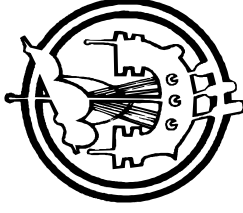


Please note that this leaflet is merely intended to provide supplementary guidance. Should you have any doubts about whether any work requires a Building Warrant or whether it complies with current regulations, then please consult the Building Standards Service at the number shown below.

Information current at time of printing: 29/02/2012.

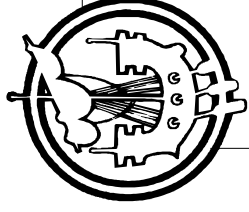


### **Comhairle nan Eilean Siar**

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Sandwick Road  
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## **Building Standards**

### **Building a Garage? Unsure if it requires a Building Warrant?**



The purpose of this leaflet is to provide additional guidance on whether or not you require a Building Warrant for the construction of a garage.

Should you need further assistance then please do not hesitate to contact one of our Building Standards officers.

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## General Information

If after consulting this guide you are still unclear as to whether or not your works require a Building Warrant, please contact the local Building Standards Section for further guidance.

## Building Warrant

A Building Warrant is required for the erection of a garage if any of the following apply:

- The proposed garage is to have a floor area in excess of 30m<sup>2</sup>;
- The garage is to be located less than 1m from the house unless at least 1m from the boundary
- The garage is to contain a fixed combustion appliance installation or sanitary facility.

Please Note:

If a Building Warrant does not need to be obtained for the propose garage, you should still notify the local building standards section by completing one of our exempt works notification forms. It is also still the responsibility of the developer to ensure that it complies with applicable Building Regulations. However, if the garage is not to exceed 8m<sup>2</sup> in floor area, it is exempt

Please Note:

You should also contact the local Planning Service for advice as it could be the case that planning permission may be required or there may be a restriction which does not permit the building of garages beside your property.