
STATUTORY INSTRUMENTS

2010 No. 2214

The Building Regulations 2010

PART 3

Notices, Plans and Certificates

Giving of a building notice or deposit of plans

- 12.**—(1) This regulation applies to a person who intends to—
- (a) carry out building work;
 - (b) replace or renovate a thermal element in a building to which the energy efficiency requirements apply;
 - (c) make a change to a building's energy status; or
 - (d) make a material change of use.
- (2) Subject to the following provisions of this regulation, a person to whom this regulation applies shall—
- (a) give to the local authority a building notice in accordance with regulation 13; or
 - (b) deposit full plans with the local authority in accordance with regulation 14.
- (3) A person intending to carry out building work in relation to a building to which the Regulatory Reform (Fire Safety) Order 2005(1) applies, or will apply after the completion of the building work, shall deposit full plans.
- (4) A person intending to carry out building work which includes the erection of a building fronting onto a private street shall deposit full plans.
- (5) A person intending to carry out building work in relation to which paragraph H4 of Schedule 1 imposes a requirement shall deposit full plans.
- (6) A person intending to carry out building work is not required to give a building notice or deposit full plans where the work consists only of work—
- (a) described in column 1 of the Table in Schedule 3 if the work is to be carried out by a person described in the corresponding entry in column 2 of that Table; or
 - (b) described in Schedule 4.
- (7) Where regulation 19 of the Building (Approved Inspectors etc) Regulations 2010(2) (local authority powers in relation to partly completed work) applies, the owner shall comply with the requirements of that regulation instead of with this regulation.
- (8) Where—
- (a) a person proposes to carry out building work which consists of emergency repairs;
 - (b) it is not practicable to comply with paragraph (2) before commencing the work; and

(1) S.I. 2005/1541.

(2) S.I. 2010/2215.

(c) paragraph (6) does not apply,
the person shall give a building notice to the local authority as soon as reasonably practicable after commencement of the work.

(9) In this regulation—

“fronting” has the meaning given in section 203(3) of the Highways Act 1980⁽³⁾; and

“private street” has the meaning given in section 203(2) of the Highways Act 1980⁽⁴⁾.

⁽³⁾ 1980 c. 66.

⁽⁴⁾ Section 203(2) was amended by paragraph 45(11) of Schedule 2 to the Planning (Consequential Provisions) Act 1990 (c.11) and Part 5 of Schedule 19 to the Planning and Compensation Act 1991 (c.34).