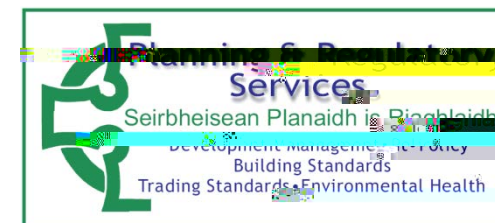


Argyll and Bute Council

Comhairle Earra-Ghàidheal agus Bhòid



Building Standards

Guidance on Patio Doors/French Doors

Introduction

Argyll and Bute Council is the verifying body for Building Warrant applications submitted within the geographical area of Argyll and Bute. The role of the Verifier is to protect the public interest by providing an independent check and, when satisfied, the approval of an application for Building Warrant, and also issue a Notification of Acceptance of the Completion Certificate submitted by the Applicant, Agent or Owner if they are satisfied that the work complies with the relevant Building Warrant and Building Regulations.

For the installation of patio doors / French doors within Argyll and Bute, permission will normally be required from the Local Authority's Building Standards section.

It is hoped that the information provided in this guidance will assist you to obtain the appropriate approval as quickly and as easily as possible.

Making an application for a Building Warrant

Building Warrant is the permission which is required before starting "building" work. The [application form](#) for a Building Warrant can be found on the Local Authority's website at www.argyll-bute.gov.uk or can be obtained from one of our [area offices](#).

Some types of building work could be eligible for our [Express Building Warrant Assessment Service \(for minor applications\)](#), please see our guidance note for further information.

NB There is no neighbour notification procedure for Building Warrant applications.

The Building Warrant application form should be carefully completed and submitted along with the appropriate plans and fees to the relevant [area office](#).

Fee payment should normally be made by crossed cheque made payable to Argyll and Bute Council, credit card, cash or postal orders. There is a fee scale for Building Warrant applications dependant on cost of work, which can be found within the guidance notes attached to the [application form](#).

Plans

Currently two copies of the plans and specifications must accompany the application submission. Although the plans need not be produced by a professional they must be of a sufficiently high standard to convey to all parties concerned the detail required by the Building Regulations. Often it will be necessary to present complicated and technical construction details, for this reason it may be advisable to consult a professional.

The plans submitted should normally be in a scale of 1:100 or 1:50 and show the following:

- Elevations, plans and sections to provide a complete representation of the existing building and proposed development
- Constructional details of all parts of the building
- Structural details and design certificate (if required)
- Details of plumbing and drainage work (if required)
- Details of ventilation and electrical arrangements (if required)
- Location plan (scale 1:1250 or 1:2500)

Examples of the type and quality of plans required for the installation of Patio Doors

- Existing lintels to be unaltered or information about new lintels above the door opening if being replaced (to include scale 1:20 of section through lintel and door frame)

Completion of the Works

When the project is finished the “Relevant Person” (the Applicant, usually the Owner or Tenant) or where a Duly Authorised Agent is employed, must submit a Completion Certificate to the Local Authority for acceptance. Where the work is incomplete or does not comply with the approved plans and Building Regulations the Completion Certificate submission will be rejected. The Completion Certificate submission form is included with the documentation issued with the Building Warrant approval.

If electrical work has been carried out, this must also be certified. There are a number of ways of doing this:

- If an approved Certifier of Construction has carried out the electrical work then that contractor will provide the appropriate Certificate of Construction, duly completed, for the Local Authority to verify
- If the electrical contractor or electrician is not an approved Certifier of Construction then the appropriate certification taken from BS 7671:2008, amendment 2 (201C012 Tc 0(er)7er-10(7)-10(1):-8(2)-10(00)]TJ apc -(L)9.9(oc)4(dT)4(t)2er(ndm 0()]TJ -0.002)-3(p4)2(f)