

# New builds

Everything you need to know:



Once Planning Permission is granted for your new build project you will need and want to ensure it is built to the correct standards. Your new home will need to be safe, structurally sound, conserve energy and provide suitable access for people with disabilities.

Before you start construction, you will need to obtain building control approval from the local authority. First an application will need to be submitted either physically or electronically. Using the full plan submission method a decision will be sent with 5 weeks.

## What standards are required?

The government prescribes the minimum standards that must be met through technical guidance of the Building Regulation Approved Documents.

## These chapters govern the following:

- Part A:** Structure
- Part B:** Fire safety
- Part C:** Site preparation and resistance to contaminants and moisture
- Part D:** Toxic Substances
- Part E:** Resistance to the passage of sound
- Part F:** Ventilation
- Part G:** Sanitation, hot water and water efficiency
- Part H:** Drainage and waste disposal
- Part J:** Combustion appliances & fuel storage systems
- Part K:** Protection from falling
- Part L:** Conservation of fuel and power
- Part M:** Access to and use of buildings
- Part P:** Electrical safety
- Part Q:** Security
- Part R:** Physical infrastructure for high speed electronic communication networks
- Regulation 7:** Materials and workmanship

## Full Plans Submission:

Full plans submission will include scaled plans and elevations together with a detailed construction specification, structural engineers' calculations and a thermal energy design from your chosen designer.

The councils building control surveyors will check your submission for compliance with the approved documents and may also consult with outside bodies such as public sewerage providers and the fire service.

A decision will either be an approval, an approval with conditions or a rejection but only if insufficient information was not received to determine the application. The surveyors will often contact your designer to offer advice during this process.

The advantage of a Full Plan's approval is that it ensures your project's design has met the minimum design standards of the building regulations.

## Completion:

Assuming the works on site are built in accordance with the approved plans then the Building Control Surveyors will be able to issue a Building Regulation Completion Certificate following the various stages of site inspections conducted throughout the construction process.

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at [buildingcontrol@eastsoffolk.gov.uk](mailto:buildingcontrol@eastsoffolk.gov.uk) / 01502 523072