷/錄音帶，請致電 01642 528334 接洽 '多元化隊' (Diversity Team)

اگر شما این اطلاعات را به زبان یا شکل دیگری مثلاً چاپ بزرگ یا بصورت صدا میخواهید لطفاً با تیم دایورسیتی (گوناگونی) [Diversity Team] با شماره 01642 528334 به تماس شوید

نه گهر حررت لئ به نهم زانبار به دهستت بکهوت به زمانه کانی تر بان به شنه به کی تر یو نمونه چاپی کهوره/بان به تیبی تومارکرو تکابه په پوهندی بکه به نیمه دایفرستی' 01642 528334 له سهر زماره ته له فون [Diversity Team]

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਹੋਰ ਬਣਤਰ ਜਾਂ ਬੋਲੀ ਵਿੱਚ, ਵੱਡੀ ਛਪਾਈ ਵਿੱਚ ਜਾਂ ਟੇਪ/ਸੀ ਡੀ 'ਤੇ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 'Diversity Team' ਨੂੰ 01642 528334 ਨੰਬਰ ਉੱਤੇ ਫੋਨ ਕਰੋ।

اگر آپ ان معلومات کو کسی بھی اور زبان یا انداز، مثلاً بڑے پرنٹ/آڈیو ٹیپ وغیرہ میں حاصل کرنا چاہیں، تو ڈاؤن لوڈ کریں (Diversity Team) کو اس نمبر پر فون کیجئے 01642 528334

Telephone (01642) 393939



Stockton-on-Tees
BOROUGH COUNCIL



Exemptions



Stockton-on-Tees
BOROUGH COUNCIL



EXEMPTIONS

Building Regulations are drafted to protect health and safety. In an attempt to reduce the legislative burden for small buildings where there was considered to be no risk to health and safety the Building Regulations exempt from the requirements the buildings listed below.

EXEMPT BUILDINGS

Extensions to Buildings

The extension of a building at ground floor level having a floor area which does not exceed 30m^2 by the addition of:

- **Conservatory** - (the roof and walls are glazed with transparent materials and any doors between the existing dwelling and the new conservatory being maintained).
 - **Porch** - (providing a covered approach to the entrance to a dwelling and any doors between the existing dwelling and porch being maintained).
 - **Covered yard or covered way.**
 - **Car port open on at least two sides.**
- * Conservatories or porches are exempt only if the glazing they contain complies with Part N of the Building Regulations (see advisory leaflet on safety glazing).

Small Detached Buildings

- Single storey building, having a floor area which does not exceed 15m^2 , which contains no sleeping accommodation, constructed of any material.
- Single storey building having a floor area which does not exceed 30m^2 , containing no sleeping accommodation, and constructed substantially of noncombustible material, or

sited at least 1m from the boundary of its curtilage.

- Nuclear shelters under 30m^2 floor area. Excavation for shelter not to be nearer to other buildings than the depth of the excavation plus 1m.

Ancillary Buildings

- Builders huts containing no sleeping accommodation.
- Estate sales buildings.
- Buildings other than dwellings or offices used in connection with a mine or quarry.

The following buildings and extensions may be erected without obtaining Building Regulation Approval

