

# Building Control Guidance Note

Subject

**DOMESTIC CONSERVATORIES OR  
PORCHES 2013**

**01**

Issued

01/04/13

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## **Conservatories or porches, meeting the following listed conditions will not require the submission of a Building Regulation application:**

These rules do not apply to Planning Permission please contact the Planning Office for further information.

### **The conditions are:**

1. They are to be constructed at ground level and the internal floor area of the conservatory or porch must not be more than 30 m<sup>2</sup>.
2. For conservatories, the walls and roof must be substantially glazed with transparent or translucent material. Substantially glazed is assumed to be not less than three quarters of its roof area and not less than one half of its external wall made from translucent material.
3. Glazing must meet the requirements for critical location safety glazing (see below).
4. Where there are existing doors and windows between the dwelling and conservatory or porch **these must not be removed.**
5. If you intend to form new openings (windows / doors) or construct a separating wall between the dwelling and conservatory / porch - they must meet the full energy efficiency requirements (see non-exempt notes below) ; and
6. ***The conservatory / porch must have an independent heating system from that of the main dwelling and the existing dwellings system should not be extended into the conservatory / porch. If you extend the main dwellings heating system into the conservatory or porch the exemption ceases to apply and a building regulation application will be required showing how the proposal complies with Part L only.***

### **Please note –**

- If you are forming openings between the conservatory and the dwelling say for instance by the removal a window frame and the brickwork below (with no structural alterations made to the support lintels) this is work to a 'controlled fitting'. If you are not using an approved competent person scheme installer this would require a Building Regulation application. Any doors installed between the conservatory and the house would have to meet the current energy efficiency standards (see below).
- Should you have to widen an existing opening to form a door opening, which will require the provision of new structural lintels - this alone will require a Building Regulation application.
- It is advisable that the porch or conservatory is constructed so as not restrict access to any habitable room escape windows, including loft escape windows.
- You are advised to check your deeds for any restrictions that apply to extending your property.
- It is a 'Material Alteration' requiring the submission of a Building Regulation application, if the works you are undertaking make access to or access into the dwelling any worse than it is now. So be careful that the new doors do not have clear opening widths less than the existing doors, that thresholds are provided where none existed previously, (particularly with u.p.v.c doors), and that the manoeuvring room into the dwelling is sufficient to allow a wheel chaired person to gain access.
- The porch or conservatory must not obstruct access to the main dwelling entrance doors.

### **ELECTRICAL REGULATIONS.**

***If the conservatory is to have electricity supplied from a source shared with or located within the dwelling, then the Building Regulations apply to the electrical works. You **may** be required to submit a Building Regulation application. (Refer to Guide Note 20 for further details).***

## WATER EFFICIENCY REGULATIONS.

If you intend to provide a cold and / or a hot water supply to the conservatory or porch and the supply is from a source shared with or located with or located inside a dwelling, then the Building Regulations requirements of Part G - paragraphs G1 (cold water supply), G3(2) and G3(3) (hot water supply and systems) must be complied with. As a result you will be required to submit a Building Regulation application providing full details of compliance. (Refer to Guide Note 25 for full details of the requirements).

## THERMAL REGULATIONS.

If you intend to provide heating and lighting or install 'Controlled services or fittings' into the building, you may be required to make a building regulation for those works refer to guide 24 (2).

## CRITICAL LOCATIONS AND SAFETY GLASS REQUIREMENTS.

To comply with the Building Regulation glazing requirements to 'Critical Locations' (as indicated below) there should be safety glass or guards to protect people from injury.

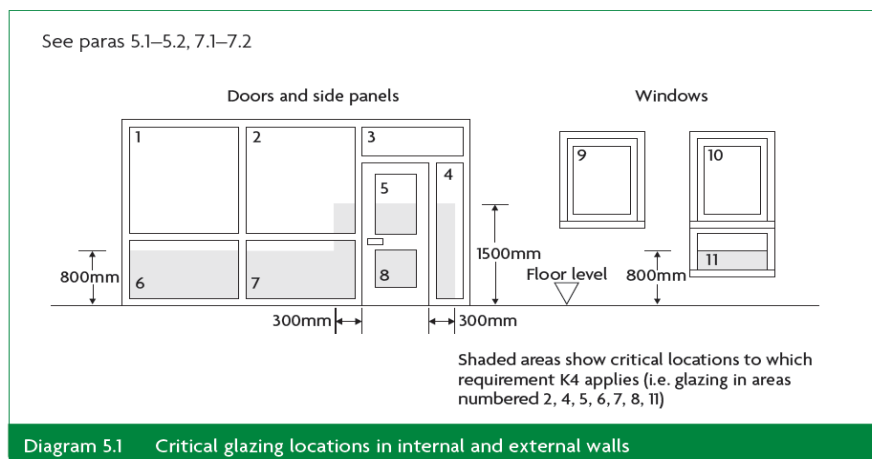
### Critical Locations are considered to be:

1. **Glazing in doors** – wholly or partially within 1500mm from floor level.
2. **Glazing adjacent to doors** – wholly or partially within 300mm of the edge of a door and which is also wholly or partially within 1500mm from floor level.
3. **Low Level Glazing** – not covered in (1) OR (2) ABOVE - glazing that is wholly or partially within 800mm from floor level.

### Glazing in critical locations

For all buildings

5.1 Diagram 5.1 shows critical locations in terms of safety.



**Glazing in 'Critical Locations' should break safely**, i.e. laminated or toughened **Class 2** safety glass complying with **BS EN 12600** or **Class C of BS6206**. Or if it is installed in a door or in a door side panel and has a pane exceeding 900mm it should be **Class 2** safety glass complying with **BS EN 12600** or **Class B of BS6206**.

### Please note:

- Ordinary wired glass is not safety glass.
- For double-glazing the rules apply to both panes.
- All safety glazing should be permanently marked in accordance with **BS EN 12600** or **BS6206**. The markings should be still visible after the glass has been fitted and the beading and pointing has been completed.

**Non- Exempt Conservatories and Porches.**

Where conservatories are not exempt as a result of providing heating to them the following rules apply:

**REQUIREMENTS:**

- a. There is to be effective thermal separation between the dwelling and conservatory, i.e. walls, doors and windows to be insulated to at least the standard of the existing dwelling, doors and windows to be fully draught-sealed.
- b. Provide independent temperature and on/off controls to any heating system e.g. thermostatic radiator valves in the conservatory and the heating system must comply with the 'Domestic Building Services Compliance Guide' (refer to Leaflet 24 -5 in the series for further guidance).
- c. Glazed elements to comply with the following (however the limitations on total area of windows and doors does not apply i.e. 25% plus rule):

Window, roof window and roof light.	<b>WER Band C</b> or better or U-value = <b>1.6 W/m2.K</b>
Doors with more than 50% of their internal face area glazed.	U-value = <b>1.8W/m2.K</b>
Other doors.	U-value = <b>1.8W/m2.K</b>

- d. Thermal Elements must comply with the following:

Wall	<b>0.28 W/m2.K</b>
Pitched roof – insulation at ceiling level	<b>0.16 W/m2.K</b>
Pitched roof – insulation at rafter level	<b>0.18 W/m2.K</b>
Flat roof or roof with integral insulation	<b>0.18 W/m2.K</b>
Floors	<b>0.22 W/m2.K</b>

***If a highly glazed extension is not thermally separated from the dwelling – it will be considered to be a conventional extension and must therefore fully comply with the regulations requirements.***

***IMPORTANT NOTE - Removing and not replacing any or all of the thermal separation between the dwelling and existing exempt extension, or extending the dwelling's heating system into the exempt extension means the exemption ceases. This constitutes a change to the buildings energy use and reasonable provisions would have to be taken as to the building energy efficiency as if it was a conventional extension and make you must make a Building Regulation application.***

**DRAINAGE AND YOUR PROPOSAL****IMPORTANT NOTE – FROM 1<sup>st</sup> October 2011 -SHARED DRAINAGE RUNS AND UNITED UTILITIES OWNERSHIPS**

Where you encounter any drainage or drainage is likely to be affected by your proposal, from the 1<sup>st</sup> October 2011 United Utilities now have ownership / maintenance responsibilities of all private land shared drainage systems which connect to their sewerage systems and therefore require access / drainage protection provisions and in some cases formal 'Building Over Sewers Agreements' in place to allow the your work to commence.

This applies where the works are to be undertaken **over or within 3m of the shared pipework.**

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**Prior to the excavations commencement it is advised your contractor determines the exact positions of all drainage runs / pipe sizes / pipe depths and positions of all existing access points and inspection chamber on site and to either side of the proposals site that will run under or are within 3m of the proposals. Where shared drainage between adjacent properties is likely to be encountered you are advised to contact United Utilities Asset Protection Team to determine their requirements and seek their formal agreement to allowing you to build over their drainage.**

## Connections

Any new drainage connection must be made to the appropriate drain (foul to foul / surface water to surface water) **and within the site boundaries of the property**. United utilities connection consent will be required if connections are made to neighbouring properties drainage systems.

## Conservatories / Porches to Non-domestic buildings.

Whilst the exemption rules do not differentiate from domestic or non-domestic situations, there are additional requirements that have to be considered in respect to non-domestic buildings as to whether a building regulation application is required for a conservatory or porch extension. E.g.

**Means of Escape in Case of Fire** – if the conservatory / porch obstructs any existing fire exits or for instance you intend not to provide a fire exit out of the new conservatory, then the building regulations can apply. Existing provisions for fire exit widths / door swings / escape signage and lighting / escape ironmongery and trip hazards should not be worsened by the extension.

**Fire separation and compartmentation** – by extending your building with a conservatory or a porch you need to check that the proposal doesn't create a breach between separate fire compartments the existing building may have to prevent fire spread throughout the whole of the building.

## Important Note from April 2013.

To meet the exemption criteria in addition to the above non-domestic porches must meet the requirements of Building Regulations K5.1 to K5.4.

**K5.1 – Provisions to prevent collision with open windows** which open below 2m above ground level etc – e.g. fit window restrictors to outward opening windows so they do not project more than 100mm into circulation routes or fit appropriate guarding to prevent accidental collision.

**K5.2- Manifestation of glazing** - you need to ensure large areas of uninterrupted glazing is readily apparent and such panels are permanently marked to make the glass apparent and any glazed doors intended to be left open has suitable guarding provided to prevent collision with the door leading edges.

**K5.3 - Safe opening and closing of windows** – the location of window and sky light controls needs to be such that persons do not have to over reach.

**K5.4 - Safe access for the cleaning of windows** - give consideration how the new extension affects the existing access for cleaning the buildings glazed surfaces and ensure suitable window cleaning strategies are employed to reduce risk of falls.

***You are advised to discuss such conservatories with building control to determine if they still fall under the exemption rules.***

## PLANNING APPROVAL

You are reminded that a Building Regulation exempt or approval does not imply approval under the Town and Country Planning Act. You should always check whether or not a planning application is required.