

BUILDING CONTROL GUIDANCE NOTE: 2023-01**DATE: 09/03/2023****SUBJECT: TGD 7 – Replacement Balcony Guarding**

The purpose of this Guidance note is to clarify the requirement under law for an application to replace balcony guarding.

There has been some debate over the years about whether replacement balcony guarding is Building work as defined under the law. To date it has been regarded as exempt work as Part 7 is excluded from the definition of a material alteration. It is the view of Regulation Standards (Building) that the potential risks associated with falling from a balcony are significant enough to warrant control over works to replace them.

An application for replacing an existing balcony guarding will now be required on the following basis. Balcony guarding transmits a load through the building. Work carried out to a building which **could** affect Part 1 structure is a material alteration as defined under the Building Bye-laws (Jersey) 2007. A material alteration is Building work for which an application is required.

Once work has been defined as building work, the work should be carried out so that it complies with each relevant requirement of schedule 2. In this instance that would include the following:

Part 1 – Structure and

Part 7 - Stairs Ramps and protective barriers.

Therefore, replacement guarding should comply with all requirements under TGD 7.

If the customer is replacing an existing timber or metal guarding with a Glazed system, it will be subject to SER certification.

Replacement Metal and Timber guarding with a similar material will be assessed on site by the officer on a deemed to satisfy basis.