



Site Inspections

When a valid application has been lodged the builder can commence work. It is best to wait until the plans have been assessed so that the builder is working from plans that have been approved. If the builder commences work prior to approval of the plans, he proceeds entirely at his own risk. There is a legal obligation on any person causing works to be carried out to advise the Building Control Department at the stages of work so that site visits may be undertaken.

The stages of work include:

- Foundation excavation
- Sub-structure and hardcore
- Damp proof courses
- Drainage (before drainage pipes are covered)
- Pre-occupation
- Completion

Arranging an Inspection

Same day inspections can be arranged for all inspections (except completion inspections) where notification is received before 10.30am. Depending on staff workloads, completion inspections may be carried out on the same day or within 5 days. You can contact the Building Control Department to arrange an inspection either in person, by telephone or by fax. During the course of construction, a Building Control Surveyor is likely to inspect roof construction and carry out interim inspections from time to time or upon request. The purpose of these inspections is to ensure that the building meets requirements for health and safety, conservation of fuel and power, and is accessible to all.

Completion Certificate

When the works are satisfactorily completed, Building Control will forward a Completion Certificate to the applicant and any other interested parties. The Completion Certificate states that the work has been inspected and in so far as can reasonably be ascertained meets the requirements of the relevant Building Regulations.

Contact:

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