

DOMESTIC (TABLE 1A) NON DOMESTIC (TABLE 1B) NEW BUILD PROJECTS (TABLE 1C)

Step 1

Select your project type(s) from Tables 1A, 1B or 1C

Step 2

Once you have selected your project(s) refer to the relevant inspection stages. Please ensure you contact your surveyor or the office at each of the required stages.

Step 3

For further advice/guidance on the inspection stages please refer to The Notes Table 2.

Step 4

Within each Table (1A, 1B, and 1C) please refer to the Certificates Required which are shown in Table 3.



STAGES TO CALL FOR AN INSPECTION

Please view your particular project type(s) below to determine INSPECTION STAGES.

Please contact your building control surveyor when you reach each stage and before proceeding onto the next.

TABLE 1A		INSPECTION STAGES								
Project Type - DOMESTIC (including Dwelling House, Flat/Studio)		No. of Inspections	Foundation/ Pad Excavations See Note A table 2	Drainage See Note B table 2	Oversite, DPM & Tanking See Note C table 2	DPC See Note D table 2	Structure - structural timbers, steel beams/ columns/lintels etc. See Note E table 2	Pre-Plaster - Fire Protection- Fire-stopping See Note F table 2	Completion See Note G table 2	Certificates Required Refer to relevant number in table 3
Underpinning	TBC	Inspection						Inspection		
Chimney Breast removal	1 to 3	Inspection				Inspection		Inspection		
Removal of Load bearing wall between rooms	1 to 3	Inspection				Inspection		Inspection		
Refurbishment / Internal Alterations	TBC	Inspection	Inspection			Inspection	Inspection	Inspection	1	
Garage Conversion	2 to 5	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	1	
Ground Floor Extension	4 to 6	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	1	
First Floor Extension	2 to 5		Inspection			Inspection	Inspection	Inspection	1	
Loft Conversion	2 to 4		Inspection			Inspection	Inspection	Inspection	1	
Basement Conversion/Ext	TBC	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	2	

TABLE 1B	INSPECTION STAGES								
Project Type - NON DOMESTIC (including commercial, office, retail, community/public, educational, healthcare, nursing, HMO, residential rooms inc. hotel, boarding, student accommodation, industrial etc.)	No. of Inspections	Foundation/ Pad Excavations See Note A table 2	Drainage See Note B table 2	Oversite, DPM & Tanking See Note C table 2	DPC See Note D table 2	Structure - structural timbers, steel beams/ columns/lintels etc. See Note E table 2	Pre-Plaster - Fire Protection- Fire-stopping See Note F table 2	Completion See Note G table 2	Certificates Required Refer to relevant number in table 3
Underpinning	TBC	Inspection						Inspection	
Chimney Breast removal	1 to 3	Inspection				Inspection		Inspection	
Removal of Load bearing wall between rooms	1 to 3	Inspection				Inspection		Inspection	
Refurbishment	TBC	Inspection	Inspection			Inspection	Inspection	Inspection	4
Ground Floor Extension	4 to 6	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	4
First Floor Extension	2 to 5		Inspection			Inspection	Inspection	Inspection	4
Loft Conversion	2 to 4		Inspection			Inspection	Inspection	Inspection	4
Basement Conversion//Extension	TBC	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	2/4
Material Change of Use Conversion to House or Flats	TBC		Inspection		Inspection	Inspection	Inspection	Inspection	3
Material Change of Use Conversion to Commercial	TBC		Inspection			Inspection	Inspection	Inspection	4
Office / Shop Fitout	TBC	Inspection	Inspection			Inspection	Inspection	Inspection	4

TABLE 1C	INSPECTION STAGES								
Project Type - NEW BUILD	No. of Inspections	Foundation/ Pad Excavations See Note A table 2	Drainage See Note B table 2	Oversite, DPM & Tanking See Note C table 2	DPC See Note D table 2	Structure - structural timbers, steel beams/ columns/lintels etc. See Note E table 2	Pre-Plaster - Fire Protection- Fire-stopping See Note F table 2	Completion See Note G table 2	Certificates Required Refer to relevant number in table 3
New Build Dwelling(s)	TBC	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	5
New Build Flats	TBC	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	6
New Build Commercial, office, retail	TBC	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	7
Outbuilding (non habitable)	3 to 5	Inspection	Inspection	Inspection		Inspection	Inspection	Inspection	1
New Build HMO, residential rooms, hotel, boarding, student accommodation etc.	TBC	Inspection	Inspection	Inspection		Inspection	Inspection	Inspection	6
New Build Industrial/Warehouse etc.	TBC	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	Inspection	7

GUIDANCE NOTE TO ASSIST WITH THE STAGES OF INSPECTION

TABLE 2

NOTES FOR INSPECTION STAGES

Note

A.	Foundation/Pad Excavations -	Please arrange an inspection once any foundation excavation, pad and box frame excavations have been completed, and before pouring any concrete.
B.	Drainage - Drainage Testing -	Please arrange an inspection once the drainage pipes have been laid to correct falls and connected, before covering over.
C.	Oversite (DPM) & Tanking	Please arrange an inspection once the floor build up has been completed, typically hardcore, sand blinding, DPM, insulation etc. before covering over.
D.	Damp Proof Course	Please arrange an inspection once you have laid the damp proof course at the correct heights.
E.	Structure - structural timbers, steel beams / columns/lintels etc -	Please arrange an inspection once any of the structural elements have been erected - floor, walls and roof so we can view the structural timbers, steel columns, beams, frames and reinforcement etc. before closing and/or covering over.
F.	Pre-Plaster / Fire Protection - Fire-stopping	Please arrange an inspection before fully closing up partitions, ceilings and roof works so build up, insulation, services, fire stopping, penetrations, cavity barriers and compartmentation etc. can be viewed before covering over.
G.	Completion -	Please arrange a Final Inspection once all works have been practicably completed and prior to occupation.

IMPORTANT NOTE:

Under Regulation 8 of The Building (Approved Inspectors etc.) Regulations 2010 we as an approved inspector by whom an initial notice has been given shall, so long as the notice continues in force, take such steps as are reasonable to enable to be satisfied within the limits of professional skill and care that the applicable requirements of the Building Regulations have been complied with.

This is not an exhaustive list. If you do not see your project on the Matrix please contact the office immediately so we can prepare a bespoke plan to suit **(0207 099 3636)**

Independent Testing means you are likely to require a Pre-Completion Test to determine compliance with the Building Regulations 2010.

Remote Inspections- Remote inspection techniques (such as photos, videos or live streaming) may be used in certain situations as an alternative to on site inspections. This will always be assessed on a case by case basis and **MUST** be agreed with your surveyor first.

London Building Control as Approved Inspector reserve the right to request further inspections, testing as necessary to demonstrate compliance with the Building Regulations 2010

TABLE 3

LIST OF CERTIFICATES TO BE SUBMITTED TO LONDON BUILDING CONTROL LTD ON COMPLETION

1.	Electrical installation Certificate
2.	Electrical installation Certificate, Dual Sump Pump Spec and installation Certificate, Tanking membrane warranty
3.	Electrical installation Certificate, SAP/EPC, Sound Testing Report, Water Efficiency Calculations, Fire Alarm, AOV's, Emergency Lighting
4.	Fire Alarm, Emergency Lighting, Regulation 38 Statement
5.	Electrical installation Certificate, SAP/EPC, Water Efficiency Calculations, Sound Test Report, Air Pressure Test Results, Data Connection Confirmation
6.	Electrical installation Certificate, SAP/EPC, Water Efficiency Calculations, Sound Test Report, Air Pressure Test Results, Emergency Lighting, Fire Alarm, AOV, Data Connection Confirmation, Regulation 38 Statement
7.	SBEM, Air Pressure Test Results, Fire Alarm, Emergency Lighting, Lift Commissioning, Wet/Dry Riser Commissioning, Regulation 38 statement

NOTE : This is not an exhaustive list. If you are intending to use engineered solutions to provide compliance we may require sprinkler/mist system certificates, fire curtain installation certificates etc.

Please contact our Technical Team 0207 099 3636 to confirm

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