

# HOUSEHOLDER IMPROVEMENTS THAT **DO** REQUIRE BUILDING PERMISSION:

- Loft conversions
- Extensions that are not covered under “Conservatories, porches and carports”
- Conversion of a garage to form habitable accommodation
- Alterations to internal layout
- The installation of fires, stoves, heating boilers, replacement windows and hot water storage systems which are not carried out under a competent persons scheme [Competent Person Scheme](#)
- Alterations and repairs to walls, roofs and floors
- Underpinning
- A material change in the use of a building
- Alterations to the structure of a building
- The provision, repair or replacement of a drainage system
- Newly formed windows, doors and rooflight openings
- Installation of a new wc, shower or bathroom
- Retaining walls which retain ground more than 1 metre high
- Renovation of thermal elements.

## NOTES

### Contact us

- If, after reading this leaflet, you are unsure about the need to make an application please contact us on Tel: +44 (0)1534 445508 and press option 1 or email [buildingcontrol@gov.je](mailto:buildingcontrol@gov.je) for further information.

### Other Permissions

- This guide only refers to the need for Building Permission and does not include any information on Planning Permission. Planning Permission may be required for development that does not require Building Permission. Please refer to the [Planning and Building \(General Development\) \(Jersey\) Order 2011 \(jerseylaw.je\)](#) which details works which can be done without planning permission or contact the Planning section on +44 (0) 1534 445508 option 2 or email [planning@gov.je](mailto:planning@gov.je) for further information.

## BUILDING BYE-LAWS EXEMPT WORKS

### HOUSEHOLDER GUIDANCE NOTE

#### WHAT CAN I DO WITHOUT BUILDING PERMISSION?

#### About this guide

This guide has been produced to assist with general queries on what work can be carried out in connection with a dwelling house or flat without the need for building permission.

For a definitive interpretation reference should be made to Schedule 1 of the Building Bye-Laws (Jersey) 2007.

# BUILDING BYE-LAWS EXEMPT WORKS

## CONSERVATORIES, PORCHES AND CAR PORTS.

**CONSERVATORY:** Defined as having 75% roof and 50% walls translucent.

Building permission is not required if:

- a conservatory, which is attached to a dwelling, by construction that achieve a U-value of maximum 2.0W/m<sup>2</sup>K,
- it has an internal floor area of no more than 20 square metres,
- Safety Glazing to be provided in critical locations.
- it is constructed at ground level,
- where any of its walls are within 1 metre of the boundary they are constructed substantially of non-combustible material,
- Heating is independently controlled.
- it does not cause a contravention of any other bye-law requirement, eg. Obstructing a flue outlet or fire escape windows.

## PORCH

Building permission is not required if:

- the porch is not to be used for any other purpose, and the floor area does not exceed 5 square metres.

## CAR PORT

Building permission is not required if:

- the structure is open on at least 2 sides (doors are not an open side),
- the roofed area is no more than 20 square metres.

## GARAGES, SHEDS AND GREENHOUSES DETACHED BUILDINGS (FOR EXAMPLE A GARAGE OR SUMMER HOUSE)

Building permission is not required if:

- it's a detached single storey building,
- the internal floor area is not more than 20 square metres,
- it contains no sleeping accommodation,
- any part is no closer than 1 metre to the boundary, or if less than 1 metre from a boundary, it has external walls and a roof covering constructed substantially of non-combustible material.

## SMALL DETACHED BUILDINGS (FOR EXAMPLE GARDEN SHEDS)

Building permission is not required if:

- the building contains no sleeping accommodation,
- the internal floor area is no more than 10 square metres.

## UN-VENTED HOT WATER HEATING SYSTEMS

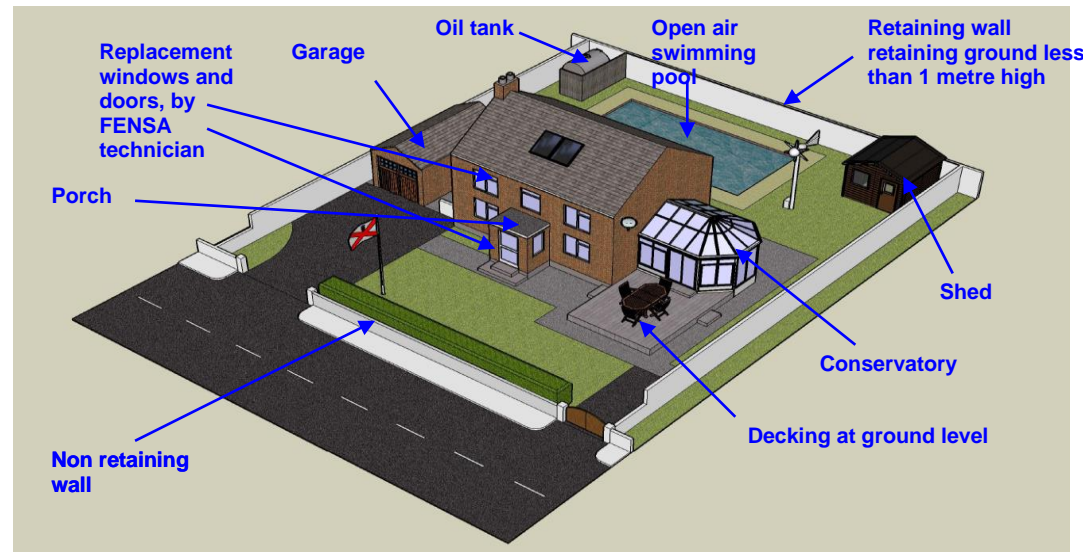
Building permission is not required to install an un-vented hot water system provided that the work is undertaken by a person who is registered under an approved scheme to undertake such work, and the department is notified via the scheme provider within 30 days of completion of the work. [Competent Person](#)

## WINDOWS, DOORS AND ROOFLIGHTS

Building permission is not required to replace windows, doors or roof lights in a dwelling provided the work is undertaken by a FENSA Registered Company, and the department receives notification from FENSA within 30 days of completion of the work. [Competent Person Scheme](#)

## WOOD BURNING AND MULTI-FUEL STOVES

Building permission is not required to install a wood burning or multi-fuel stove provided the work is undertaken by a HETAS registered technician and the department is notified within 30 days of completion of the work. [Competent Person Scheme](#)



## FUEL STORAGE TANKS AND BOILERS

Building permission is not required to install or replace:

- a fuel oil storage tank that has a storage capacity of 90 litres or less,
- an LPG storage tank that has a storage capacity of 150 litres or less,

Where the capacity is greater, the fuel storage tank or boiler can be installed by a person registered under an approved competent persons scheme without an application being submitted provided the department is notified within 30 days of completion.

[Competent Person Scheme](#)

## PAVING, DECKS AND PATIOS

Creating a deck, patio or paving area at ground level does not require building permission unless it:

- alters or removes a level access to your house,
- is adjacent to your house and creates a change in level of 600mm or more above the adjoining ground level.

## KITCHENS AND BATHROOMS

Building permission is not required to:

- change the units and fittings in an existing kitchen or bathroom, provided there are no new or altered below ground drain runs.

## MAINTENANCE AND REPAIR

Building permission is not required for maintenance and minor repairs, for example:

- redecoration,
- replacement guttering,
- making good (re-pointing brickwork).

The building owner and the builder should ensure that any replacements and/or repairs carried out to a building will not cause a danger to health and safety. In particular, you need to consider your proposal does not effect:

- flues from appliances,
- any ventilation openings that serve any appliance,
- ventilation requirements to existing rooms,
- any existing escape routes.

## MISCELLANEOUS WORKS

Building permission is not required for:

- satellite or TV antennas
- open air swimming pools
- fences, walls and gates (except retaining walls retaining ground more than 1 metre high)
- solar panels, photo-voltaic panels (where the existing structure can transfer the loads safely) & wind turbines
- flagpoles
- creation or alteration of a vehicular access
- maintaining a private road
- demolition resulting in the total removal of a building
- Electric car Charging points

## ELECTRICAL INSTALLATION

Building permission is not required to carry out minor works such as:

- replacement of socket outlets, light fittings, control switches on a like-for-like basis,
- adding a fused spur, lighting point and socket outlet to an existing circuit (but not in a kitchen, bathroom or outdoors)
- minor repair and maintenance work
- installing cabling at extra low voltage for signalling, cabling or communication purposes (eg. Telephone cabling, cabling for fire alarm or burglar alarm systems, or heating control systems)

Your electrician is however obliged to provide you with a minor works certificate in accordance with BS.7671. see also [TGD 12 \(gov.ie\)](#)

**SEE REVERSE OF THIS SHEET FOR HOME IMPROVEMENTS THAT DO NEED BUILDING BYE-LAW PERMISSION**