

## Introduction

The Building Act 1984 contains provisions under Section 80 that require the Local Authority to be advised, in writing of any intended demolition, unless the work is exempt, at least 6 weeks before the work is carried out. Demolition of part or all of a building should be undertaken by a competent person or contractor, however it is the building owner's responsibility to ensure that it is carried out in a safe manner and all relevant notifications are given.

## What demolition work is exempt?

It is the responsibility of the building owner to ensure notice is given to the Building Control Service of any demolition work intending to be carry out that involves all or part of any building, unless it is:

- as a result of a demolition order issued by the Council; or
- an internal part of an occupied building that will continue to be occupied; or
- a building less than 49.6 m<sup>3</sup> externally measured; or
- a greenhouse, conservatory, shed or prefabricated garage even if it is part of a larger building; or
- an agricultural building which is not contiguous to another building.

## How to serve a notice of intended demolition?

The following is a guide to the process:

- Complete and return a **Demolition Notice application form**. You should include information such as precautionary measures you intend to put in place to safeguard adjacent or adjoining buildings and any general public protection measures. You must submit this no later than 6 weeks before the intended start date.
- The notice should be accompanied by the relevant fee—see Building Control Fee Table 'E'
- A 1:1250 location plan clearly indicating the buildings to be demolished, all adjacent properties and existing drainage systems to be sealed must be provided.
- You must also send your notification to adjacent occupiers and utilities companies
- You should NOT COMMENCE demolition until you have received a counter notice under Section 81 of the Building Act 1984 from the council specifying conditions under which the demolition is to be undertaken. Failure to notify the council in accordance with the provisions of Section 80(2) of the Building Act could render a person liable of summary conviction to a fine not exceeding £2,500.

## How do Gwynedd Council process the notice?

On receipt of the notice of intention to demolish a surveyor may if necessary carry out a site survey to determine what conditions will be necessary to control the process of demolition, the remedial works needed on adjoining buildings, the effects on services and the treatment of the site on completion. The Council has the statutory period of six weeks to issue the demolition notice but we aim to do this within 2 weeks or earlier.

Copies of the notice will be sent to the utility services and to adjoining owners/occupiers as required by the Act.

The Building Control service must be notified when demolition work is to commence, a Building Control Officer will then undertake an inspection during the course of demolition and on completion to ensure the conditions of demolition are met.