

Response to Request for Information

Reference EIR 000057
Date 4 July 2016

Inspection of Building Work

Request:

Under the terms of the Freedom of Information Act, I should be grateful if you would supply the following information in respect of the Council's operations concerning the inspection of building work:

1. Copy of any Wolverhampton City Council policy and/or procedure in respect of inspection and certification of building work under the Building Regulations 2010/Building Act 1984?
2. Details of any policies/procedures/advice/guidance given to Council employed inspectors with regard to the number, type and frequency of inspections which should be conducted when inspecting building work with a view to issuing a certificate that the same complies with Building Regulations?
3. Details of statistics held (whether by year, month or otherwise) as to the number, type and frequency of inspections which Council employed inspectors conducted when inspecting building work with a view to issuing a certificate that the same complies with Building Regulations?

Thank you for your request for information which was received on 4th July. We will treat this as a request for information under the Environmental Information Regulations (EIR). In your request you asked for the above information and for ease of reference we have provided our response in 'blue':

1. City of Wolverhampton Building Control adopts a site inspection Service Plan model. Inspection Service plans are specific to individual projects and take into account factors such as:
 - The type of construction proposed
 - The size and complexity of the project / scheme
 - Risks to compliance with the building regulations
 - The contractors experience and the site management arrangements
 - Ground conditions

The service plan lists all the stages of the work we would like to inspect. A copy of the service plan is issued to the applicant/agent when an application is registered by the Local Authority.

The service plan identifies the stages at which the person carrying out the building work is required to notify the Council. Notification can be by any means, eg. telephone,

email, letter etc. The Council's Building Control service will endeavour to carry out inspections within 24 hours of the request (Monday to Friday) or on the same day as the request if notified before 9:30am.

In addition to the stages identified in the Service plan the Building Control surveyor may take the view that it is necessary to carry out further inspection on some schemes depending upon how work progresses.

Completion certification is issued when the design and building work is considered to be compliant with the Building Regulations in so far that this can be determined through the course of these inspections.

2. Surveyors are instructed to carry out the inspections identified in the service plan when notification of the relevant stage is received from the applicant/agent/builder. Surveyors should endeavour to carry out inspections within 24 hours of the request (Monday to Friday) or on the same day as the request if notified before 9:30am. Surveyors are required to use their professional judgement to determine if additional inspections are required depending on their assessment of the work to date and the resource available to the team.
3. Number of inspections carried out.

Yearly total for 2015	7310
Monthly Total June 2016	660

We do not have the facility to break these down further into types and frequency but they will include the following types:

Commencement
Excavation
Foundation concrete/reinforcement
Damp Proof Course
Oversite concrete and DPM
Drains and drain test
Pre Plaster
Roof construction
General progress
Occupation
Completion

The frequency of inspections varies from scheme to scheme but we would normally inspect when notification of a service plan stage is received from the person carrying out the work or as deemed necessary by surveyor.