



BUILDING CONTROL NEWSLETTER



APRIL 2009 ISSUE 10

Welcome to the April edition of the Building Control newsletter.

We hope you are enjoying our newsletters and our finding them useful. If you have picked up this newsletter in our office or have seen a copy of a colleague's, and you are interested in a regular copy then we can add your details to our mailing list. Please send your details to building.control@fdean.gov.uk Otherwise please visit www.fdean.gov.uk and follow the links to the Building Control where our newsletter can be found online.

We would also like to bring to your attention that the Building Control Department has placed a link on our front page so you can now get access to all the current Building Regulations Documents. If you use the above link, click on Planning then building regulations, on the left hand menu click approved documents, they will now appear on the page in the right hand column.

Please note that the website is currently being updated, so you should see some improvements, which should make accessing our web pages slightly easier.

Seminar Update

There will be no seminar in March, to give you all a break from the lovely food!

The next Seminar to be held at these offices will be by Tensar, it is to be held on the 17th of April.

Tensar is a geotechnical type membrane company; they are able to offer mesh for foundation reinforcement, and many other uses. There will be a complimentary buffet provided. If you are interested in attending this 1-hour seminar please contact simon.drake@fdean.gov.uk to register your place.

Future seminars include:

Tensar Geotechnical Membranes 17th April 2009-03-30

Part L compliance by Southern Energy Services.TBA

Air Tightness Testing by Chiltern Dynamics. TBA

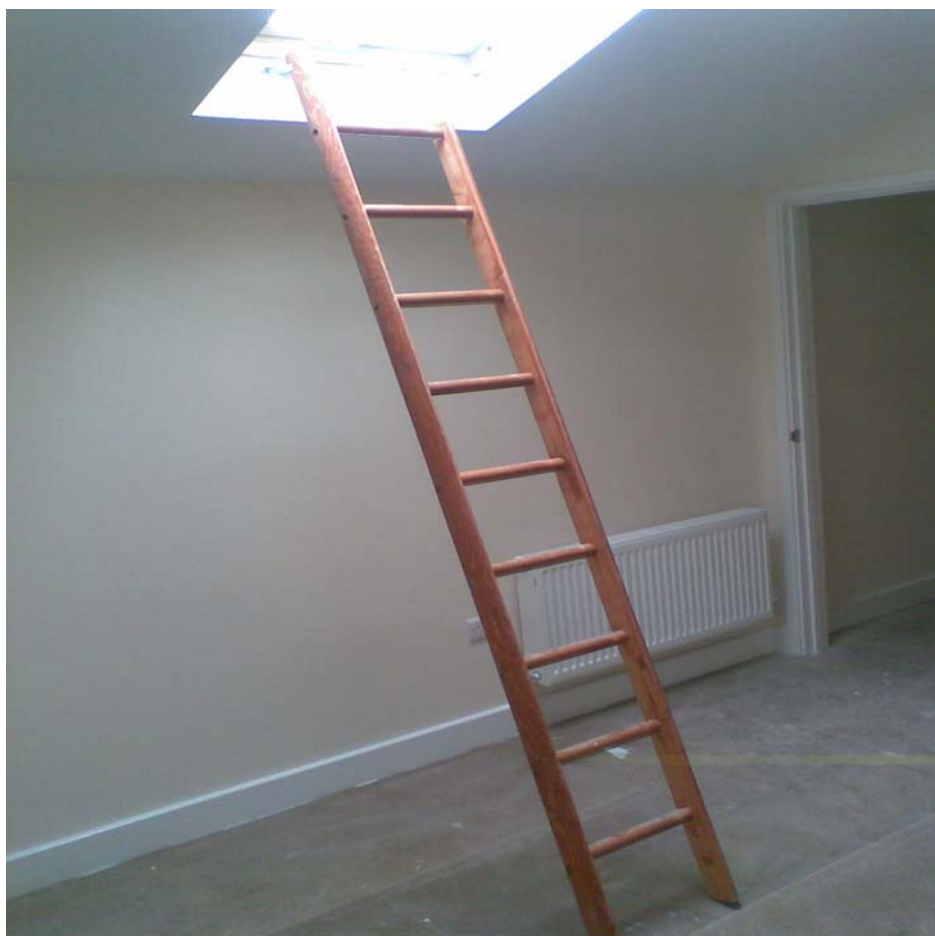
Renewable Energy by IE Solutions. TBA

Just for fun

Have you a funny picture or story that you wish to share with us?

Please send pictures to simon.drake@fdean.gov.uk

I took this photo myself, no naming and shaming here, just an unusual way of trying to comply with the means of escape from a flat. Not sure how long this would stay in this position, or how an elderly person would escape, guess it was worth a try.



Question on Part P

What work need not be notified to Building Control?

Answer

Work consisting of:

Replacing any electrical fitting including socket outlets, controls and ceiling fittings.

Replacing the cable for a single circuit only, where damaged for example from fire or a rodent or impact. (a)

Re fixing or replacing the enclosures of existing installation components. (b)

Providing mechanical protection to existing fixed installations. (c)

Work that is not in a kitchen or special location and does not involve a special installation and consists of:

Adding lighting points (light fittings and switches) to an existing circuit. (e)

Adding socket outlets and fused spurs to an existing ring or radial circuit. (e)

Installing existing or upgrading main or supplementary equipotential bonding. (f)

Works not in a special location on:

Telephone or extra low voltage wiring and equipment for the communications, information technology, signalling, control and similar purposes.

Notes

- (a) On condition that the replacement cable has the same current carrying capacity, follows the same route and does not serve more than one sub circuit through a distribution board.*
- (b) If the circuit's protective measures are unaffected.*
- (c) If the circuit's protective measures and current-carrying capacity of conductors are unaffected by increased thermal insulation.*
- (d) Special locations and installations below.*

- (e) Only if the existing circuit protective device is suitable and provides protection from the modified circuit, and other relevant safety provisions are satisfactory*
- (f) Such work shall comply with other applicable legislation, such as the Gas Safety (Installation and Use) Regulations.*

Special locations and installations:

*Locations containing a bathtub or shower basin
Swimming pools or paddling pools
Hot air saunas*

Special Installations

*Electric floor or ceiling heating systems.
Garden lighting or power installations.
Solar photovoltaic power supply system.
Small-scale generators such as micro CHP units.
Extra low voltage lighting installations other than pre assembled CE marked systems.*

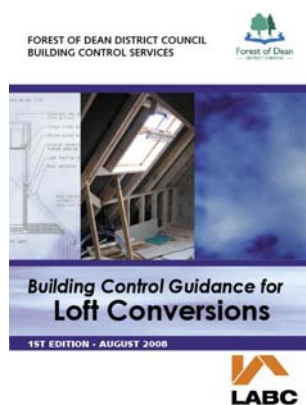
Notes

- (a) See IEE Guidance note 7, which gives more details on achieving safe installations where the risk to people are greater.*

Information taken from RICS Building Control Essential Cards

Sap Ratings, TER and DER Calculations and EPC Certification

Good news for anyone wishing to have Sap Ratings, TER and DER's carried out on their new property, or barn conversion. The FODDC have agreed that this will become a part of their services as from APRIL 1st 2009. EPC will also be carried out on Completion. The cost for this service will be approximately £100 plus VAT.



If you have any building regulation related questions please let us know