



BUILDING CONTROL NEWSLETTER



FEBRUARY 2009 ISSUE 8

Welcome to the February edition of the Building Control newsletter.

We hope you are enjoying our newsletters and our finding them useful. If you have picked up this newsletter in our office or have seen a copy of a colleague's, and you are interested in a regular copy then we can add your details to our mailing list. Please send your details to building.control@fdean.gov.uk Otherwise please visit www.fdean.gov.uk and follow the links to the Building Control where our newsletter can be found online.

We would also like to bring to your attention that the Building Control Department has placed a link on our front page so you can now get access to all the current Building Regulations Documents.

VAT

Following on from the Governments kind reduction in the rate of VAT to 15%, our fees have been adjusted to suit. Please remember to add 15% and not the old 17.5% when making your applications, as we have to refund the difference back to yourselves. A copy of the fee have been put on our website, and you all should have received a copy via email

Seminar by Kingspan

Thanks to those who attended the excellent Seminar by Kingspan Insulation, we hope you found it useful, I am happy to answer any questions in relation to this seminar, or any other Seminars that you have attended here.

Survey Report

Just a reminder that over the last couple of months we have sent out over 150 copies of our survey, after receiving some of them back we have produced a report to indicate how the public see the Building Control Service. The results can be seen on our website.

Please also take time to visit our web site and fill in one of our customer Surveys your views will be greatly appreciated.

Any other comments would be appreciated and can be forwarded to simon.drake@fdean.gov.uk

Channel 5 Building Control on TV?

Just in case anyone was watching this and saw the episode on the 15th of Jan featuring an extension in Bath please note that the "Building Inspectors" referred to, and indeed interviewed were from an Approved Inspector. A company called Total Building Control. Bath and North East Somerset Building Control got called in by the builders working for the TV Company, to inspect the replacement extension (the first one had to be completely demolished). The Approved Inspector had apparently approved the foundations on the inadequate extension, which were about 400mm deep and sitting straight on top of a 150mm public sewer. Unfortunately the programme failed to explain this and take the Approved Inspectors' to task but then I suppose that's more than we could hope for with this sort of series.

Your Questions Answered

Question

When can I start work and at what stages are inspections required?

You can begin work at any time after you have submitted a full plans application or building notice provided you give your building control surveyor at least 48 hours notice.

The name and contact details for the building control surveyor allocated to your project will be shown on the yellow site inspection schedule\card that you will be sent with your notice of building regulation acceptance or approval. Inspections if requested before 10.00am by telephone can usually be made on the same day by your surveyor, dependent upon their workload.

Please note that it is the property owners or occupiers legal responsibility to ensure that the building control surveyor is called at commencement of work, in addition to the other statutory inspections shown below, as well as the other stages of work that the surveyor has asked to inspect. Inspections are made at the discretion of building control services and additional inspections may be requested, or carried out at the same time as others or omitted dependant upon the type, scope and scale of the works.

At Least 48 hours before

1. Commencement of works

At Least 24 hours before

1. Covering excavations for foundations
1. Covering foundation concrete
2. Covering oversite
3. Covering damp-proof course
4. Covering foul water drains
5. Covering surface water drains.

At Least 5 days before

6. Occupation prior to completion of the works.

Within 5 days of

7. Completion.

Other Inspections

However we recognize that the statutory framework for inspections set out above may not be appropriate to all types of work such as conversions, re-fits, multiple plots, commercial, non-domestic or simple works.

So in order to provide the best possible service for you, your contractor, and sequent occupiers of the building your building control surveyor may request notification when other stages are reached and before they are covered over so they can be inspected such as;

2. · Structural timber or steel frame
3. · Floor Joists, concrete planks or beams
4. · Roof trusses/timbers
5. · Sound insulation measures
6. · Electrical works
7. · Fire safety measures/precautions

Site problems or alterations

If you have any problems on site involving Building Regulation matters or you need to alter or amend the works, this may affect your application so please do not hesitate to contact your Building Control surveyor for advice or assistance.

Our Guidance Documents

The following three documents have been produced by the Forest of Dean District Council's Building Control Department to help you complete your Building Regulations application. Or to simply give guidance to a house holder when carrying out a building project. Please feel free to contact us for your copy on 01594 812352



If you have any building regulation related questions please let us know