

## Building Regulations and Landlords responsibilities

A Building Regulation application may be required if any of the following works take place:

- An extension (excluding a conservatory or porch)
- Structural alterations
- Drainage works
- Change of use of room(s)
- Alterations making means of escape (or any other part of the building) worse than existing
- Electrical installations
- Replacement windows/doors
- Installation/replacement of heat producing appliances
- Works to a thermal element - Re-roofing, new floor, additional layer on internal or external face of walls
- Introducing heating to an area which was previously unheated
- New oil or gas tank installation

Note: some work can be covered by competent person schemes windows FENSA, gas appliances GAS SAFE, oil installations OFTEC, electrical Part P schemes etc. For a copy of an explanatory booklet follow the following link <http://www.communities.gov.uk/publications/planningandbuilding/buildingregulationsexplanatory>

As far as the Building Regulations are concerned, if a property is let to an individual (who may sub-let rooms) or used as a house in multiple Occupation (HMO) the building is treated as a normal dwelling under the Building Regulations.

If there is a floor over 4.5m above ground level the escape need to be double checked. If the existing arrangement involves discharging to a central stair with access through reception rooms to the front and back doors you can not use one of the access rooms as a rented bedroom without improving the means of escape (corridor to outside or additional exit to outside).

In addition a fire risk assessment should be undertaken and any escape must be to a place of safety. If the escape to the rear of a terraced house is into a confined courtyard it may not be deemed to be a place of safety and provision will need to be provided for a protected route to the front of the property.

If we are made aware in advance that a property will/may become a HMO we will make the applicant/agent/builder aware of the additional legislation and if possible provide advice.

If we are not made aware and additional works are required under other legislation it could result in an additional Building Regulation application being required to cover the remedial works (Note, in most instances an amendment would be accepted).

If a building is converted to separate flats or self-contained bedsits additional sound and fire protections will be required.