

# Building Control – stages of inspection

A large part of the Building Control service is the inspection of your project as the work progresses. Your project will be inspected regularly as work progresses but it is important that we are called in to inspect the following stages:

1. **Commencement:** when your builder starts on site please give us a call. This will give us a chance to get to know your builder, discuss how the project will proceed and agree the stages at which the property should be inspected.
2. **Excavation of foundations:** it is very important that we are called in at this stage as the foundations are fundamental to the success of the project. We will assess the ground and site conditions and ensure that the foundations are suitable for the proposal.
3. **Foundation Reinforcement.** Reinforcement for all foundations including rafts and ground beams must be inspected and passed before concrete is poured.
4. **Damp proof course:** when the builder is ready to start building the walls we will inspect the work to ensure that a suitable damp proof course has been placed.
5. **Casting of concrete oversite:** when your builder is ready to concrete your floor slab we will visit to check that the ground has been properly prepared, that there is adequate floor insulation in place and that a suitable damp proof membrane has been provided.
6. **Drainage:** before any new drains are covered up we should be called in so that we can ensure they have been correctly installed and connected up.
7. **Drainage testing:** on major projects we will ask to carry out an air test on the new drainage system to ensure there are no leaks.
8. **Pre-plaster, floor structures, roof structures and beams:** we will need to inspect suspended floor structures, roofs, structural beams, sanitary drainage and electrical work before they are covered up to ensure they are suitably sized and have been correctly installed.
9. **Completion:** our final inspection here we will inspect the work to ensure that it has been finished off in compliance with the Building Regulations. Once your project has been satisfactorily completed we will issue you with a completion certificate; you may need this if you wish to sell your house.
10. **Intermediate:** All other inspections not listed above including general inspections of progress, requests for meetings on site to discuss problems or amendments of the proposals, restarting of work following temporary halt or next phase of work, pre commencement inspections or exploratory works and post completion queries.
11. **Additional inspections:** Additional inspections may be required depending on the extent and the type of works and as a result of non-compliant or staged inspection works
12. **Unauthorised work:** In addition to the inspections above Building Control may also inspect and investigate work which is thought to be in progress or finished without Building Regulation certification.

**Not all of these inspections will be relevant to every project but please ensure that your builder calls us out at the relevant stages, missed inspections can cause problems with the issuing of your completion certificate.**

**Please ring 01268 882200 to book your inspection. Inspections must be booked at least 24 hours in advance.**

## Completion certificate

Providing the local authority are satisfied at each inspection stage, the requirements of the Building Regulations have been complied with and any conditions on an approved plan have been discharged, a completion certificate will be issued.

New build projects may also require carbon emission assessments, water efficiency calculations, air permeability test results, commissioning and test certificates for controlled services and fittings, compliance certificates for self-certification elements to enable the issue of the completion certificate.