

An aerial photograph of a village with numerous houses featuring red-tiled roofs, interspersed with green fields and trees. A semi-transparent dark rectangle is centered over the image, containing the title text.

Your guide to Building Regulations

UDEx

www.udex.co.uk

What are building regulations?

Building regulations are a set of statutory requirements that all buildings must meet in order to create a safe and healthy environment to inhabit. They cover everything from the structure, thermal performance, sound-proofing, drainage, all the way to fire safety – to name just a few!

At UDEX, we believe the best way to meet this legislation is to prepare a building regulations package.

The benefits of this package...



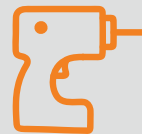
Legal protection

Our technicians will provide a detailed set of drawings, ensuring your future space meets all the legal requirements. This protects you both in the eyes of the law and ensures you spot any issues before construction takes place.



Attention to detail

The level of detail in this package means contractors can provide a more accurate quote during the tendering stage, allowing you to properly budget for the upcoming build.

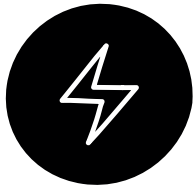


Confidence during construction

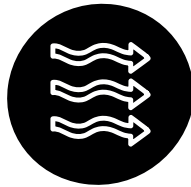
Using the input of specialists, such as structural engineers and surveyors, we'll put together a comprehensive plan for your contractor to use during construction. This ensures your vision for the project is properly realised and makes life for your builder that much easier.

Our **services**

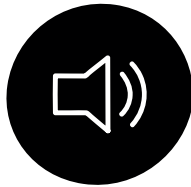
While the drawings prepared during the planning stage were concerned with the future look of your property, the technical drawings produced in this package will go much further in laying out key information. Here's a full breakdown of what our drawings include...



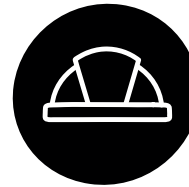
Electrical Safety



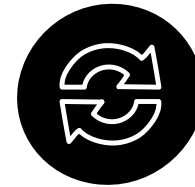
Ventilation



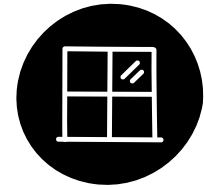
Soundproofing



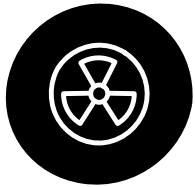
Site preparation



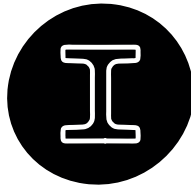
**Conservation of
fuel & power**



Glazing



Toxic substances



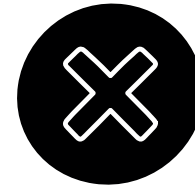
Structure



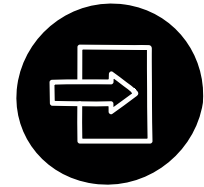
**Resistance to
contaminants &
moisture**



Fire safety



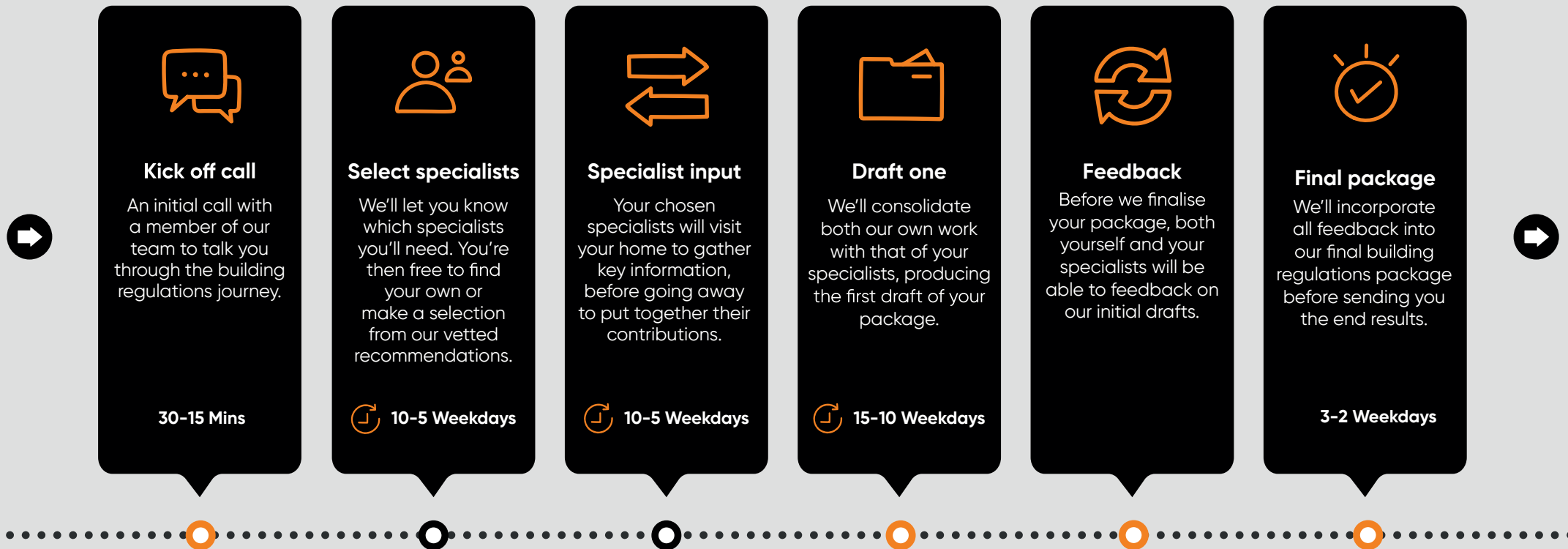
Waste disposal



Access

Putting your package together

 Requires your input  Leave it to us



Please note: timeframes are subject to change based on project complexity and will be agreed upon by your lead designer or technician during the early stages.

A guide to **specialists**

Alongside your dedicated team at UDEX, you'll need the input of several key specialists to make sure every legal requirement is met. Here's a breakdown of which other professionals your project might require.



Structural Engineer

What do they do?

These professionals specialise in the structure of buildings, determining a building's strength, durability, and safety. They'll tell you what steel beams need to be in place, where to put them, as well as advise on the foundations, structural glass and lots more.

Do I need one?

For anything that involves structural work, you'll want an engineer involved. They will often work alongside your architect and contractor to make sure your home is both safe and stands the test of time.

[Learn more](#)



CCTV Surveyor

What do they do?

CCTV survey stands for closed circuit television survey. It's a fancy term for getting a specialist to check both the condition of your drains and where they're placed. The word television comes into it because the surveyor will use a camera to inspect the pipes in question.

Do I need one?

If you are building or excavating on any new areas of land around your property, then you will need to carry out a CCTV survey. This will map out the type of pipework below the surface and how deep it is.

[Learn more](#)

Key Information:



CCTV Surveyor

The CCTV drainage survey will be used to let us know if we are building over or within **3 meters** of a public sewer.

If this is the case, then you will need to apply for a build over agreement. We can help with this for an additional fee.

Structural Engineer

By visiting your property and assessing the proposed designs, your engineer will provide key structural calculations and work with our team to make sure your drawings properly lay out this information for your contractor.



A guide to specialists



Party Wall Surveyor

What do they do?

These specialists will be able to assess which areas of your home and your neighbours' are at risk before construction begins. If any property damage does occur, their documentation will protect both parties from unfair or misleading claims. Their work provides proof of the property's condition prior to construction, meaning anything damaged can be properly identified.

Do I need one?

A party wall notice is required if you're excavating within 3m of a neighbour's structure, building along a shared boundary, or if you are making structural changes to a shared wall.



Building Control

What do they do?

Once your package has been finalised, you'll need to have it reviewed to make sure all requirements have been met. This can be done by either an approved inspector or your local authority.

An approved inspector can be either an individual or private organisation and must be registered with the Construction Industry Council (CIC). Your local authority will operate its own building control or department specialising in maintaining building regulations in your area.

Do I need one?

Getting building control approval from an approved inspector or local authority is a legal requirement, but you are free to choose which one assesses your project.

Key Information:



Party Wall Surveyor

The notice must be served at least two months before any construction takes place and be given to all legal owners of any building affected by your proposed build. Under the Party Wall etc. Act 1996, neighbours have **14 days** to respond with written consent.

Approved Inspector Vs. Local Authority

We recommend opting for an approved inspector as, in our experience, they tend to offer better value to the homeowner. They'll not only be more readily available than their council counterparts, but they can also shave months off the time needed for review.

[Learn more](#)

Selecting specialists

Because of the valuable work they provide, selecting the best specialists will be a top priority for your project. But where to start? At UDEX, our Connect service introduces you to vetted specialists in your area, so you know you're in safe hands throughout.

Our approved specialists are external companies that have been personally vetted by our team and who we have worked with in the past. Working together frequently, these are specialists we can easily collaborate with to ensure you get a high-quality final package.

Our team will source quotes from these companies so you can compare and contrast the services on offer. However, whether you choose to go with a UDEX recommended specialist is totally up to you.

Key Information:



The time it takes to prepare a finalised building regulations package depends on a number of factors. These include: how quickly you appoint the required specialists; the speed at which they arrange site visits and respond to feedback; and the quality of their input.

How we select our specialists...



Past working relationship

Our experts have worked in the industry for a long time. We use their recommendations to source companies which offer a quality, tried and tested service.



TrustMark

We're official partners to TrustMark, the UK's only government-endorsed quality scheme for tradespeople. From their pool of vetted specialists, we can match our customers to the ideal professionals. Learn more at trustmark.org.uk



Work assessment

If considering a company we've not previously hired, our Connect team will start a thorough vetting process to check their past work. We'll assess a balance of their most recent work, and projects from previous years.



References

Once we've seen the work for ourselves, the next step will be to confirm good work practices with the previous homeowners.

How Connect works

1

Introduction

We pass your project details to our preferred specialists, so they can review your details and assess their current capacity.

2

Proposal

Our specialists will then provide you with a simple proposal, which you'll be able to review in your UDEX dashboard.

3

Decision

As you decide who you'd like to appoint, we'll be on hand for any questions.

4

Home visits

Once you've selected your preferred specialist, they'll be in touch independently to arrange any necessary home visits.

5

Getting to work

After visiting your property, your specialists will then go away to put together their side of the package.

6

Consolidation

Your UDEX technicians will take this work and consolidate into one package, ready to be assessed and used by your future contractors.



Choosing your own **specialists**

We are more than happy to work with specialists you've sourced yourself.

In order to avoid delays, it is crucial that these specialists know the outputs we are expecting and are ready to respond to our requests for feedback.

If you want to search for an approved inspector yourself, please do make sure they will do a plan check at the drafting stage.

For structural engineers and CCTV surveyors, we have created formal checklists. Make sure you provide this list to the specialist when they are preparing their quote, so you know everything is included in their price.

Download checklists here:



Structural engineer checklist



CCTV surveyor checklist



Package upgrades

If you're undertaking a big project, one with design flourishes, or you just want that little bit of extra control during construction, then you might consider upgrading your package. These upgrades are completely optional but can lock in key details to help your build run smoothly.



