

LABSS Information Paper EMPW/1/2015 - SCHEDULE 3

WORK NOT REQUIRING A WARRANT

Is there any type of building work that does not require a warrant?

The following building work does not require a warrant, provided the work complies with the building regulations (the full list is in Schedule 3 in section 0 of the Technical Handbook):

- a) Any building work to or in a house, that does not involve:
 - increasing the floor area
 - the demolition or alteration of a roof, an external wall or an element of structure, for example, forming a doorway in a loadbearing wall.
 - underpinning
 - any work adversely affecting a separating wall
 - changing the method of wastewater discharge
 - any work to a house having a storey, or creating a storey, at a height of more than 4.5 metres (normally a three or more storey house). For example, the alteration and refit of a kitchen or bathroom or forming an ensuite bathroom or showerroom.
- b) A detached single-storey building having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the garden of a house, provided that the building:
 - is at least 1 metre from the house, or is closer than 1 metre to the house but is at least 1 metre from any boundary.
 - does not contain a fixed solid fuel, oil or gas appliance
 - does not contain a sanitary fitting For example, the construction of a detached shed, detached carport, or detached garage.
- c) A detached single-storey building having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the garden of a flat or maisonette, provided that the building:
 - is at least 1 metre from the flat or maisonette or within 3 metres of any other part of the building containing the flat or maisonette,
 - is at least 1 metre from any boundary,
 - does not contain a fixed solid fuel, oil or gas appliance,
 - does not contain a sanitary facility. For example, the construction or installation of a detached shed, detached carport, or detached garage.
- d) Any building work associated with a domestic scale fixed solid fuel, oil or gas appliance or other part of a heating installation that does not include work associated with a chimney, flue pipe or constructional hearth.
- e) Any building work associated with a balanced flue serving a room-sealed appliance.
- f) Any building work associated with the installation of a flue liner.
- g) Any building work associated with refillable liquefied petroleum gas storage cylinders supplying, via a fixed pipework installation, combustion appliances use principally for providing space heating, water heating, or cooking facilities.

- h) Other minor work such as the provision of a single sanitary facility (other than a WC), installation of an extractor fan or, in a dwelling, the installation of a stairlift.
- i) Additional insulation (other than insulation applied to the outer surface of an external wall), the construction of walls not exceeding 1.2 metres in height, fences not exceeding 2.0 metres in height, raised external decking at a height of no more than 1.2 metres (other than where forming part of any access or escape route required by the regulations), and paved areas exceeding 50 but not exceeding 200 square metres in area (other than where forming part of any access required by the regulations).
- j) Replacement doors, windows, and rooflights when the frame is also being replaced.