Your guide to Building Regulations

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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.

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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





Conservation of fuel & power



Waste disposal







Glazing

Toxic substances

Structure



Resistance to contaminants & moisture

Site preparation

Fire safety





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Putting your package together



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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.

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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.



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.



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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 neighbours structure, building along a shared boundary, or if you are making structural changes to a shared wall.

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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 highquality 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

Introduction

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



Proposal

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



Decision

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

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Home visits

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



Getting to work

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



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.



- 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.



Package upgrades

Construction Issue

What is a 'construction issue' upgrade?

To ensure your designs are properly realised onsite, a construction issue upgrade will add in extra technical details on any part of your design you don't want your contractor to be second-guessing how to build.

Should I upgrade?

If your design is a little outside of the box or has some special features you don't want a builder taking liberties with, then an upgrade might be just the thing. Not only will it help lay out exactly how your project should be constructed, but it'll also help protect you in the event mistakes are made on-site.

How much does it cost?

Prices start at **96.50£** (inc. VAT) per hour, we typically allow 5-1 hours per construction detail, depending on the complexity.



Building Regulations Details

In our standard building regulations

as a set of 'technical build-ups',

package, we'll prepare what's known

detailed drawings of the ground floor,

intermediate floors, roofs and walls,

These drawings ensure your project

more.

end result.

complies with UK building regulations,

On small projects, with a competent

should be enough to get you a great

contractor by your side, these drawings

bringing together the legal requirements

for structure, insulation, finish, plus much

Construction Issue Details

Our upgrade will map out technicalities that fall outside of the legal requirements. It'll focus on aesthetic details of your design, as well as providing extra details for your contractor.

Selectively choosing which parts of your project needs special attention is a costeffective way of ensuring a high-quality build. This could be a handful of external details locking in your vision or a larger selection, depending on how thorough you want to be. You may also need construction details to complete the party wall process.

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Package upgrades

Electrical & Lighting

What is an 'electrical & lighting' upgrade?

Just like everything else in your new space, placement of sockets and lighting is something that needs to be carefully considered. Rooms may require different locations of power.

Points or safety may need to be more of a consideration. An electrical and lighting plan ensures this isn't overlooked.

Should I upgrade?

Upgrading your package will entirely depend on your needs and budget. If you feel that lighting is an important element of your new space, our team can step in to make sure your project truly shines.

How much does it cost?

If requested, we can work with you to decide which floors are required, with prices starting from **150£** to **350£** (inc. VAT) per floor (depending on the size).

Standard package



Electrical & Lighting Spec

In your building regulations package, we include a detailed specification on your future smoke detection, internal lighting, fixed external lighting, heating and all electrical works.

When it comes to construction, your builder and electrician should give you the chance to walk around the site to mark on the walls and ceilings all of your sockets, switches and lights. However, there's no guarantee every builder will do this and marks on a wall aren't a very secure way of ensuring you get the exact placement you want.

Upgrade

Electrical & Lighting Details

Whether at your request or by the contractor's, our team can provide a detailed electrical and lighting plan. This will help you lock in your electrical and lighting placements early on in the process, with the location of lights and sockets detailed in your drawings.

We can provide a layout based on either your own preferences or your UDEX technician can use their experience to make recommendations. This will then be issued to you as a draft before being finalised and added to your tender package.