

### Class VI Small detached buildings

1. A detached single-storey building having a floor area which does not exceed 30m<sup>2</sup>, which contains no sleeping accommodation and is a building –

- a) no point of which is less than one metre from the boundary of its curtilage; or
- b) which is constructed substantially of non-combustible material.

2. A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if –

- a) its floor area does not exceed 30m<sup>2</sup>; and
- b) the excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus one metre.

3. A detached building having a floor area, which does not exceed 15m<sup>2</sup>, which contains no sleeping accommodation.

### Class VII Extensions

This exemption applies to a small ground level domestic extension for an open sided car-port, porch, conservatory or similar, with a floor area of no more than 30m<sup>2</sup> and where glazing is in accordance with Approved Document N1.

### Beware the Exceptions!

There are some exceptions to the classes identified above, in particular –

### Electrical Safety

Although your proposed work may be exempt from the Building Regulations 2010 as outlined in schedule 2 you must ensure that any electrical work that forms part of your proposals must be carried out as required by Approved Document P.

### Adopted Drains

Should your proposed work either be over or within 3m of a drain adopted by Wessex Water or South West Water you will be required to make an application to this unit as well as reaching an agreement with the relevant Water Utility Company.



More information is available from:

✉ Building Control, South Somerset District Council, Brympton Way, Yeovil, Somerset, BA20 2HT

💻 [www.southsomerset.gov.uk/buildingcontrol](http://www.southsomerset.gov.uk/buildingcontrol)

☎ 01935 462462  
(8.45am to 5.15pm Monday to Thursday)  
(8.45am to 4.45pm Friday)

💻 [buildingcontrol@southsomerset.gov.uk](mailto:buildingcontrol@southsomerset.gov.uk)



Version 4, dated 12<sup>th</sup> December 2012

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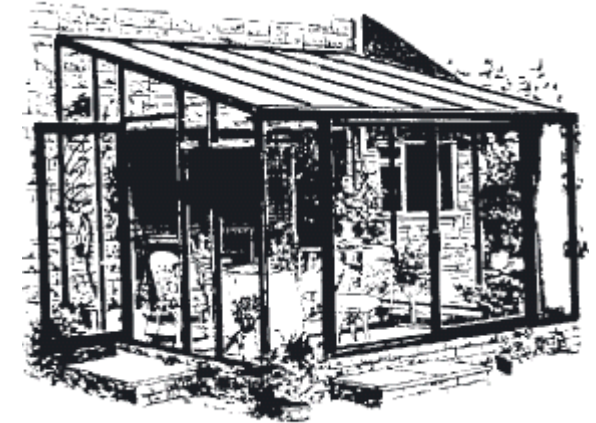
☎ **01935 462462**

Dokument ten jest na życzenie udostępniany w językowych polskim.

Este documento encontra-se disponível em Português, a pedido.

## Building Control Services

### Exempt Buildings



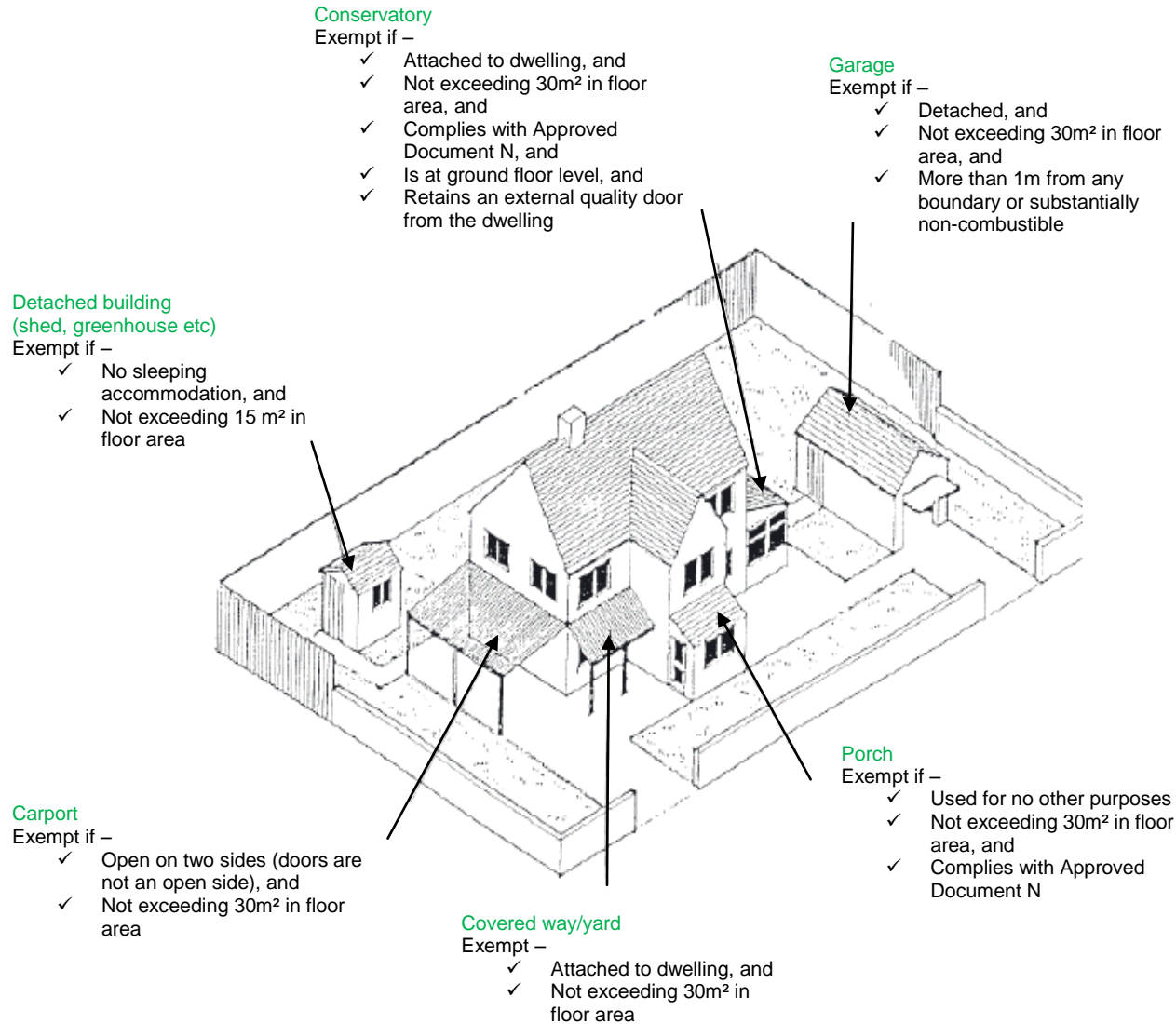
### Guidance Leaflet - 12



## Buildings and extensions exempt from the requirements of the Building Regulations

Seven different categories of buildings and works are exempt from Building Regulations requirements.

Those relating to residential properties are summarised on the drawing below.



The following sets out classes of buildings and works that are exempt by Schedule 2 of the Building Regulations 2010.

### Class I Building controlled under other legislation

1. Any building the construction of which is subject to the Explosives Acts 1875 and 1923 (a).
2. Any building (other than a building containing a dwelling or a building used for office or canteen accommodation) erected on a site in respect of which a licence under the Nuclear Installations Act 1965 is for the time being in force.
3. A building included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979.

### Class II Buildings not frequented by people

This class covers detached buildings –

- (a) into which people do not normally go; or
- (b) into which people go only intermittently and then only for the purpose of inspecting or maintaining fixed plant or machinery, unless any point of such a building is less than one and a half times its height from (i) any point of a building into which people can or do normally go; or (ii) the nearest point of the boundary of the curtilage of that building, whichever is the nearer. An example in this classification is a building used to house plant or machinery, such as an electricity substation.

### Class III Greenhouses and agricultural buildings

In this case the exemption applies to a building whose main use is a greenhouse. The exemption also applies to an agricultural building or a building used for the keeping of animals (not used for retailing) provided it is situated more than 1.5 times its height away from a building containing sleeping accommodation and has a fire exit within 30m of any part of the building.

### Class IV Temporary buildings

Temporary building means erected for less than 28 days.

### Class V Ancillary buildings

1. A building on a site, being a building, which is intended to be used only in connection with the disposal of buildings, or building plots on that site.
2. A building on the site of construction or civil engineering works, which is intended to be used only during the course of those works and contains no sleeping accommodation.
3. A building, other than a building containing a dwelling or used as an office or showroom, erected for use on the site of and in connection with a mine or quarry.