

Inspection of Building work

Planning and Transport

Inspection of building work

Building work must be inspected at various stages during its progress and you must give us enough notice to arrange our site visits. Details of the more common stages are given below. This applies to work submitted under both the Full Plans and the Building Notice procedures.

The purpose of these inspections is to make sure that the person carrying out work complies with relevant Building Regulations. This is particularly important for work which is quickly covered up, which is why you need to give prior notice for inspection.

The person carrying out the work is responsible for making sure that the work complies with relevant regulations. In Law, the building owner is seen as the person carrying out the work, not the contractor. It is therefore in your interest to make sure that you have engaged a competent contractor, and that our Building Control Surveyors are given the opportunity to inspect the work. You may of course employ your own surveyor or architect to provide additional supervision for quality control purposes although most people just rely on the contractor.

It is important to emphasise that the inspections we carry out are made to establish that the work satisfies relevant Building Regulations. They are not quality control inspections. The regulations are limited in their scope to matters of health, safety, energy conservation and access. Work, particularly finishes, can in fact be constructed to a rather poor standard of quality and still satisfy minimum Building Regulation requirements. We can require that work which does not satisfy the regulations is taken down. We do not have the same authority for work which is perhaps unsightly or otherwise of lesser quality.

How to request an inspection

You may request an inspection verbally, in person or by telephone. When you do this please quote our plan number for the work so that the correct particulars can be obtained easily.

You, or your builder, should notify our local Building Control Surveyor at the following stages of work:

- At commencement of work
 - At excavation for foundations
 - Prior to covering any reinforcing steel in foundations
 - Prior to covering up any hardcore or damp proof membrane
 - Prior to covering drains
 - Prior to plastering or encasing walls, beams, columns or ceilings
 - Prior to occupation (if prior to completion)
 - On final completion
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We may also make additional inspections where we feel these are necessary.

We recommend that you take an interest in and have personal involvement with the work you are having carried out. Arrange to meet the builder and Building Control Surveyor together on site so that any Building Regulation problems can be resolved before the builder leaves the site.

When the work is completed please ensure that you notify the Building Control Surveyor who will then arrange a final inspection of the work.

Completion Certificates

We will be pleased to provide, on request, a certificate to verify that your work has been inspected on completion.

A completion certificate can be presented to financial institutions, solicitors, surveyors and so on, when they need evidence that the work has been completed to the satisfaction of the Local Authority. We always recommend that you obtain the completion certificate before settling your final account with your contractor. It can prove difficult to get contractors back to site to rectify defects once they have been paid!

An approval notice or completion certificate issued by the council should not be considered as a guarantee or warranty. The council are not liable for any economic loss due to defects or failure to meet minimum requirements of the regulations.

Fees

Whether you carry out work by the Full Plans procedure or by the Building Notice procedure a fee is payable to us. In both cases the total fee payable is the same. Details of our charges are available on a separate leaflet. If you have made your application by a Building Notice we should have collected the entire fee at the time the application was made. If your application was made by the Full Plans procedure we will generally send an invoice for inspection fees once we have made the first inspection. Additional fees are sometimes chargeable where other works are carried out which were not included on the original Full Plans or Building Notice application.

Building Regulation approval does not imply approval under the Town and Country Planning Act. You should always check if a separate planning application is required

This leaflet provides advice on a particular aspect of the Building Regulations. It is not a statement of law, but is intended to help you to understand the system. Building Regulations are changed from time to time. If you did not receive this leaflet directly from Wigan Council's Planning and Transport Department, you must check that the information is still current.

We are here to help. If you are in any doubt over the requirements of the Building Regulations, or if you need further information, please telephone or write to us at:

Postal address: Wigan Council, PO Box 100, Wigan, WN1 3DS.

E-mail: planningrepresentations@wigan.gov.uk, Telephone: 01942 404364

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Our details are:

Wigan Council
Places Directorate
PO Box 100
Wigan
WN1 3DS
Telephone: 01942 404364

Website: www.wigan.gov.uk
