

The builder is only responsible for notification of statutory site inspections. If you do not have a main contractor then you are also responsible for the notices. Although the Building Control Surveyor is there to ensure that the Regulations are complied with he/she is keen to help and with your co operation will assist you to achieve a reasonable standard.

The choice of builder is yours but it is in your best interests to obtain competitive quotes from reputable builders and it may be worth using a builder who belongs to a trade association which operates a guarantee scheme.

ENFORCEMENT

Work which complies with the Regulations will, in most cases, enhance the value of your property. However work that does not can lead to problems and be a financial liability.

If the work on site fails to comply with the Building Regulations, the Local Authority may take legal action against the owner. This may take the form of a notice requiring you to alter or pull down the work or they may take action in the magistrates court with a view to obtaining a fine against the owner. The fines can be up to £2,000 for each offence.

Your District Building Surveyor will try to avoid legal action by requesting your co-operation to put the work right. Usually you or your builder will be verbally requested to rectify the work. If the work is not put right within a reasonable period the Local Authority may write to you giving warning that they may take legal action. In practice, common sense usually prevails and the work is put right before full legal proceedings start.

If the owner the builder and the Building Control Surveyor work together then the project should run smoothly and achieve compliance with the Building Regulations.

PLANNING PERMISSION

Planning Permission and Building Regulation approval are not the same. Building Regulations will often apply when planning approval is unnecessary and vice-versa. You should always check with the Development Control Section of the Council to find out if your proposal needs Planning Permission.

Your Local Building Control Service

The Building Control Service is here to help, if you are in any doubt over Building Regulation requirements or require further information, please telephone or call at your local Building Control Office.

Whilst every care has been taken in compiling this information leaflet and the statements contained here the publishers and promoters cannot accept responsibility for any inaccuracies. Building Regulations are changed from time to time, if you did not receive this leaflet directly from your Local Building Control Authority, check with them that the information here is still current.

For further advice on this subject or any other Building Control matter please contact your Local Authority office as detailed below.

Blackburn Borough Council
01254 585747
Blackpool Borough Council
01253 25212
Burnley Borough Council
01282 425011
Chorley Borough Council
01257 515240
Fylde Borough Council
01772 671488
Hyndburn Borough Council
01254 388111
Lancaster City Council
01524 582369

Borough of Pendle
01282 661661
Preston Borough Council
01772 254881
Borough of Rossendale
01706 874333
South Ribble Borough Council
01772 625521
Ribble Valley Borough Council
01200 425111
West Lancashire District Council
01695 585136
Borough of Wyre
01253 887242

BUILDING REGULATIONS

Information Leaflet No.5

Site Inspections

Local Authority
BUILDING CONTROL

DISTRICT SURVEYORS ASSOCIATION

Lancashire District



WHAT IS THE PURPOSE OF BUILDING REGULATIONS?

They are minimum standards to secure the health and safety of people in or about buildings. They are also concerned with energy conservation and with access and facilities for disabled people in both public and commercial buildings.

The owners of the building are legally obliged to ensure that the work on site complies with the Building Regulations.

AIMS OF THE LEAFLET

This leaflet gives information to the building owners who are carrying out domestic alterations and extensions. It is not a statement of law but is intended to help you understand the system. For further information please contact your Local Authority Building Control Office.

WHAT SERVICE CAN I EXPECT FROM MY LOCAL AUTHORITY BUILDING CONTROL OFFICE?

To ensure that your building works comply with the Building Regulations and other relevant legislation, Local Authorities' Building Control Surveyors carry out inspections of your project as it progresses.

Following deposit of your Building Regulation application or acceptance of your Building Notice you are able to start work. You must however give at least two days notice to the Council. A Building Control Surveyor will call shortly after the commencement date. They will introduce themselves, briefly discuss the job and answer any questions you or your builder may have. The Surveyor is there to help you to comply with the regulations and may be called upon for advice.

If the job is being carried out on a Building Notice the Building Control Surveyor may ask how the work is to be constructed, the types and sizes of materials etc.

To help you and your builder proceed more quickly your Local Authority will in most cases provide a same day inspection service, providing you contact the Building Control office before 10.00 am. Various stages of the work are deemed to require " mandatory inspections":-

Commencement of work
Excavation of foundations before concreting
Foundations when constructed
Damp Proof Course when laid
Site concrete or floor slab (before being laid)
Drains (before backfilling)
Drains (after backfilling)
Occupation (In respect of new property)
Completion of project

These mandatory inspections refer to works covered up below ground but are not necessarily the only ones your Building Control Surveyor will make. Some projects require extra specific inspections such as reinforcement of concrete foundations and floor slabs and fire protection to the structure. Often you will be asked to tell your Building Control Surveyor when you intend to plaster or line a ceiling or wall so that he or she may call to inspect before work is covered.

Mandatory inspections require 24 hours notice to the Local Authority. Normally telephone calls are accepted and some Local Authorities send out postcards for you or your builder to return. If you fail to give an adequate notice or proceed without inspection, the Local Authority have the power to enforce you to dig up or open up the work for inspection.

By ensuring that your Building Control Surveyor is notified of the various stages we can often avoid conflict between the builder and yourself.

FEES

Fees are payable to the Local Authority for the service provided. If you applied for consent via the full plans route then you need to pay a site inspection fee after the first inspection by the Building Control Surveyor. (The Building Notice fee is payable at the time of submission). **The fee covers all of the inspections carried out on site no matter how many or how few.**

An invoice is usually sent to you within a few days. For works to domestic property more than one fee may be payable. For example, if you are building an extension and a loft conversion then you need to pay two inspection fees.

COMPLETION CERTIFICATES

When the work is complete you must notify your Building Control Surveyor to enable him or her to carry out a final inspection. When they are satisfied that the work complies with the Building Regulations a Completion Certificate will be issued. A Completion Certificate is important to you as proof that your project complies with the Building Regulations It may be required when you come to sell your house or obtain a loan secured against your property. It is also advisable to obtain the certificate before settling the final account with your builder as confirmation that the local authority are not going to take action against you for non compliance with the Regulations.

WORK NOT COVERED BY THE BUILDING REGULATIONS

The Building Regulations cover mainly the structure, drainage, weather, thermal and fire resistance of your project. They must be considered as minimum standards Examples of work not covered include:

- standard of workmanship
- electrical installation (except escape lighting and lighting in commercial premises)
- water and central heating installations (except boilers, flues and heating controls)
- external works such as paths and driveways
- decoration
- the installation of gas heating boilers and fires when fitted by an approved installer (Corgi Registered)

The standard and inspection of the works referred to above are your responsibility.

YOUR LEGAL RESPONSIBILITIES

The owner of the building or the person having the work carried out is legally responsible for complying with the Building Regulations. This includes applying to the Building Regulation Authority to carry out the work and ensuring that work on site complies with the Regulations.