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**STATUTORY INSTRUMENTS**

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**1985 No. 1066****BUILDING AND BUILDINGS****The Building (Approved Inspectors etc.) Regulations 1985**

<i>Made</i> - - - - -	11th July 1985
<i>Laid before Parliament</i>	17th July 1985
<i>Coming into Operation—</i>	
<i>Regulations 1 to 7</i>	
19, 27(1) and 29 -	1st September 1985
<i>Remainder</i> - - - -	11th November 1985

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The Secretary of State for the Environment, in exercise of the powers conferred on him by the provisions of the Building Act 1984(a) mentioned in Schedule 1 to these regulations and of all other powers enabling him in that behalf, hereby makes the following regulations:—

## **PART I: GENERAL**

### **Title, commencement and application**

1.— (1) These regulations may be cited as the Building (Approved Inspectors etc.) Regulations 1985.

(2) Regulations 1 to 7, 19, 27(1) and 29 of these regulations shall come into operation on 1st September 1985, and the remainder of the regulations shall come into operation on 11th November 1985.

(3) These regulations shall not apply in inner London.

### **Interpretation**

2.— (1) In these regulations unless the context otherwise requires—

“the Act” means the Building Act 1984;

“building” means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to a part of a building;

“designated use” means a use for the time being designated under section 1 of the Fire Precautions Act 1971(b);

“flat” means separate and self-contained premises constructed or adapted for residential purposes and forming part of a building from some other part of which it is divided horizontally;

“fire authority” means the authority discharging in the area in which the premises are or are to be situated the functions of fire authority under the Fire Services Act 1947(c);

“material alteration” and “material change of use” have the meaning those expressions have in the principal regulations; and

“the principal regulations” means the Building Regulations 1985(d).

(2) Where any regulation requires the use of a numbered form in Schedule 2, a form substantially to the like effect may be used.

(3) Any reference in these regulations to the carrying out of work includes a reference to the making of a material change of use.

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(a) 1984 c.55.

(b) 1971 c.40.

(c) 1947 c.41.

(d) S.I. 1985/1065.

(4) Where in these regulations reference is made to a period measured in working days, no account is to be taken in calculating that period of a Saturday, Sunday, Christmas Day, Good Friday, Bank holiday or day appointed for public thanksgiving or mourning.

## **PART II: GRANT AND WITHDRAWAL OF APPROVAL**

### **Approval of inspectors**

3.— (1) A body corporate seeking to be an approved inspector shall apply to the Secretary of State giving particulars of the number of people who will be employed in the discharge of its functions under these regulations, their qualifications and experience, and shall answer any inquiries he makes about those matters.

(2) A person other than a body corporate seeking to be an approved inspector shall apply to a body designated in accordance with regulation 4 giving particulars of his qualifications and experience, and shall answer any inquiries that body makes about those matters.

### **Designation of bodies to approve inspectors**

4. If it appears to the Secretary of State that a body might properly be designated as a body to approve inspectors (referred to in these regulations as “a designated body”) he may, if the body consents, designate it for that purpose.

### **Manner of approval or designation**

5. The approval of an inspector or the designation of a body to approve inspectors shall be given to that person or body by a notice in writing specifying any limitation on the approval or designation.

### **Termination of approval or designation**

6.— (1) The approval of an inspector given by a designated body shall cease to have effect at the end of a period of five years from the date on which it was given.

(2) The approval of an inspector may be withdrawn by a notice in writing given to the inspector by the person who approved him.

(3) The Secretary of State may withdraw the designation of a designated body by giving the body notice in writing, but—

- (i) such withdrawal shall not affect the operation of any subsisting approval given by the body, and
- (ii) a subsisting approval may be withdrawn by the Secretary of State as if it had been given by him.

(4) Where an approved inspector (other than a body corporate) is convicted of an offence under section 57 of the Act (false or misleading notices and certificates etc.), the body by whom the approval was given shall on receipt of a certificate of the conviction forthwith withdraw the approval and no further approval shall be given to that person for a period of five years beginning with the date of his conviction.

**Lists of approvals and designations**

- 7.— (1) The Secretary of State shall maintain—
- (a) a list of bodies which are for the time being designated by him for the purpose of approving inspectors, and
  - (b) a list of inspectors for the time being approved by him.
- (2) The Secretary of State shall—
- (a) supply to every local authority in whose area these regulations apply a copy of the first lists of approved inspectors and designated bodies prepared by him under this regulation; and
  - (b) shall notify every such local authority as soon as may be of the withdrawal of any approval or designation and of any addition to the lists.
- (3) A designated body shall—
- (a) maintain a list of inspectors for the time being approved by it; and
  - (b) notify every local authority in whose area these regulations apply as soon as may be after withdrawing approval from any inspector.
- (4) Lists maintained under this regulation shall set out any limitation placed on the approval or designation of the persons or bodies listed and shall indicate the date, if any, on which each approval will expire.

**PART III: SUPERVISION OF WORK BY APPROVED INSPECTORS****Initial notice**

- 8.— (1) The prescribed form of an initial notice shall be form 1 in Schedule 2 or, if it is combined with a plans certificate, form 3.
- (2) An initial notice shall be accompanied by—
- (a) the plans and documents described in the notes to those forms, and
  - (b) a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the work described in the notice.
- (3) The grounds on which a local authority are required to reject an initial notice are those prescribed in Schedule 3.
- (4) The period within which a local authority may give notice of rejection of an initial notice is ten working days beginning with the day on which the notice is given.

**Independence of approved inspectors**

- 9.— (1) An approved inspector shall have no professional or financial interest in the work he supervises unless it is minor work.
- (2) A person shall be regarded as having a professional or financial interest

in the work described in any notice or certificate given under these regulations if—

- (a) he is or has been responsible for the design or construction of any of the work in any capacity, or
  - (b) he or any nominee of his is a member, officer or employee of a company or other body which has a professional or financial interest in the work, or
  - (c) he is a partner or is in the employment of a person who has a professional or financial interest in the work.
- (3) For the purposes of this regulation—
- (a) a person shall be treated as having a professional or financial interest in the work even if he has that interest only as trustee for the benefit of some other person,
  - (b) in the case of married people living together, the interest of one spouse shall, if known to the other, be deemed to be also an interest of the other.
- (4) For the purposes of this regulation—
- (a) involvement in the work as an approved inspector,
  - (b) entitlement to any fee paid for his function as an approved inspector, and
  - (c) potential liability to pay any sum if a claim is made under the insurance cover provided for the purposes of the Act,

shall not be regarded as constituting a professional or financial interest.

- (5) For the purposes of this regulation, “minor work” means—
- (a) the material alteration or extension of a dwelling-house which before the work is carried out has two storeys or less and which afterwards has no more than three storeys; or
  - (b) the provision, extension or material alteration of a controlled service or fitting in or in connection with any building;

and for the purposes of this paragraph—

- (i) “dwelling-house” does not include a flat or a building including a flat;
- (ii) a basement is not to be regarded as a storey; and
- (iii) “controlled service or fitting” has the same meaning it has in the principal regulations.

#### **Functions of approved inspectors**

**10.**— (1) Subject to paragraph (2), 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 him to be satisfied within the limits of professional skill and care that—

- (a) regulations 4 and 6 of the principal regulations are complied with,
- (b) satisfactory provision is made for the conveyance of—

- (i) refuse water, and
- (ii) rain water from roofs,

from any building or extension of a building to the sewer, cesspool or other place shown on the plans which accompanied the initial notice, and

- (c) any building or building as extended to which section 24 of the Act (provision of exits etc.) applies is provided with satisfactory means of ingress and egress and passages or gangways, having regard to the purposes for which the building is intended to be, or is, used and the number of persons likely to resort to it at any one time.

(2) In a case where any requirement of paragraph L2 or L3 of Schedule 1 to the principal regulations is to be complied with by the insertion of insulating material into the cavity in a wall after that wall has been constructed, the approved inspector need not supervise the insertion of the insulating material but shall state in the final certificate whether or not at the date of that certificate the material has been inserted.

(3) Where an approved inspector by whom an initial notice has been given becomes aware that work is being carried out over a sewer shown on the relative map of sewers, he shall, unless information about that work was given to the local authority with the initial notice, as soon as practicable notify the local authority of the location of that work.

### Consulting the fire authority

11.— (1) Where it is proposed to erect a building—

- (a) in respect of which paragraph B1 (means of escape in case of fire) of Schedule 1 to the principal regulations imposes a requirement; and  
(b) which is intended to be put to a use which is, at the time the initial notice is given, a designated use;

the approved inspector shall—

- (i) as soon as practicable consult the fire authority, giving them sufficient plans to show whether the work described in the notice would, if carried out in accordance with those plans, comply with that requirement,  
(ii) before giving a plans certificate, consult the fire authority as to whether the work described in the certificate would, if carried out in accordance with the plans, comply with that requirement; and  
(iii) before giving a final certificate, consult the fire authority as to whether the work to which that certificate relates complies with that requirement.

(2) Where it is proposed to erect or extend a building to which section 24 of the Act (provision of exits etc.) applies, the approved inspector shall—

- (a) as soon as practicable consult the fire authority, giving them sufficient plans to show whether the building, or the building as extended, will be provided with satisfactory means of ingress and egress and passages or gangways;  
(b) before giving a plans certificate, consult the fire authority as to whether if the work described in the certificate was carried out in accordance with the plans, the building, or the building as extended, would be so provided; and  
(c) before giving a final certificate, consult the fire authority as to whether the building, or the building as extended is so provided.

(3) Where an approved inspector is required by paragraph (1) or (2) to consult the fire authority—

- (a) he shall have regard to any views they express;

(b) he shall not give a plans certificate or a final certificate until 15 working days have elapsed from the date on which he consulted them, unless they have expressed their views to him before that date.

(4) Where a local enactment would, if plans were deposited in accordance with building regulations, require the local authority to consult the fire authority before or during the carrying out of any work, the approved inspector shall consult the fire authority in a manner similar to that required by the enactment.

#### **PART IV: PLANS CERTIFICATES**

##### **Form of plans certificate**

12. The prescribed form of a plans certificate shall be form 2 in Schedule 2 or, if it is combined with an initial notice, form 3.

##### **Grounds and period for rejecting plans certificate**

13.— (1) The grounds on which a local authority are required to reject a plans certificate are those prescribed in Schedule 4.

(2) The grounds on which a local authority are required to reject a plans certificate combined with an initial notice are those prescribed in Schedule 3 and Schedule 4.

(3) The period within which a local authority may give notice of rejection of a plans certificate or combined notice and certificate is ten working days beginning on the day on which the certificate is given.

##### **Effect of plans certificate**

14. If an initial notice ceases to be in force as described in section 47(4)(b) of the Act (cancellation etc. of initial notice) and the conditions in section 53(2) of the Act (plans certificate given, accepted and not rescinded) are satisfied, the local authority may not—

- (a) give a notice under section 36(1) of the Act (removal or alteration of work which contravenes building regulations); or
- (b) institute proceedings under section 35 of the Act for a contravention of building regulations;

in relation to any work described in the certificate which has been carried out in accordance with the plans to which the certificate relates.

#### **PART V: FINAL CERTIFICATES**

##### **Form, grounds and period for rejecting final certificate**

15.— (1) The prescribed form of a final certificate shall be form 4 in Schedule 2 and the grounds on which a local authority are required to reject a final certificate are those prescribed in Schedule 5.

(2) The period within which a local authority may give notice of rejection of



a final certificate is ten working days beginning with the day on which the certificate is given.

#### **PART VI: CESSATION OF EFFECT OF INITIAL NOTICE**

##### **Events causing initial notice to cease to be in force**

**16.—** (1) Where a final certificate given in respect of work described in an initial notice is rejected, the initial notice shall cease to be in force in relation to the work described in the final certificate on the expiry of a period of one week beginning with the date on which notice of rejection is given.

(2) Where work described in an initial notice includes the erection, extension or material alteration of a building, and—

- (a) the building or, as the case may be, the extension or any part of the building which has been materially altered is occupied, and
- (b) no final certificate is given,

the initial notice shall cease to be in force in relation to the building, extension or part of a building which is occupied—

- (i) if the building is to be put to a designated use or is one to which section 24 of the Act (provision of exits etc.) applies, on the expiry of a period of one day beginning with the date of occupation; and
- (ii) in any other case, on the expiry of a period of six weeks beginning with the date of occupation.

(3) Where work described in an initial notice involves a material change of use of a building, and—

- (a) no final certificate is given, and
- (b) that change of use takes place,

the initial notice shall cease to be in force in relation to that change of use on the expiry of a period of six weeks beginning with the date on which the change of use takes place.

(4) In any other case where no final certificate is given, an initial notice ceases to be in force on the expiry of a period of six weeks beginning with the date on which the work described in the initial notice is substantially completed.

(5) An initial notice shall not cease to be in force by virtue of paragraph (2) because part of a building or extension is occupied if a final certificate has been accepted in respect of that part.

(6) A local authority may extend any period referred to in this regulation either before or after its expiry.

##### **Cancellation of initial notice**

**17.—** (1) Where an approved inspector is of the opinion that any of the work described in an initial notice which has been carried out contravenes any provision of building regulations, he shall give notice in writing to the person

carrying out the work specifying—

- (a) the requirement in the building regulations which in his opinion has not been complied with, and
- (b) the location of the work which contravenes that requirement.

(2) A notice of contravention given in accordance with paragraph (1) shall inform the person carrying out the work that if within the prescribed period he has neither pulled down nor removed the work nor effected such alterations in it as may be necessary to make it comply with the building regulations, the approved inspector will cancel the initial notice.

(3) The period within which the person carrying out the work is to remedy the contravention as described in paragraph (2) is three months beginning with the day on which the notice is given.

(4) Form 5 in Schedule 2 is the form of notice to be given by an approved inspector to cancel an initial notice in accordance with section 52(2) of the Act; where notice of a contravention has been given under that subsection and no further initial notice relating to the work has been accepted, that notice shall specify the contravention.

(5) Form 6 in Schedule 2 is the form of notice to be given by a person carrying out or intending to carry out work to cancel an initial notice in accordance with section 52(3) of the Act.

(6) Form 7 in Schedule 2 is the form of notice to be given by the local authority to cancel an initial notice in accordance with section 52(5) of the Act.

#### **Local authority powers in relation to partly completed work**

**18.—** (1) This paragraph applies where—

- (a) any part of the work described in an initial notice has been carried out,
- (b) the initial notice has ceased to be in force, by reason of regulation 16 or has been cancelled by notice under section 52 of the Act, and
- (c) no other initial notice relating to that part of the work has been accepted.

(2) Where paragraph (1) applies, the owner of the work or any part of it shall—

- (a) on being given reasonable notice by the local authority, provide them with—
  - (i) sufficient plans of the work carried out, in respect of which no final certificate has been given, to show whether any part of that work would, if carried out in accordance with the plans, contravene any provision of the principal regulations, and
  - (ii) where a plans certificate was given and not rejected in respect of any such part of the work, a copy of the plans to which it relates; and
- (b) comply with any notice in writing from the local authority requiring him within a reasonable time to cut into, lay open or pull down so much of the work as prevents the local authority from ascertaining whether any work in relation to which there is no final certificate contravenes any requirement in the principal regulations.

(3) Where paragraph (1) applies and work in relation to a building has been begun but not completed, a person who intends to carry out further work in relation to the partly completed work shall give the local authority sufficient plans to show that the intended work will not contravene any requirement in the principal regulations, including such plans of any part of the work already carried out as may be necessary to show that the intended work can be carried out without contravening any such requirement.

(4) Plans given to a local authority in accordance with paragraph (3) are not to be regarded as plans deposited in accordance with building regulations.

## **PART VII: PUBLIC BODIES**

### **Approval of public bodies**

**19.**— (1) If it appears to the Secretary of State that—

- (a) public bodies of a certain description should be enabled to supervise their own work under section 54 of that Act, or
- (b) that a public body should be approved for the purpose of so supervising its own work,

he shall approve that description of body or, as the case may be, that body in writing and take such steps as appear to him appropriate to inform those local authorities and public bodies which will be affected by the giving of the approval.

(2) The Secretary of State may withdraw the approval by a notice in writing given to any public body affected, and shall take such steps as appear to him appropriate to inform local authorities of such withdrawal.

### **Public body's notice**

**20.**— (1) The prescribed form of a public body's notice shall be form 8 in Schedule 2 or, if it is combined with a public body's plans certificate, form 10 and any form shall be accompanied by the plans and documents described in the notes to that form.

(2) The grounds on which a local authority are required to reject a public body's notice are those prescribed in Schedule 6.

(3) The period within which a local authority may give notice of rejection of a public body's notice is ten working days beginning with the day on which the notice is given.

### **Consultation of fire authority by public body**

**21.** Regulation 11 applies where a public body's notice is given as it does where an initial notice is given; and for that purpose there shall be substituted for references in that regulation to an initial notice, a final certificate and a plans certificate respectively references to a public body's notice, a public body's final certificate and a public body's plans certificate.

### **Public body's plans certificate**

**22.** The prescribed form of a public body's plans certificate shall be form 9 in Schedule 2 or, if it is combined with a public body's notice, form 10.

**Grounds and period for rejecting public body's plans certificate**

23.— (1) The grounds on which a local authority are required to reject a public body's plans certificate are those prescribed in Schedule 7.

(2) The grounds on which a local authority are required to reject a public body's plans certificate combined with a public body's notice are those prescribed in Schedule 6 and Schedule 7.

(3) The period within which a local authority may give notice of rejection of a public body's plans certificate or combined notice and certificate is ten working days beginning on the day on which the certificate is given.

**Effect of public body's plans certificate**

24. If a public body's notice ceases to be in force and the conditions in paragraph 4(2) of Schedule 4 to the Act (public body's plans certificate accepted and not rescinded) are satisfied, the local authority may not—

- (a) give a notice under section 36(1) of the Act (removal or alteration of work which contravenes building regulations); or
- (b) institute proceedings under section 35 of the Act for a contravention of building regulations;

in relation to any work which is described in the certificate and is carried out in accordance with the plans to which the certificate relates.

**Public body's final certificate**

25.— (1) The prescribed form of a public body's final certificate shall be form 11 in Schedule 2 and the grounds on which a local authority are required to reject a final certificate are those prescribed in Schedule 8.

(2) The period within which a local authority may give notice of rejection of a public body's final certificate is ten working days beginning with the day on which the certificate is given.

**Events causing public body's notice to cease to be in force**

26. Regulation 16 applies where a public body's notice is given as it does where an initial notice is given; and for that purpose there shall be substituted for references in that regulation to an initial notice and a final certificate respectively references to a public body's notice and a public body's final certificate.

**PART VIII: CERTIFICATES RELATING TO DEPOSITED PLANS****Certificates given under section 16(9) of the Act**

27.— (1) Regulations 3 to 7 shall apply in relation to—

- (a) the approval and the termination of approval of persons to certify plans in accordance with section 16(9), and
- (b) the designation and the termination of designation of bodies to approve such persons,

as they do in relation to the approval of inspectors and the designation of bodies to approve inspectors respectively.

(2) Regulations 4 and 6 of the principal regulations are hereby prescribed for the purposes of section 16(9) of the Act insofar as either requires compliance with—

- (a) Part A (structure) of Schedule 1 to those regulations, and
- (b) paragraph L2 or L3 (resistance to the passage of heat) of Schedule 1 to those regulations.

(3) Where deposited plans are accompanied by a certificate as mentioned in section 16(9) of the Act, the evidence of insurance required by that provision is a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the certificate which accompanies the plans.

(4) For the purposes of section 16(9) of the Act, the case in which the local authority may reject deposited plans on the grounds referred to in section 16(9)(i) or (ii) is where—

- (a) the certificate states that the work shown in the plans complies with the requirements of Part A of Schedule 1 (structure) to the principal regulations;
- (b) paragraph A3 of that Schedule applies to the work shown in the plans; and
- (c) the certificate does not contain a declaration that the person giving the certificate does not, and will not until the work is complete, have a professional or financial interest in the work.

(5) The provisions of regulation 9(2) to (4) shall have effect for the purpose of determining whether a person has a professional or financial interest in the work shown in the plans as if references in those provisions to approved inspectors were references to persons approved for the purposes of section 16(9) of the Act.

## **PART IX: REGISTERS**

### **Register of notices and certificates**

**28.**— (1) The register which local authorities are required to keep under section 56 of the Act shall contain the information set out in paragraph (2) with respect to—

- (a) initial notices or public body's notices currently in force, and
- (b) certificates described in paragraph (3) which have been accepted or are presumed to have been accepted.

(2) The information to be registered is—

- (a) the description of the work to which the notice or certificate relates and of the location of the work;
- (b) the name and address of any person who signed the notice or certificate;

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- (c) the name and address of the insurer who signed any declaration which accompanied the notice or certificate; and
- (d) the date on which the notice or certificate was accepted or was presumed to have been accepted.

(3) The certificates referred to in paragraph (1) are plans certificates, final certificates, public body's plans certificates, public body's final certificates and certificates given under section 16(9) of the Act.

(4) A register shall include an index for enabling a person to trace any entry in the register by reference to the address of the land to which the notice or certificate relates.

(5) The information prescribed in paragraph (2) shall be entered in the register as soon as practicable and in any event within 14 days of the occurrence to which it relates.

## **PART X: EFFECT OF CONTRAVENING BUILDING REGULATIONS**

### **Contravention of certain regulations not to be an offence**

**29.** Each of these regulations, other than regulation 18, is designated as a provision to which section 35 of the Act (penalty for contravening building regulations) does not apply.

**SCHEDULE 1****ENABLING POWERS****Preamble**

Sections 1(1), 16(9), 17(1) and (6), 35, 47(1) to (5), 49(1) and (5), 50(1), (4), (6) and (7), 51(1) and (2), 52(1), (2), (3) and (5), 53(2) and (4), 54(1) to (3) and (5) and 56(1) and (2) of, and paragraphs 3 and 10 of Schedule 1 and paragraphs 1, 2(1), (2), (4) and (5), 3(1) and (2), 4(2) and (4), and 5 of Schedule 4 to, the Act.

**SCHEDULE 2****FORMS**

Regulation 8(1),  
12, 15(1), 17(4), (5)  
and (6), 20(1), 22 and 25(1)

**FORM 1****Section 47 of the Building Act 1984 (“the Act”)****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## INITIAL NOTICE

To:

(1)

1. This notice relates to the following work:

(2)

2. The approved inspector in relation to the work is:

(3)

3. The person intending to carry out the work is:

(3)

4. With this notice are the following documents, which are those relevant to the work described in this notice (4):

[(a) in the case of a notice signed by an inspector approved by a designated body in accordance with regulation 3(2) of the 1985 regulations, a copy of the notice of his approval,]

(b) a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the work described in the notice,

[(c) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and a statement—

(i) as to the approximate location of any proposed connection to be made to a sewer, or

(ii) if no connection is to be made to a sewer, as to the proposals for the discharge of any proposed drain, including the location of any cesspool, or

(iii) if no provision is to be made for drainage, of the reasons why none is necessary,]

[(d) where it is proposed to erect a building or extension over a sewer or drain shown on the relative map of sewers, a statement as to the location of the building or extension and the precautions to be taken in building over the sewer or drain,]

[(e) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]

5. The work [is]/[is not] (5) minor work (6).

[6. I (7) declare that I do not, and will not while this notice is in force, have any financial or professional interest (8) in the work described.] (9)

7. The approved inspector [will]/[will not] (10) be obliged to consult the fire authority by regulation 11 of the 1985 regulations.

[8. I (7) undertake to consult the fire authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.](9)

9. I (7) am aware of the obligations laid upon me by Part II of the Act and by regulation 10 of the 1985 regulations.

Signed

Signed

Approved Inspector.

Person intending to  
carry out the work.

Date

Date

#### NOTES

- (1) Name and address of local authority.
- (2) Location and description of the work, including the use of any building to which the work relates.
- (3) Name and address.
- (4) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedule 3 to the 1985 regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 of the notice relevant to the work described above should therefore be sent with this notice. Any sub-paragraph which does not apply should be deleted.
- (5) Delete whichever does not apply.
- (6) "Minor work" has the meaning given in regulation 9(5) of the 1985 regulations. If the work is not minor work, the declaration in paragraph 6 must be made.
- (7) Name of the approved inspector.
- (8) "Professional or financial interest" has the meaning given in regulation 9 of the 1985 regulations.
- (9) Delete this statement if it does not apply.
- (10) Delete whichever does not apply. If the inspector is obliged to consult the fire authority, the declaration in paragraph 8 must be made.



**FORM 2****Section 50 of the Building Act 1984 (“the Act”)****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## PLANS CERTIFICATE

1. This certificate relates to the following work:

(1)

2. I am an approved inspector for the purposes of Part II of the Act and the above work is [the whole]/[part] (2) of the work described in an initial notice given by me and dated (3).

3. With this certificate is the declaration, signed by the insurer, that a named scheme of insurance approved by the Secretary of State applies in relation to the work to which the certificate relates.

4. Plans of the work specified above have been submitted to me and I am satisfied that the plans neither are defective nor show that work carried out in accordance with them would contravene any provision of building regulations.

5. The work [is]/[is not] (2) minor work. (4)

[6. I declare that I have had no financial or professional interest (5) in the work described since giving the initial notice described in paragraph 2.] (6)

[7. I have consulted the fire authority in accordance with regulation 11.] (6)

8. The plans to which this certificate relates bear the following date and reference number:

(7)

Date

Signed  
Approved Inspector.

## NOTES

- (1) Location and description of the work, including the use of any building to which the work relates.
- (2) Delete whichever does not apply.
- (3) Insert date.
- (4) “Minor work” has the meaning given in regulation 9(5) of the 1985 regulations. If the work is not minor work, the declaration in paragraph 6 must be made.
- (5) “Professional or financial interest” has the meaning given in regulation 9 of the 1985 regulations.
- (6) Delete this statement if it does not apply.
- (7) Insert the date and reference number.

**FORM 3****Sections 47 and 50 of the Building Act 1984 (“the Act”)****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## COMBINED INITIAL NOTICE AND PLANS CERTIFICATE

To:

(1)

1. This notice relates to the following work:

(2)

2. The approved inspector in relation to the work is:

(3)

3. The person intending to carry out the work is:

(3)

4. With this notice are the following documents, which are those relevant to the work described in this notice (4):

[(a) in the case of a notice signed by an inspector approved by a designated body in accordance with regulation 3(2) of the 1985 regulations, a copy of the notice of his approval,]

(b) a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the work described in the notice,

[(c) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and a statement—

(i) as to the approximate location of any proposed connection to be made to a sewer, or

(ii) if no connection is to be made to a sewer, as to the proposals for the discharge of any proposed drain, including the location of any cesspool, or

(iii) if no provision is to be made for drainage, of the reasons why none is necessary,]

[(d) where it is proposed to erect a building or extension over a sewer or drain shown on the relative map of sewers, a statement as to the location of the building or extension and the precautions to be taken in building over the sewer or drain,]

[(e) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]

5. The work [is]/[is not] (5) minor work (6).

[6. I (7) declare that I do not, and will not while this notice is in force, have any financial or professional interest (8) in the work described.] (9)

7. I (7) am satisfied that plans relating to the work described above have been submitted to me, and that they neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of building regulations.

8. The approved inspector [is]/[is not] (10) obliged to consult the fire authority by regulation 11 of the 1985 regulations.

[9. I (7) have consulted the fire authority in accordance with regulation 11.] (9)

[10. I (7) undertake to consult the fire authority before giving a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] (9)

11. The plans to which this certificate relates bear the following date and reference number:

(11)

12. I (7) am aware of the obligations laid upon me by Part II of the Act and by regulation 10 of the 1985 regulations.

Signed

Signed

Approved Inspector.

Person intending to  
carry out the work.

Date

Date

NOTES

- (1) Name and address of local authority.
- (2) Location and description of the work, including the use of any building to which the work relates.
- (3) Name and address.
- (4) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedules 3 and 4 to the 1985 regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 of the notice relevant to the work described above should therefore be sent with this notice. Any sub-paragraph which does not apply should be deleted.
- (5) Delete whichever does not apply.
- (6) "Minor work" has the meaning given in regulation 9(5) of the 1985 regulations. If the work is not minor work, the declaration in paragraph 6 must be made.
- (7) Name of the approved inspector.
- (8) "Professional or financial interest" has the meaning given in regulation 9 of the 1985 regulations.
- (9) Delete this statement if it does not apply.
- (10) Delete whichever does not apply. If the inspector is obliged to consult the fire authority, the declarations in paragraphs 9 and 10 must be made.
- (11) Insert the date and reference number.

**FORM 4****Section 51 of the Building Act 1984****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## FINAL CERTIFICATE

1. This certificate relates to the following work:

(1)

2. I am an approved inspector and the work described above was [the whole]/[part] (2) of the work described in an initial notice given by me and dated (3).

3. Subject to what is said in paragraph 4 below, the work described above has been completed and I have performed the functions assigned to me by regulation 10 of the 1985 regulations.

[4. The work described above involves the insertion of insulating material into a cavity wall and this [has]/[has not] (2) been carried out.] (4)

5. The work described above does not include, so far as I am aware, the erection of any building or extension over a sewer shown on the relative map of sewers, except—

(a) work about which information was given with the initial notice, or

(b) work about which I notified the local authority on (3) in accordance with my obligation under regulation 10 of the 1985 regulations.

[6. Final certificates have now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.] (4)

7. With this certificate is a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the work to which the certificate relates.

8. The work [is]/[is not] (2) minor work (5).

[9. I have had no professional or financial interest in the work described above since giving the initial notice described in paragraph 2 above.] (4)

[10. I have consulted the fire authority in accordance with regulation 11 of the 1985 regulations.] (4)

Signed

Date

Approved Inspector.

## NOTES

(1) Location and description of the work, including the use of any building to which the work relates.

(2) Delete whichever does not apply.

(3) Insert date.

(4) Delete this statement if it does not apply.

(5) “Minor work” has the meaning given in regulation 9(5) of the 1985 regulations. If the work is not minor work, the declaration in paragraph 9 must be made.

**FORM 5****Section 52(1) of the Building Act 1984****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## NOTICE OF CANCELLATION BY APPROVED INSPECTOR

To:

**(1)**

1. This notice relates to the following work:

**(2)**2. An initial notice dated **(3)** has been given and the above work was described in it.

3. I am the approved inspector in relation to that work.

4. I hereby cancel the initial notice.

[5. I gave notice to the person carrying out the work in accordance with regulation 17 of the 1985 regulations and he failed to remedy the contravention within the prescribed period. The contravention is

**(4)**

.]

Signature and date.

## NOTES

- (1)** Insert the name and address of the person to whom the notice is given. It must be given to the local authority and the person carrying out or intending to carry out the work.
- (2)** Location and description of the work, including the use of any building to which the work relates.
- (3)** Insert date.
- (4)** Delete this statement if it does not apply. If it applies, specify the provision of building regulations (including the specific requirement) which is contravened.

**FORM 6****Section 52(3) of the Building Act 1984****The Building (Approved Inspectors etc.) Regulations 1985**

## NOTICE OF CANCELLATION BY PERSON CARRYING OUT WORK

To:

(1)

1. This notice relates to the following work:

(2)

2. An initial notice dated (3) has been given and the above work was specified in it.

3. I am [the person carrying out the work]/[intending to carry out the work]. (4)

4. I hereby cancel the initial notice.

Signature and date.

## NOTES

(1) Insert the name and address of the person to whom the notice is given. It must be given to the local authority and, if practicable, to the approved inspector.

(2) Location and description of the work, including the use of any building to which the work relates.

(3) Insert date.

(4) Delete whichever does not apply.

**FORM 7****Section 52(5) of the Building Act 1984****The Building (Approved Inspectors etc.) Regulations 1985**

## NOTICE OF CANCELLATION BY LOCAL AUTHORITY

To:

(1)

1. This notice relates to the following work:

(2)

2. I am authorised to sign this notice by the following local authority:

(3)

3. The authority accepted an initial notice on (4) and the above work was described in it.

4. It appears to the local authority that the work to which the initial notice relates has not been commenced within the period of three years beginning on the date on which the initial notice was accepted, and the local authority hereby cancel the initial notice.

Signature and date.

## NOTES

- (1) Insert the name and address of the person to whom the notice is given. This notice must be given to the approved inspector and the person shown in the initial notice as the person intending to carry out the work.
- (2) Location and description of the work, including the use of any building to which the work relates.
- (3) Name and address of the local authority.
- (4) Insert date.

**FORM 8****Section 54 of the Building Act 1984 (“the Act”)****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## PUBLIC BODY'S NOTICE

To:

(1)

1. This notice relates to the following work:

(2)

2.

(3)

is approved under Part II of the Act and intends to carry out in relation to a building belonging to it the work described above which can be adequately supervised by its own servants or agents.

3. With this notice are the following documents, which are those relevant to the work described in this notice (4) :

[(a) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and a statement—

(i) as to the approximate location of any proposed connection to be made to a sewer, or

(ii) if no connection is to be made to a sewer, as to the proposals for the discharge of any proposed drain, including the location of any cesspool, or

(iii) if no provision is to be made for drainage, of the reasons why none is necessary,]

[(b) where it is proposed to erect a building or extension over a sewer or drain shown on the relative map of sewers, a statement as to the location of the building or extension and the precautions to be taken in building over the sewer or drain,]

[(c) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]

4. The public body [will]/[will not] (5) be obliged to consult the fire authority by regulation 21 of the 1985 regulations.

[5.

(3)

undertakes to consult the fire authority before giving a public body's plans certificate in accordance with paragraph 2 of Schedule 4 to the Act or a public body's final certificate in accordance with paragraph 3 of Schedule 4 to the Act in respect of any of the work described above.] (6)

Signature and date.

## NOTES

(1) Name and address of local authority.

(2) Location and description of the work, including the use of any building to which the work relates.

(3) Name and address of public body.

(4) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedule 6 to the 1985 regulations. They include failure to provide relevant documents. The documents listed in paragraph 3 relevant to the work described above should therefore be sent with this notice. Any sub-paragraph which does not apply should be deleted.

(5) Delete whichever does not apply. If the inspector is obliged to consult the fire authority, the declaration in paragraph 5 must be made.

(6) Delete this statement if it does not apply.



**FORM 9****Paragraph 2 of Schedule 4 to the Building Act 1984 (“the Act”)****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## PUBLIC BODY'S PLANS CERTIFICATE

1. This certificate relates to the following work:

(1)

2.

(2)

is an approved public body under Part II of the Act and the above work is [the whole]/[part] (3) of work described in a public body's notice given by the body and dated (4).

3. Plans of the work described above have been inspected by a servant or agent of the public body who is competent to assess the plans and he is satisfied that the plans neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of building regulations.

[4. The fire authority has been consulted in accordance with regulation 21.] (5)

5. The plans inspected bear the following date and reference number:

(6)

Signature and date.

## NOTES

- (1) Location and description of the work, including the use of any building to which the work relates.
- (2) Name and address of public body.
- (3) Delete whichever does not apply.
- (4) Insert date.
- (5) Delete this statement if it does not apply.
- (6) Insert the date and reference number.

**FORM 10****Paragraph 2(2) of Schedule 4 to the Building Act 1984 (“the Act”)****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## COMBINED PUBLIC BODY'S NOTICE AND PLANS CERTIFICATE

To:

(1)

1. This certificate relates to the following work:

(2)

2.

(3)

is an approved public body under Part II of the Act.

3. With this notice are the following documents, which are those relevant to the work described in this notice (4):

[(a) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and a statement—

(i) as to the approximate location of any proposed connection to be made to a sewer, or

(ii) if no connection is to be made to a sewer, as to the proposals for the discharge of any proposed drain, including the location of any cesspool, or

(iii) if no provision is to be made for drainage, of the reasons why none is necessary,]

[(b) where it is proposed to erect a building or extension over a sewer or drain shown on the relative map of sewers, a statement as to the location of the building or extension and the precautions to be taken in building over the sewer or drain,]

[(c) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]

4. Plans of the work described above have been inspected by a servant or agent of the public body who is competent to assess the plans and he is satisfied that the plans neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of building regulations.

[5. The fire authority has been consulted in accordance with regulation 21 of the 1985 regulations.] (5)

[6. The body undertakes to consult the fire authority before giving a final certificate in accordance with paragraph 3 of Schedule 4 to the Act in respect of the work described above.] (5)

7. The plans inspected bear the following date and reference number:

(6)

Signature and date.

## NOTES

(1) Name and address of local authority.

(2) Location and description of the work, including the use of any building to which the work relates.

(3) Name and address of public body.

(4) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedules 6 and 7 of the 1985 regulations. They include failure to provide relevant documents. The documents listed in paragraph 3 relevant to the work described above should therefore be sent with this notice. Any sub-paragraph which does not apply should be deleted.

(5) Delete this statement if it does not apply.

(6) Insert the date and reference number.

**FORM 11****Paragraph 3 of Schedule 4 to the Building Act 1984****The Building (Approved Inspectors etc.) Regulations 1985 (“the 1985 regulations”)**

## PUBLIC BODY'S FINAL CERTIFICATE

1. This certificate relates to the following work:

(1)

2. The work described above is [the whole]/[part] (2) of the work described in a public body's notice given by (3) on (4) . Subject to what is said in paragraph 3 below, the work has been supervised by the servant or agent of (3) to ensure compliance with those substantive requirements of building regulations which apply to it.

[3. The work to which this certificate relates involves the insertion of insulating material into a cavity wall and this [has]/[has not] (2) been carried out.] (5)

[4. A public body's final certificate has now been issued in respect of all the work specified in the public body's notice referred to in paragraph 2.] (5)

[5. The fire authority has been consulted in accordance with regulation 21.] (5)

Signature and date.

## NOTES

- (1) Location and description of the work, including the use of any building to which the work relates.
- (2) Delete whichever does not apply.
- (3) Insert the name of the public body.
- (4) Insert the date.
- (5) Delete this statement if it does not apply.

**SCHEDULE 3**

Regulation 8(1)

**GROUND S FOR REJECTING AN INITIAL NOTICE***Deficiencies in initial notice***Form**

1. The notice is not in the prescribed form.

**Wrong local authority**

2. No part of the work described in the notice is to be carried out in the area of the local authority to whom the notice has been given.

**Capacity of approved inspector**

3. The person who signed the notice as approved inspector is not an approved inspector.

*Deficiencies in information***Information about the proposed work**

4. Neither the notice nor the accompanying plans and documents include—
  - (a) the location and a description of the work, including the use of any building to which the work relates;
  - (b) information needed by the local authority to decide whether the notice is to be rejected on ground 9, 10 or 11.

**Notice of approval**

5. In the case of a notice signed by an inspector approved in accordance with regulation 3(2) by a designated body, the initial notice is not accompanied by a copy of the notice of his approval.

*Lack of declaration or undertakings***Insurance**

6. The notice is not accompanied by a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the work described in the notice.

**Fire authority**

7. The approved inspector will be obliged by regulation 11 to consult the fire authority before giving a plans certificate or final certificate, and the notice does not contain an undertaking to do so.

**Independence**

8. Except where the work described in the notice is stated in it to be minor work within the meaning of regulation 9(5), the notice does not contain a declaration by the approved inspector that he does not, and while the initial notice is in force will not, have any professional or financial interest in that work.

*Deficiencies in the proposed work***Drain outfall**

9. In the case of the erection or extension of a building, the local authority are not satisfied that either—

- (a) any proposed drain or private sewer will be deemed to be a satisfactory drain by virtue of section 21(4) and (5) of the Act, or
- (b) in the particular case they may properly dispense with any provision for drainage.

**Building over sewers**

10. The work described includes the erection of a building or extension over a sewer or drain shown on the relative map of sewers, and the local authority are not satisfied that in the circumstances of the particular case they may properly consent to the erection of the proposed building or extension either unconditionally or subject to compliance with any requirements imposed as a condition of accepting the notice.

**Local enactments**

11. The local authority are not satisfied that the work described will comply with any local enactment which requires or authorises them to reject plans submitted in accordance with building regulations.

*Overlap with earlier notice***Earlier notice**

12.— (1) Except where paragraph (2) applies, an initial notice (“an earlier notice”) has already been given in respect of any part of the work described in the notice.

- (2) The ground in paragraph (1) does not apply if—
- (a) an earlier notice has ceased to be in force and the local authority have taken no positive step to supervise the work described in it; or
  - (b) the notice is accompanied by an undertaking by the approved inspector who gave an earlier notice to the effect that he will cancel that notice as soon as the initial notice under consideration is accepted.

**SCHEDULE 4**

Regulation 13(1)

**GROUNDINGS FOR REJECTING A PLANS CERTIFICATE***Deficiencies in form and information***Form**

1. The certificate is not in the prescribed form.

**Work**

2. The certificate does not describe the work to which it relates.

**Plans**

3. The certificate does not specify the plans to which it relates.

*Absence of power to give certificate***No initial notice**

4. Except where the plans certificate is combined with an initial notice, no initial notice was in force with respect to the work described in the certificate at the time the certificate was given.

**Capacity of approved inspector**

5. An initial notice was in force with respect to the work described in the certificate at the time the certificate was given, but—

- (a) the certificate is not signed by the approved inspector who gave that notice; or
- (b) that person is no longer an approved inspector.

*Lack of declarations***Insurance**

6. The certificate is not accompanied by a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the work to which the certificate relates.

**Fire authority**

7. The approved inspector was obliged by regulation 11 to consult the fire authority before giving the certificate, but the certificate does not contain a declaration that he has consulted them in accordance with that regulation.

**Independence**

8. Except where the work to which it relates is stated in the certificate to be minor work, within the meaning of regulation 9(5), the certificate does not contain a declaration by the approved inspector that he has not since giving the initial notice in question had any professional or financial interest in that work.

**SCHEDULE 5**

Regulation 15

**GROUNDINGS FOR REJECTION OF FINAL CERTIFICATE***Deficiencies in form and information***Form**

1. The certificate is not in the prescribed form.

**Work**

2. The certificate does not describe the work to which it relates.

*Absence of power to give certificate***No initial notice**

3. No initial notice was in force with respect to the work described in the certificate at the time the certificate was given.

**Capacity of approved inspector**

4. An initial notice was in force with respect to the work described in the certificate at the time the certificate was given, but—
  - (a) the certificate is not signed by the approved inspector who gave that notice, or
  - (b) that person is no longer an approved inspector.

*Lack of declarations***Insurance**

5. The certificate is not accompanied by a declaration signed by the insurer that a named scheme of insurance approved by the Secretary of State applies in relation to the work to which the certificate relates.

**Fire authority**

6. The approved inspector was obliged by regulation 11 to consult the fire authority before giving the certificate, but the certificate does not contain a declaration that he has consulted them in accordance with that regulation.

**Independence**

7. Except where the work to which it relates is stated in the certificate to be minor work within the meaning of regulation 9(5), the certificate does not contain a declaration by the approved inspector that he has not since giving that notice had any professional or financial interest in that work.

**SCHEDULE 6**

Regulation 20(1)

**GROUND'S FOR REJECTING A PUBLIC BODY'S NOTICE***Deficiencies in public body's notice***Form**

1. The notice is not in the prescribed form.

**Wrong local authority**

2. No part of the work described in the notice is to be carried out in the area of the local authority to whom the notice has been given.

**Capacity of public body**

3. The body on behalf of which the notice was signed is not a public body within the meaning of section 54 of the Act.

*Deficiencies in information***Information about the proposed work**

4. Neither the notice nor the accompanying plans and documents include—
  - (a) the location and a description of the work, including the use of any building to which the work relates;
  - (b) information needed by the local authority to decide whether the notice is to be rejected on ground 6, 7 or 8.

*Lack of undertaking***Fire authority**

5. The public body will be obliged by regulation 21 to consult the fire authority before giving a public body's plans certificate or a public body's final certificate, and the notice does not contain an undertaking to do so.

*Deficiencies in the proposed work***Drain outfall**

6. In the case of the erection or extension of a building, the local authority are not satisfied that either—
  - (a) any proposed drain or private sewer will be deemed to be a satisfactory drain by virtue of section 21(4) and (5) of the Act, or
  - (b) in the particular case they may properly dispense with any provision for drainage.

**Building over sewers**

7. The work described includes the erection of a building or extension over a sewer or drain shown on the relative map of sewers, and the local authority are not satisfied that in the circumstances of the particular case they may properly consent to the erection of the proposed building or extension either unconditionally or subject to compliance with any requirements imposed as a condition of accepting the notice.

**Local enactments**

8. The local authority are not satisfied that the work described will comply with any local enactment which requires or authorises them to reject plans submitted in accordance with building regulations.



**SCHEDULE 7**

Regulation 23(1)

**GROUND FOR REJECTING A PUBLIC BODY'S PLANS  
CERTIFICATE***Deficiencies in form and information***Form**

1. The certificate is not in the prescribed form.

**Work**

2. The certificate does not describe the work to which it relates.

**Plans**

3. The certificate does not specify the plans to which it relates.

*Absence of power to give certificate***No public body's notice**

4. Except where the public body's plans certificate is combined with a public body's notice, no public body's notice was in force in respect of work described in the certificate at the time the certificate was given.

**Capacity of public body**

5. A public body's notice was in force with respect to the work described in the certificate at the time the certificate was given, but—

- (a) the certificate is not signed by or on behalf of the public body which gave that notice; or
- (b) that body has ceased to be a public body within the meaning of section 54 of the Act.

*Lack of declaration***Fire authority**

6. The public body was obliged by regulation 21 to consult the fire authority before giving the certificate, but the certificate does not contain a declaration that they have been consulted in accordance with that regulation.

**SCHEDULE 8**

Regulation 25(1)

**GROUND FOR REJECTING PUBLIC BODY'S FINAL  
CERTIFICATE***Deficiencies in form and information***Form**

1. The certificate is not in the prescribed form.

**Work**

2. The certificate does not describe the work to which it relates.

*Absence of power to give certificate***Capacity of public body**

3. No public body's notice was in force with respect to the work described in the certificate at the time the certificate was given.

**No proper signature**

4. A public body's notice was in force with respect to the work described in the certificate at the time when the certificate was given, but the certificate is not signed by or on behalf of the public body which gave that notice.

*Lack of declaration***Fire authority**

5. The public body was obliged by regulation 21 to consult the fire authority before giving the certificate, but the certificate does not contain a declaration that they were consulted in accordance with that regulation.

11th July 1985.

*Patrick Jenkin,*  
One of Her Majesty's Principal  
Secretaries of State.

## EXPLANATORY NOTE

*(This Note is not part of the Regulations.)*

These regulations are concerned with the supervision of building work.

The Building Act 1984 provides that the responsibility for ensuring compliance with building regulations may, at the option of the person intending to carry out the work, be given to an approved inspector instead of the local authority, and that approved public bodies may supervise their own work themselves.

Regulations 3 to 6 deal with the procedures for approving inspectors. Companies are to be approved by the Secretary of State (regulation 3(1)), individuals by a body designated by him (regulation 3(2)). Approval may be withdrawn. Regulation 6(3) requires withdrawal where an approved inspector is convicted of an offence under section 57 of the Act (false or misleading statements).

Lists of designated bodies and inspectors approved by the Secretary of State are to be kept, and local authorities given information about them (regulation 7).

Approved inspectors must have no professional or financial interest in the work they supervise unless it is minor work (regulation 9). Their duties are specified in regulations 10 (functions in relation to work) and 11 (consultation with fire authorities in certain cases).

The forms of the various notices and certificates to be given where an approved inspector supervises work are prescribed by regulations 8, 12 and 13 and Schedule 2. The grounds on which notices and certificates are to be rejected are prescribed in regulations 8, 13 and 15 and Schedules 3 to 5.

Regulations 14, 16 and 17 deal with the consequences of the cessation and cancellation of an initial notice. Provision is made about the position where an initial notice ceases to be in force and the local authority's powers to supervise are consequently revived (regulation 18).

Part VII (regulations 19 to 26) is concerned with public bodies and their supervision of their own work. The Act provides that such bodies may be approved only by the Secretary of State. The provision made is generally comparable to that made in the provisions relating to approved inspectors.

Regulation 27 is concerned with the approval of persons to certify under section 16(9) of the Act plans deposited with the local authority for passing or rejecting. They adapt certain provisions of the regulations applying to approved inspectors. No form of certificate is prescribed.

Regulation 28 is a general provision. Local authorities are to keep registers of all notices provided for in the regulations which are in force and certificates they have accepted in accordance with the regulations. Regulation 29 provides that regulation 18 is the only regulation contravention of which is to be an offence.

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