



QUADRANT
APPROVED INSPECTORS
BUILDING CONTROL

**Important Building
Control information for
commercial projects**



www.quadrantai.co.uk



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Thank you for appointing Quadrant Building Control as your Approved Inspector. It is important that you read this document to understand the process. Please contact us if you require any further clarification or guidance. We look forward to working with you.



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Please note the Local Authority require 5 days to process the Initial Notice from date of issue. Works cannot start on site until this period has expired or the Local Authority may not accept the Notice.

As part of the approval process we are required to assess the plans and information for compliance with the regulations and then inspect the works carried out on site to ensure the development complies with the Building Regulations.

Quadrant does not approve works covered under Competent Person's Schemes. These are excluded from our Initial Notice and certified by the Installer. This includes works such as electrics, gas fitting and installation of solid fuel appliances. More details can be found at the competent person's website: www.competentperson.co.uk. A separate register specifically for electricians has also been set up, so you can find an electrician to carry out domestic electrical work. It is important you acquire a certificate from your registered installer for these works.

Where applicable, Quadrant will carry out a consultation with the water authority to inform them of relevant works in accordance with the Regulations. If a build over agreement is required due to building over or within 3 meters of a public drain then this will be required to be submitted directly by the client to the water authority with any payable fees.

Quadrant will carry out a fire officer consultation in accordance with the Building Regulations and will

advise your design team on the outcome however, you will still need to carry out a Fire Risk Assessment for your building to comply with the Fire Regularity Reform Order (RRO) prior to occupation.

If at any time either prior to or during construction, any amendments are made to the plan or layout of the building, please ensure your design team sends us copies of these amendments. This is essential to enable us to ensure compliance with the Building Regulations.

For projects that involve the creation of new dwellings please confirm if additional Building Regulations requirements relating to Part M Access and Part G Water Efficiency have been imposed as conditions within your Planning Permission.

Quadrant Building Control will carry out site inspections to determine that the building work being undertaken complies with the Building Regulations. The number and nature of site inspections vary according to the type of works being undertaken.

Please ensure your contractor notifies us at least 48 hours before work is due to commence. This can be done by e-mail or phone.

A Site Inspection Notification Framework (INF), which highlights the work stages that will require notification, will be included with our building regulations report. Please forward a copy to your contractor or project manager as applicable.



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On completion of the project we will carry out a final inspection and this should ideally take place before the building is occupied. Quadrant will also require commissioning certificates for the M and E services as applicable to your project.

On completion of a satisfactory final inspection, we will issue a Final Certificate. This must be done within 4 weeks of occupancy of the building or occupancy to which this Initial Notice relates. If the work is not sufficiently complete to enable us to issue the Final Certificate within the 4 weeks, the Initial Notice will cease to be in force and the work may then revert to the Local Authority who will charge a further fee.

Should you wish to review our terms and conditions, along with other guidance information, please view our website: www.quadrantai.co.uk

What is an approved inspector?

Building Regulations are minimum standards set by the Department for Communities and Local Government (DCLG) that cover the design and construction of buildings. They are also concerned with the health and

safety of building users, energy and water efficiency, and access and facilities for people with disabilities. With all building work, the owner and occupier of the property or land in question is ultimately responsible for complying with the relevant planning rules and building regulations. The role of checking that Building Regulations are, as far as can reasonably be determined, being complied with falls to a Building Control Body – either an Approved Inspector or a Local Authority. The person carrying out the work has the choice of which Building Control Body to use.

Approved Inspectors are persons authorised under the Building Act 1984 to carry out building control work in England and Wales. Approved Inspectors are required to adhere to the Construction Industry Council Approved Inspectors Register (CICAIR) Code of Conduct for Approved Inspectors and follow the Building Control Performance Standards in their working practices.

The role of building control is to act as an independent third party check and Approved Inspectors are required to take such steps as are reasonable to enable the Approved Inspector to be satisfied, within the limits of professional skill and care, that the applicable aspects of the Building Regulations are complied with.

It is **not** the role of building control to:

- Provide quality control of the Works.
- Provide a 'clerk of works' service monitoring every stage of the construction process.
- Provide a service to address issues such as the finish and aesthetics of the Works where these are not Building Regulation matters.
- Provide a service to offer contractual protection between the person carrying out the work and the parties engaged in the design and/or construction of such work.
- Provide a guarantee of compliance with the Building Regulations. The appointment of a Building Control Body does not remove the obligation of the person carrying out the work to achieve compliance.

More information on the planning and building regulations system in England and Wales is available via the DCLG and the Planning Portal.



Quadrant Building Control is a leading private sector Building Control service approved by the Construction Industry Council (CIC). Our aim is two-fold: client satisfaction and the best possible built environment.

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