

Domestic Garages & Carports

In the Building Regulations Garages are separated into attached and detached.

An attached garage is treated in a similar fashion to an extension but not all the Regulations apply. This is because the garage is not intended for habitable accommodation, eg, there is no requirement for thermal insulation; however like other extensions a garage is required to be structurally sound and have a proper drainage system.

In respect of fire safety for attached garages, if there is a connecting door between any garage and the dwelling it should have 30 minutes fire resistance and be self-closing. This opening should incorporate a min. step of 100mm between garage and dwelling.

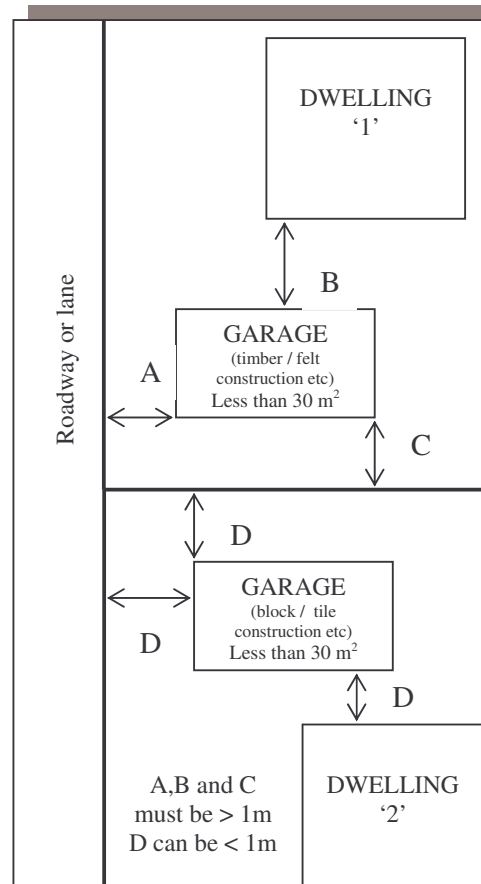
Exempt Garages

An application is *not required* if a garage is detached single storey, contains no sleeping accommodation, is not more than 30m² floor area and is constructed substantially of non-combustible material; ie Masonry walls and a tiled roof. No restrictions are placed on siting.

If the detached garage is constructed of combustible material, in addition to the above it must be sited at no point less than 1m from:

- The nearest point of a dwelling.
- The nearest part of a road
- The nearest part of a boundary of the land on which it is erected.

See Diagram Below



If the detached garage has a floor area exceeding 30m² then it is necessary to make a Building Regulations Application.

This may be done by either

- A Full Plans Application.
- A Building Notice Application.

(Plans are not required for a Building Notice Application).

See Guidance Leaflet No. 1

“How to make an Application”

Detached Garages

A detached garage is one which is not structurally connected to any other building on the site.

All garages over 30m² and those detached garages that are not exempt require a Building Regulation Application.

Attached Garages

All garages, which are structurally connected to an existing building, are classified as attached (regardless of whether there is a connecting door) and require a Building Regulation Application to be made.

Carports

An application is *not required* if the proposed carport satisfies the following criteria:

1. Situated at ground floor level.
2. Internal Floor area does not exceed 30m²
3. The carport is open on at least two sides.

If the above criteria are not met then a Building Regulation Application is required.

Fees for Garages

ATTACHED GARAGES AND CARPORTS			
Internal Floor Area	Full Plans		Building Notices
	Plan Fee	Inspection Fee	Total Fee
< 20 M2	£100	nil	£100
20 - 40 M2	£50	£100	£150
40 - 60 M2	£60	£120	£180
> 60 M2	Fee Calculated on Estimated Cost		Fee Calculated on Estimated Cost
DETACHED GARAGES AND CARPORTS			
< 30 M2	Exempt (if non combustible)		Exempt (if non combustible)
> 30 M2	Fee Calculated on Estimated Cost		Fee Calculated on Estimated Cost

Making your Application:

A Building Control Application for any domestic work, including the erection of a Garage or Carport can be made in two ways:

- i, A Full Plans Application.
- ii, A Building Notice Application.
(Plans are not required for a Building Notice Application).

For detailed information on how to make an application see Guidance Leaflet 1 “How to make an Application”

Planning Approval

It may be necessary to obtain planning permission for a garage or carport even if no application is needed under Building Regulations. Advice on this can be obtained from the Planning Office, Rathkeltair House, Market Street, Downpatrick.
Tel: 028 4461 2211

This leaflet is one of a series produced by Down Building Control.

Its purpose is to assist you on understanding what building regulations are about. This guide is intended to compliment expert advice and is not to act as a substitute for it.

HELP LINE – 028 44 61 08 48

We will be glad to help you. For more information visit our web site.
www.downdc.gov.uk

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