

Building Notice (Wales) for non-higher-risk building work - Notes and Checklist.

	Is a Building Notice suitable?	Regulation	Is this applicable (Yes or No)
1	Is the building work etc., in relation to higher-risk building work? A building notice given to the building control authority is not appropriate in these circumstances.	2C 2D	
2	Is the building work in relation to a building to which the Regulatory Reform (Fire Safety) Order 2005 applies or will apply after the completion of the building work? A building notice given to the building control authority is not appropriate in these circumstances.	12(3)	
3	Is the building work the erection of a building fronting onto a private street? For this question, “fronting” has the meaning given in section 203(3) of the Highways Act 1980; and “private street” has the meaning given in section 203(2) of the Highways Act 1980. A building notice given to the building control authority is not appropriate in these circumstances.	12(4)	
4	Is the building work, work to which paragraph H4 of Schedule 1 imposes a requirement? A building notice given to the building control authority is not appropriate in these circumstances.	12(5)	
5	Has any part of the work described in an initial notice been carried out and the initial notice has ceased to be in force? If so, Regulation 17 - The Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 (local authority powers in relation to partly completed work) applies. Note: Compliance should be with the requirements of that regulation and a building regularisation certificate application is not appropriate.	12(7) 17 - The Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024	

6	Is the proposed work to an exempt building or exempt work? A building notice given to the building control authority is not appropriate in these circumstances.	9 Schedule 2	
7	Is the building work being carried out under a self-certification scheme or third-party certification scheme exempt from the requirement to give a building notice? A building notice given to the building control authority is not appropriate in these circumstances.	12(6)(a) 20 20A Schedule 3 Schedule 3A	
8	Is the description of the work such where no building notice is required? A building notice given to the building control authority is not appropriate in these circumstances.	12(6)(b) Schedule 4	
9	Is the work unauthorised? An application for building control approval with full plans is not appropriate in these circumstances.	18(8)	

If the response to all the questions above is 'no' then the giving of a building notice is possible for the proposed work. Where the response is 'yes' for row 1, a higher-risk building application should be made to the building control authority under [The Building \(Higher-Risk Buildings Procedures\) \(Wales\) Regulations 2025](#). Where the response is 'yes' to rows 2, 3 or 4, an application for building control approval with full plans should be made to the building control authority. For work in relation to row 5, please contact the local authority team for your area. Where the response is 'yes' for row 9, a dutyholder may wish to apply for a regularisation certificate under [Regulation 18\(2\)](#). An application is not required where the answer to rows 6, 7 and 8 is 'yes'.

	Is additional information required?	Regulation	Included or not applicable?
10	In the case of the erection or extension of a building, a building notice shall be accompanied by a plan to a scale of not less than 1:1250 showing: - the size and position of the building, or the building as extended, and its relationship to adjoining boundaries - the boundaries of the curtilage of the building, or the building as extended, and the size, position and use of every other building or proposed building within that curtilage - the width and position of any street on or within the boundaries of the curtilage of the building or the building as extended.	13(2)(a) 13(2)(a)(i) 13(2)(a)(ii) 13(2)(a)(iii)	

11	In the case of the erection or extension of a building, a building notice shall be accompanied by a statement specifying the number of storeys (each basement level being counted as one storey), in the building to which the proposal relates.	13(2)(b)	
12	In the case of the erection or extension of a building, a building notice shall be accompanied by particulars of: - the provision to be made for the drainage of the building or extension - the steps to be taken to comply with any local enactment which applies.	13(2)(c)(i) 13(2)(c)(ii)	
13	It is important that developers engage with network operators at the earliest opportunity in order to avoid unnecessary delay of relevant building work commencing on site. Where the Connectivity plan is not available at the time of submitting any relevant notice or application to a Building control body, then a Connectivity statement (or similar) should be submitted to the Building control body to demonstrate that this engagement has begun. A model form Connectivity statement is set out in Appendix C which the developer may use or adapt when providing such information. See paragraph 3.2 of Approved Document R volume 1: 2025	44ZAA	

	Further Information	Regulation
14	Where a building notice has been given, a person carrying out building work, renovation or replacement of a thermal element, change to the building's energy status or making a material change of use shall give the building control authority, within such time as they specify, such plans as are, in the particular case, necessary for the discharge of their functions in relation to building regulations and are specified by them in writing.	13(3)
15	Neither a building notice nor plans which accompany it are to be treated as an application for building control approval with full plans in accordance with building regulations.	13(4)
16	A building notice shall cease to have effect on the expiry of three years from the date on which that notice was given to the building control authority, unless before the expiry of that period— - the building work to which the notice related was commenced; or - the change to the building's energy status or the material change of use described in the notice was made.	13(5)

Fee information		Regulation	Response yes/no
17	Is there an exemption for building work solely required for disabled persons?	4 - The Building (Local Authority Charges) Regulations 2010	
18	Has the appropriate fee been agreed?	5 - The Building (Local Authority Charges) Regulations 2010	
19	Has the payment been provided with the application?	8 - The Building (Local Authority Charges) Regulations 2010	

This document provides information for some of the more common building work scenarios. Reference should always be made to the Building Regulations 2010 (as amended) for full details

Information created in June 2026