

## Building Control Inspection Regimes – When to call us

Stage of work	New Buildings				Existing Buildings		
	Extensions	Housing	Flats	Commercial	Change of use to dwellings	Change of use to Commercial	Material Alteration
<b>Excavation for foundations</b>	1	1	1	1	1	1	1
<b>Drainage</b>	risk-based assessment	risk-based assessment	risk-based assessment	2	risk-based assessment	risk-based assessment	risk-based assessment
<b>Damp proof course/membrane</b>	2	2	2	3	risk-based assessment	risk-based assessment	risk-based assessment
<b>Wall Cavity</b>	3	3	3	4	Where applicable	Where applicable	Where applicable
<b>Structural features</b>	3	3	3	4	2	2	2
<b>Fire stopping</b>	At plan check stage	At plan check stage	4	5		By independent certification	By independent certification
<b>Acoustic features</b>	N/A	Robust details/testing	Robust details/testing	5	3/testing	As deemed necessary	N/A
<b>Accessibility features</b>	At completion stage	4	5	6	3	3	3
<b>Occupation/ Completion</b>	4	4	5	6	4	4	3

### Notes to the table

- Our function as an Approved Inspector is to take such steps as are reasonable to be satisfied within the reasonable limits of professional skill and care that the applicable requirements of the Building Regulations are complied with. Although inspections of work are not a legal requirement they are undertaken to enable jhai to meet its function.
- Risk based assessment is defined in the "Building Control Performance Standards" document published by DCLG 2014 and "Risk assessment decision making tool for building control bodies" published by DCLG in 2012
- Remote inspection techniques may be used as an alternative to on-site surveyor inspection, such as photographs, video or other remote media.
- jhai reserve the right to request whatever tests are deemed necessary to demonstrate compliance with the applicable requirements of the building regulations
- For some larger/more complex commercial projects additional inspections to those shown above may be required to enable jhai to meet its function as detailed above.
- To meet compliance with Part E "Sound insulation" Robust details will require a licence to be purchased from Robust Details Ltd
- "Testing" as referred to in the table means pre completion sound testing as required by Regulation 41 of the Building Regulations 2010 (as amended)