

HART DISTRICT COUNCIL

BUILDING CONTROL SERVICES

Information sheet 2

Domestic Garages

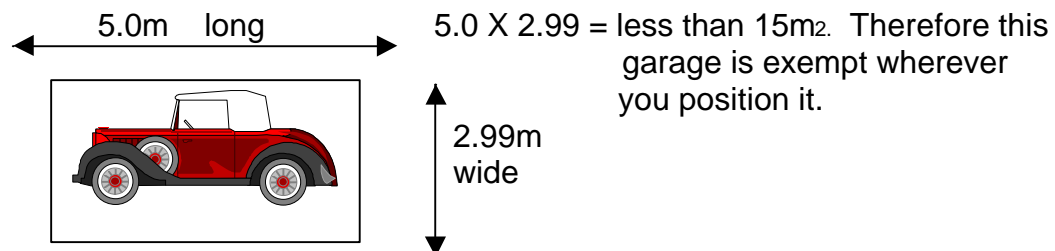
Many detached garages and carports are exempt from the requirements of the Building Regulations, no Building Regulation application needs to be deposited and no site visits of the work in progress will be made.

You may, however, need approval under the Town and Country Planning Acts and you should contact the Council's Development Control section for clarification, Tel 01252 774419 E mail .

Exemptions

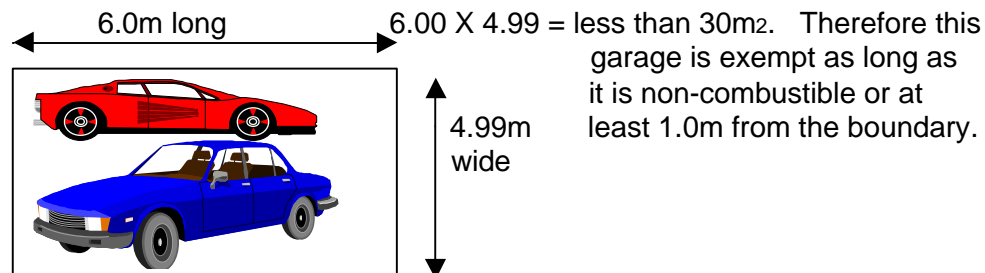
In all cases if your garage is detached and the floor area is less than 15m² it is exempt. See **a)** below.

a)



If the floor area is less than 30m² and a detached garage is positioned at least 1.0m from any boundary or is constructed mainly of non-combustible materials, ie brick and block walls or concrete panels then it is also exempt. A timber roof may be used here and not affect this exemption. See **b)** below.

b)



Unfortunately if the garage you are building is exempt from the regulations we do not have the resources to offer construction advice, you may be able to obtain this from an architectural technician, freelance surveyor or a reputable builder.

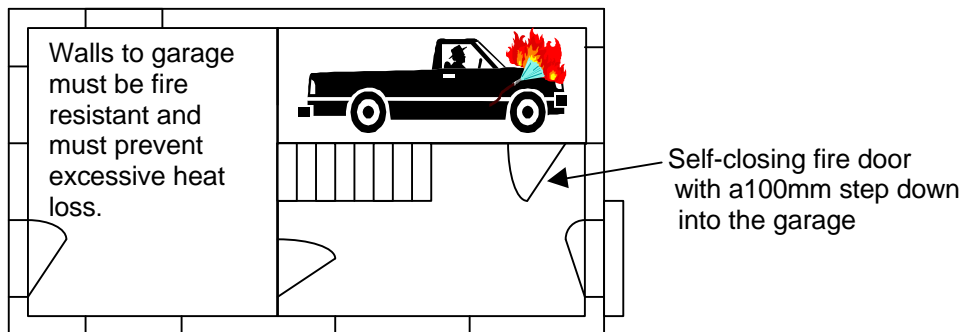
Foundations

As the ground conditions in Hart vary so much it is not possible to include advice about the depth of foundation needed in this note. However, if you make an application to us, each area surveyor will be able to suggest the type of subsoil likely to be encountered and how deep your foundations will need to be.

Walls

If the wall to the garage is a single skin of brick or blockwork it should be thickened with a pier at least every 3.0m for added strength. Openings in the walls will need suitable lintols. These are often a standard design but, rarely, you may need a structural engineer to specify these beams.

If the wall forms separation between the garage and another building it may need to achieve resistance to sound, fire and heat loss (as will any floor). There are many alternative designs that will satisfy these requirements. Generally a solid lightweight insulating block wall 215mm thick with 35mm insulating plasterboard on the room side will satisfy the required 'U' value for heat loss of $0.35\text{W/M}_2\text{C}$. Each block or insulation manufacturer will be able to supply you with a specification that will satisfy the regulations here as will plasterboard manufacturers for the ceiling specification.



If the garage has a door into it from the dwelling, the door should be fire resistant and self-closing. The bottom of the door should be at least 100mm above the floor of the garage, this is normally achieved by the garage floor being kept lower than the house floor but a raised threshold achieves the same result but is less convenient.

Roof

The size of roof timbers to be used depends on the angle of the roof if a pitched roof is used and also on their span. These are so varied that it is not possible to give specific advice here but if a Building Regulation application for your garage is made then the area surveyor may be able to help you with the timber sizes you require.

