

Inspection Notification Framework

Whilst Inspections of work are not a legal requirement, they are an important feature of our role as the Building Control Body and are undertaken to enable us to meet our statutory function. It is therefore essential that the person carrying out the work ensures that suitable arrangements are made for safe access to the work so our surveyors can undertake inspections.

Inspection reports are restricted to requirements covered by Building Regulations current at that time. They do not constitute evidence that the Building Regulations have been satisfied and it remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.

The following table provides guidance on inspection stages for Domestic projects but may also be used for some smaller commercial projects that are domestic in scale and form.

Project Stages	Inspection stages		
	New build Housing and flats	Extension to dwellings	Loft conversions
Commencement	1	1	1
Excavations	1	1	Only where applicable
Foundations	1	1	Only where applicable
Underground drainage	2	2	Only where applicable
Oversite	2	2	Only where applicable
DPC/DPM	2	2	1
Superstructure	3	3	1
Vertical DPC	3	3	1
Roof framing	4	3	1
Thermal insulation	4	4	2
Sound insulation	By inspection and testing	N/A	N/A
Fire safety features	5	4	3
Electrical safety	By contractor certification	By contractor certification	By contractor certification
Building services	By contractor certification	By contractor certification	By contractor certification
Completion	5	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 limits of professional skill and care that the applicable requirements of the Building Regulations are complied with.

JHAI are not responsible for the works compliance with the regulations. The duty to comply remains at all times with the person carrying out the work and ultimately with the owners of the property.

Subject to us witnessing and/or receiving satisfactory evidence of compliance we will issue a Final Certificate at completion of the project. It is important to note that this certificate is not a guarantee of compliance it is "evidence, but not conclusive evidence" that compliance with the regulations has been achieved.

All inspections are performed on a "risk based assessment" basis. This is defined in the "Building Control Performance Standards" document published by the government department MHCLG in 2017 and the "Risk assessment decision making tool for building control bodies" document published by the government department DCLG in 2012.

JHAI reserve the right to undertake inspections using Remote inspection techniques as an alternative to on-site surveyor inspection, these include photographs, video or other remote media.

JHAI reserve the right to request that the person carrying out the work undertake whatever tests are deemed necessary to demonstrate compliance with the applicable requirements of the building regulations

For larger/more complex commercial projects the above table may not identify the required inspection strategy in sufficient detail. These will be decided on a bespoke basis as the project evolves and should be discussed with the JHAI inspecting surveyor at each inspection to ensure that JHAI meets its statutory obligation. Notification of Commencement must be provided a minimum of 48 hours before works start on site and further inspection notifications should be agreed with your inspecting surveyor at each inspection but will typically cover the following functional areas of the building regulations as a minimum, Structure; Fire Safety; Insulation; M&E; Accessibility with an inspection frequency typically being from one to three monthly. To meet compliance with Part E "Sound insulation" Robust details will require a license 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).

"Contractor certification" as referred to in the table means certification by a competent person registered under a government approved competent person's scheme.

The table is for indicative purposes only and the final decision on the need or adequacy of inspections for the purposes of fulfilling our statutory function lies with JHAI.

Inspections undertaken by JHAI do not cover the clients and/or contractors legal responsibilities under legislation other than the Building Regulations, such as The Party Wall etc Act 1996; The Control of Asbestos Regulations 2012; The CDM Regulations 2015 etc. The client and/or their contractor must satisfy themselves that they are meeting any other applicable legislation.

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