

Flood damage repairs

BUILDING REGULATIONS ADVICE

Flooding of homes takes a huge toll on owners and occupiers as well as the fabric of the building itself.

This brief guide is to help home owners understand what the effects of flooding might be on their property and offer advice on what works may be required to fix the problems.



WHAT YOU NEED TO KNOW

Repair works post flooding may involve floor replacement, underpinning foundations, replastering internal walls or external wall renders.

These types of work may require a Building Regulations application and the council are obliged to seek applications and inspect the works to ensure they are of the appropriate standard and not harmful to your health and safety.

The council has decided not to charge for applications for repair work caused by the November 2019 floods. However, applications still need to be made.

We will inspect work to ensure compliance with regulations and issue a Completion Certificate upon satisfactory completion of the work even if you do the work yourself. You will need this certificate when you come to sell your home, without it you may suffer delay or even loss of a sale.

Following the 2007 floods we received over 150 Building Regulations applications. Unfortunately, some of the work had been carried out incorrectly by poor contractors. This meant the work had to be redone.

To avoid this please contact us prior to any work starting.

We are the experts and are here to help you!

ELECTRICAL WORK

A Building Regulations application is required where a new circuit or consumer unit is provided or where a circuit is altered in a 'special location' (i.e. bathroom, shower room etc.). This work may be carried out under a Competent Persons Scheme.

HISTORIC OR LISTED BUILDINGS

The Building Regulations allow exemptions for listed and historic buildings and for those in conservation areas. Listed Buildings are subject to different legislation, you should contact the Council's Conservation Officer for advice before doing any work..

FREE HELP AND SUPPORT

We have a dedicated team who can call to your home and advise on technical matters and the application process. Call:

Keith Robertson 01302 734921

Mick Stead 01302 734921

Paul Cooper 01302 734915

or

The Building Control team 01302 734848



Lots more information and technical guidance is available at:

www.doncaster.gov.uk/buildingcontrol