

STATUTORY INSTRUMENTS

2010 No. 2215

BUILDING AND BUILDINGS, ENGLAND AND WALES

The Building (Approved Inspectors etc.) Regulations 2010

Made - - - - *6th September 2010*
Laid before Parliament *9th September 2010*
Coming into force - - *1st October 2010*

^{M1M2}The Secretary of State is a Minister designated for the purposes of section 2(2) of the European Communities Act 1972 in relation to matters relating to the environment.

The Secretary of State makes the following Regulations in exercise of the powers conferred by section 2(2) of the European Communities Act 1972 and by sections 1(1), 2A, 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), 51A(2), (3), (5) and (6), 52(1) to (3), 53(2) and (4), 54(1) to (3) and (5), 56(1) and (2) and 126 of, paragraphs 1, 2, 3, 4, 4A, 7, 8, 9, 10 and 11(1)(a) of Schedule 1 to and Schedule 4 to the Building Act 1984 ^{M3}:

Modifications etc. (not altering text)

- C1** Regulations continued (W.) (5.9.2023) by [The Building Safety Act 2022 \(Commencement No. 3, Transitional and Saving Provisions\) \(Wales\) Regulations 2023 \(S.I. 2023/914\)](#), **regs. 9, 10**
- C2** Regulations continued (E.) (1.10.2023) by [The Building Safety Act 2022 \(Commencement No. 5 and Transitional Provisions\) Regulations 2023 \(S.I. 2023/993\)](#), **reg. 9**

Marginal Citations

- M1** [S.I. 2008/301](#).
- M2** [1972 c.68](#).
- M3** [1984 c.55](#); section 126 is cited for the definition of “prescribed”. Section 1 was amended by section 1 of the [Sustainable and Secure Buildings Act 2004 \(c.22\)](#) and section 2A was inserted by section 4 of that Act; section 47(1) was amended by section 8 of the Sustainable and Secure Buildings Act 2004 and [S.I. 1996/1905](#); sections 50(1) and 52(1) were amended, section 51(1) was substituted and section 51A was inserted by [S.I. 1996/1905](#), and section 52(2) was amended by section 8 of the Sustainable and Secure Buildings Act 2004; section 56(1) and (2) was amended by [S.I. 1996/1905](#) and is prospectively repealed by section 11 of the Sustainable and Secure Buildings Act 2004; paragraph 4A of Schedule 1 was inserted by section 8 of the Sustainable and Secure Buildings Act 2004; paragraph 7 of Schedule 1 was amended by section 3 of that Act and by section 11 of the [Climate Change and Sustainable Energy Act 2006 \(c.19\)](#); paragraph 8 of Schedule 1 was amended

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by section 3 of the Sustainable and Secure Buildings Act 2004 and by section 40 of the [Flood and Water Management Act 2010 \(c.29\)](#); paragraph 11(1)(a) of Schedule 1 was amended by [S.I. 1986/452](#). Certain functions of a Minister of the Crown under the Building Act 1984 were transferred to the National Assembly for Wales constituted by the [Government of Wales Act 1998 \(c.38\)](#) by article 2 of, and Schedule 1 to, the [National Assembly for Wales \(Transfer of Functions\) Order 1999 \(S.I. 1999/672\)](#) as varied by article 4 of, and Schedule 3 to, the [National Assembly for Wales \(Transfer of Functions\) Order 2000 \(S.I. 2000/253\)](#) and have been transferred to the Welsh Ministers by paragraph 30 of Schedule 11 to the [Government of Wales Act 2006 \(c.32\)](#). Subject to certain exceptions and reservations, the remaining functions conferred on the Secretary of State by the Building Act 1984 are transferred to the Welsh Ministers, as far as they are exercisable in relation to Wales, by the [Welsh Ministers \(Transfer of Functions\) \(No.2\) Order 2009 \(S.I. 2009/3019\)](#) with effect from 31st December 2011.

PART 1

General

Citation and commencement

1. These Regulations may be cited as the Building (Approved Inspectors etc.) Regulations 2010 and shall come into force on 1st October 2010.

Interpretation

2.—(1) In these Regulations—

“the Act” means the Building Act 1984;

[^{F1}“application for building control approval with full plans” has the meaning given in regulation 2 of the Principal Regulations;]

“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 part of a building;

“building work” has the meaning given in regulation 3(1) of the Principal Regulations;

“controlled service or fitting” means a service or fitting in relation to which Part G, H, J or L of Schedule 1 to the Principal Regulations imposes a requirement;

“day” means any period of 24 hours commencing at midnight and excludes any Saturday, Sunday, Bank holiday or public holiday;

“designated body” has the meaning given in regulation 4;

“dwelling-house” does not include a flat or a building containing a flat;

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

“material alteration” has the meaning given in regulation 3(2) of the Principal Regulations;

“material change of use” has the meaning given in regulation 5 of the Principal Regulations;

[^{F2}“new dwelling” includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Principal Regulations;

“optional requirement” has the meaning given in regulation 2(1) of the Principal Regulations;]

“the Principal Regulations” means the Building Regulations 2010^{M4}.

[^{F3}“relevant day” means any day excluding Christmas Day, Good Friday or a day which is a bank holiday in England and Wales under section 1 of the Banking and Financial Dealings Act 1971.]

[^{F4}(1A) In these Regulations “client”, “contractor”, “designer”, “domestic client”, “principal contractor”, “principal designer”, “sole contractor” and “sole or lead designer” have the meanings given in the Principal Regulations.]

(2) Where any regulation requires the use of a numbered form in Schedule 1, 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.

(4) Any reference in these Regulations to an initial notice (whether or not combined with a plans certificate) shall in an appropriate case be construed as a reference to that initial notice as amended by an amendment notice which has been accepted by a local authority.

Textual Amendments

- F1** Words in [reg. 2\(1\)](#) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **10(1)** (with [regs. 23-25](#))
- F2** Words in [reg. 2\(1\)](#) inserted (E.) (W. but only in relation to excepted energy buildings) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), 3(2) (with [reg. 1\(3\)](#)); and those same words omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), 18 (with [reg. 29](#))
- F3** Words in [reg. 2\(1\)](#) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **7(a)** (with [regs. 23-25](#))
- F4** [Reg. 2\(1A\)](#) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **7(b)** (with [regs. 23-25](#))

Marginal Citations

- M4** [S.I.2010/2214](#).

PART 2

Grant and Withdrawal of Approval

Designation of bodies to approve inspectors

3. If it appears to the Secretary of State that a body might properly be designated as a body to approve inspectors the Secretary of State may, if the body consents, designate it for that purpose.

Approval of inspectors

4.—(1) Where the Secretary of State has designated a body in accordance with regulation 3 (referred to in these Regulations as a “designated body”), a person seeking to be an approved inspector shall apply to a designated body giving particulars of—

- (a) in the case of a person other than a body corporate, the person's qualifications and experience; and
- (b) in the case of a body corporate, the number, qualifications and experience of the people to be employed in the discharge of its functions under these Regulations,

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and the person shall answer any inquiries which that designated body makes about those matters.

(2) Where there is no designated body, a person seeking to be an approved inspector shall apply to the Secretary of State giving particulars of—

- (a) in the case of a person other than a body corporate, the person's qualifications and experience; and
- (b) in the case of a body corporate, the number, qualifications and experience of the people to be employed in the discharge of its functions under these Regulations,

and the person shall answer any inquiries which the Secretary of State makes about those matters.

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.

Approved inspector's insurance

^{F5F6}5A.

Textual Amendments

- F5** [Reg. 5A omitted \(E.\) \(28.7.2022\) by virtue of *The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022* \(S.I. 2022/718\), regs. 1\(3\), **2\(2\)**](#)
- F6** [Reg. 5A omitted \(W.\) \(28.7.2022\) by virtue of *The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022* \(S.I. 2022/767\), regs. 1\(3\), **2\(2\)**](#)

Termination of approval or designation

6.—(1) The approval of an inspector given by a designated body or by the Secretary of State 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 that inspector.

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

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

(4) Where an approved inspector is convicted of an offence under section 57 of the Act ^{M5} (false or misleading notices and certificates etc.), the person by whom the approval was given may on receipt of a certificate of the conviction forthwith withdraw the approval and no further approval shall be given to an approved inspector whose approval has been withdrawn for a period of five years beginning with the date of the conviction.

Marginal Citations

- M5** Section 57 was amended by section 8 of the [Sustainable and Secure Buildings Act 2004](#) (c. 22).

Lists of approvals and designations **E**

7.—(1) ^{F7}The Secretary of State shall...—

- (a) [^{F8}maintain] a list of bodies which are for the time being designated in accordance with regulation 3 for the purpose of approving inspectors, ^{F9}...
- (b) [^{F10}maintain] a list of inspectors for the time being approved by the Secretary of State^{F11}, and
- (c) in respect of each approved inspector listed, keep a copy of—
 - (i) the approval certificate^{F12}...
 - ^{F12}(ii)

(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 under paragraph (1); and
- (b) notify every such local authority as soon as practicable 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; ^{F13}...

[^{F14}(aa) in respect of each approved inspector listed, keep a copy of—

- (i) the approval certificate, and]

^{F15}(ii)

- (b) notify every local authority in whose area these Regulations apply as soon as practicable 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 on which each approval will expire.

Textual Amendments

- F7** Word in reg. 7(1) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 36\(a\)\(i\)](#), Sch. 1 (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)
- F8** Word in reg. 7(1)(a) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 36\(a\)\(ii\)](#), Sch. 1 (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)
- F9** Word in reg. 7(1)(a) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 36\(a\)\(iii\)](#), Sch. 1 (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)
- F10** Word in reg. 7(1)(b) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 36\(a\)\(iv\)](#), Sch. 1 (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)
- F11** Reg. 7(1)(c) and preceding word inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 36\(a\)\(v\)](#), Sch. 1 (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)
- F12** [Reg. 7\(1\)\(c\)\(ii\)](#) and word omitted (E.) (28.7.2022) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), [regs. 1\(3\)](#), [2\(3\)\(a\)](#)

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- F13** Word in reg. 7(3)(a) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 36\(b\)\(i\)](#), Sch. 1 (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)
- F14** Reg. 7(3)(aa) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 36\(b\)\(ii\)](#), Sch. 1 (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)
- F15** [Reg. 7\(3\)\(aa\)\(ii\)](#) omitted (E.) (28.7.2022) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), [regs. 1\(3\)](#), [2\(3\)\(b\)](#)

^{F169}**Lists of approvals and designations** **W**

7.—(1) The Welsh Ministers shall—

- (a) maintain a list of bodies which are for the time being designated in accordance with regulation 3 for the purpose of approving inspectors;
- (b) maintain a list of inspectors for the time being approved by the Welsh Ministers; and

^{F170}(c) in relation to Wales, in respect of each approved inspector listed, keep a copy of the approval certificate.]

(2) The Welsh Ministers 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 under paragraph (1); and
- (b) notify every such local authority as soon as practicable 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;

^{F171}(b) in relation to Wales, in respect of each approved inspector listed, keep a copy of the approval certificate;]

- (c) notify every local authority in whose area these Regulations apply as soon as practicable 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 on which each approval will expire.]

Textual Amendments

- F169** Reg. 7 substituted (W. but not in relation to excepted energy buildings) (10.2.2014) by [The Building \(Approved Inspectors etc.\) \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/58\)](#), [regs. 1\(4\)](#), [4](#) (with [reg. 1\(2\)\(3\)](#))
- F170** Reg. 7(1)(c) substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), [regs. 1\(3\)](#), [2\(3\)\(a\)](#)
- F171** Reg. 7(3)(b) substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), [regs. 1\(3\)](#), [2\(3\)\(b\)](#)

PART 3

Supervision of Work by Approved Inspectors

Functions of approved inspectors

8.—(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 (which may include the making of tests of building work and the taking of samples of material) as are reasonable to enable the approved inspector to be satisfied within the limits of professional skill and care that—

- (a) regulations 4 (requirements relating to building work), 6 (requirements relating to material change of use), 7 (materials and workmanship), ^{F16}Part 2A (dutyholders and competence),] 22 (requirements relating to a change to energy status), 23 (requirements relating to thermal elements), ^{F17}25A (consideration of high-efficiency alternative systems for new buildings),] 26 (CO₂ emission rates for new buildings), ^{F18}26A (fabric energy efficiency rates for new buildings),] ^{F19}^{F20}26A (primary energy consumption rates for new buildings), 26B (fabric performance values for new dwellings),] ^{F21}^{F22}26C (target primary energy rates for new buildings)] 28 (consequential improvements to energy performance), 36 (water efficiency of new dwellings), ^{F23}37A (provision of automatic fire suppression systems),] 38 (Fire safety information), 39 (information about ventilation) ^{F24}^{F25},] 40 (information about use of fuel and power) ^{F26}^{F27}, 40A (information about systems for on-site generation of electricity) ^{F28}, 40B] (information about overheating)] ^{F29}and regulations 44D to 44J (infrastructure for the charging of electric vehicles)] of the Principal Regulations are complied with, and
- (b) the requirements of regulation 20 of these Regulations (which applies regulations 20, ^{F30}20A,] ^{F31}25A,] 27, ^{F32}^{F33}^{F34}27A, 27B,] ^{F35}^{F36}... ^{F37}^{F38}27C,] 37, 41, 42, 43 ^{F39}^{F40}, 44 and 44ZA] of the Principal Regulations ^{F41}^{F42}and regulation 7A (energy performance certificates on construction) of the Energy Performance of Buildings (England and Wales) Regulations 2012]) are complied with.

^{F43}^{F44}(2) In a case where any requirement of Part L 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.]

Textual Amendments

- F16** Words in reg. 8 inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **8** (with regs. 20, 23-25)
- F17** Words in reg. 8(1)(a) inserted (E., but only in relation to excepted energy buildings in W.) (11.2.2013 for specified purposes, 9.7.2013 in so far as not already in force) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 37(a)**, Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.); and (W. for remaining purposes) (19.4.2013 for specified purposes, 9.7.2013 in so far as not already in force) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **30(a)**, Sch. (with reg. 1(2)(3))
- F18** Words in reg. 8(1)(a) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), regs. 1(4), **3(2)(a)** (i) (with reg. 1(3))

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- F19** Words in reg. 8(1)(a) substituted and inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **20(a)(i)(ii)** (with reg. 29)
- F20** Words in reg. 8(1)(a) inserted (W. but not in relation to excepted energy buildings) (31.7.2014) by [The Building \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/110\)](#), regs. 1(3), **12(a)** (with reg. 1(2))
- F21** Words in reg. 8(1)(a) inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **19(a)(i)** (with reg. 21)
- F22** Words in reg. 8(1)(a) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **15(a)(i)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F23** Words in reg. 8(1)(a) inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **20(a)(iii)** (with reg. 29)
- F24** Reg. 8(1)(a): comma substituted for word (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **19(a)(ii)** (with reg. 21)
- F25** Comma substituted for word in reg. 8(1)(a) (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **15(a)(ii)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F26** Words in reg. 8(1)(a) inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **19(a)(iii)** (with reg. 21)
- F27** Words in reg. 8(1)(a) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **15(a)(iii)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F28** Words in reg. 8(1)(a) substituted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) \(No. 2\) Regulations 2021 \(S.I. 2021/1392\)](#), regs. 1(2), **3(2)(a)** (with reg. 4)
- F29** Words in reg. 8(1)(a) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) \(No. 2\) Regulations 2021 \(S.I. 2021/1392\)](#), regs. 1(2), **3(2)(b)** (with reg. 4)
- F30** Word in reg. 8(1)(b) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **15(b)(i)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F31** Word in reg. 8(1)(b) inserted (E., but only in relation to excepted energy buildings in W.) (11.2.2013 for specified purposes, 9.7.2013 in so far as not already in force) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 37(b)**, Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.); and (W. for remaining purposes) (19.4.2013 for specified purposes, 9.7.2013 in so far as not already in force) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **30(b)**, Sch. (with reg. 1(2)(3))
- F32** Word "27A," in reg. 8(1)(b) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), regs. 1(4), **3(2)(a)(ii)** (with reg. 1(3))
- F33** Word "27B," in reg. 8(1)(b) inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **20(b)** (with reg. 29)
- F34** Word "27A," in reg. 8(1)(b) inserted (W. for remaining purposes) and word "27B," inserted (W. but not in relation to excepted energy buildings) (31.7.2014) by [The Building \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/110\)](#), regs. 1(3), **12(b)** (with reg. 1(2))
- F35** Word in reg. 8(1)(b) omitted (W. for remaining purposes) (17.6.2016) by virtue of [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(2)(a)** (with reg. 1(3))
- F36** Word in reg. 8(1)(b) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(2)(a)** (with reg. 1(3))
- F37** Word in reg. 8(1)(b) inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **19(b)(i)** (with reg. 21)

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- F38** Word in reg. 8(1)(b) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **15(b)(ii)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), 3)
- F39** Words in reg. 8(1)(b) substituted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **19(b)(ii)** (with reg. 21)
- F40** Words in reg. 8(1)(b) substituted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **15(b)(iii)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), 3)
- F41** Words in reg. 8(1)(b) inserted (W. for remaining purposes) (17.6.2016) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(2)(b)** (with reg. 1(3))
- F42** Words in reg. 8(1)(b) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(2)(b)** (with regs. 1(3))
- F43** Reg. 8(2) inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **20(c)** (with reg. 29)
- F44** Reg. 8(2) revoked (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), regs. 1(4), **3(2)(b)** (with reg. 1(3))

Independence of approved inspectors

9.—(1) Approved inspectors shall have no professional or financial interest in the work they supervise unless it is minor work.

(2) A person (“P”) 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) P is or has been responsible for the design or construction of any of the work in any capacity, or
- (b) P or any nominee of P's is a member, officer or employee of a company or other body which has a professional or financial interest in the work, or
- (c) P 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) P shall be treated as having a professional or financial interest in the work even if P has that interest only as trustee for the benefit of some other person,
- (b) in the case of married people or civil partners living together, the interest of one spouse or partner 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 P's function as an approved inspector, and

[^{F45}(c) in relation to Wales, potential liability to pay any sum if a claim is made under any insurance cover,]

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 fewer and which afterwards has no more than three storeys;

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- (b) the provision, extension or material alteration of a controlled service or fitting in or in connection with any building; or
- (c) work consisting of the underpinning of a building;

and for the purposes of this paragraph a basement is not to be regarded as a storey.

Textual Amendments

- F45** Reg. 9(4)(c) substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(4)**
- F46** Words in reg. 9(4) substituted (E.) (28.7.2022) by [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), **2(4)**

Form, grounds and period for rejecting initial notice

10.—(1) The prescribed form of an initial notice ^{M6}—

- (a) which is not combined with a plans certificate, shall be form 1 in Schedule 1; or
- (b) which is combined with a plans certificate, shall be form 4 in Schedule 1.

(2) An initial notice shall be accompanied by the plans and documents described in the relevant form prescribed by paragraph (1).

(3) The grounds on which a local authority shall reject an initial notice are those prescribed in Schedule 2.

(4) The period within which a local authority may give notice of rejection of an initial notice is five days beginning with the day on which the notice is given.

Marginal Citations

- M6** See section 47 of the Building Act 1984.

[^{F47}Invalid notices

10A.—(1) This regulation applies where a notice which purports to be an initial notice or amendment notice (“the original notice”) is given to a local authority on or after 1st October 2023 and the local authority is satisfied all or part of the work to which the notice relates is higher-risk building work.

(2) Where this regulation applies the local authority must, as soon as reasonably practicable, give a notice to the approved inspector and the person intending to carry out the work (and where that person is not the client, the client) which—

- (a) states that the local authority is satisfied the original notice is invalid as it breaches section 47(1), or as the case may be section 51A(1), of the Act by including work that is higher-risk building work; and
- (b) explains that—
 - (i) the regulator is the building control authority in relation to higher-risk building work; and
 - (ii) a right of appeal may be available under section 101A of the Act.]

Textual Amendments

F47 [Reg. 10A](#) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **9** (with regs. 23-25)

Form, grounds and period for rejecting amendment notice

- 11.**—(1) The prescribed form of an amendment notice ^{M7} shall be form 2 in Schedule 1.
- (2) An amendment notice shall be accompanied by the plans and documents described in the form prescribed by paragraph (1).
- (3) The grounds on which a local authority shall reject an amendment notice are those prescribed in paragraphs 1 to 11 of Schedule 2.
- (4) The period within which a local authority may give notice of rejection of an amendment notice is five days beginning with the day on which the notice is given.

Marginal Citations

M7 See section 51A of the Building Act 1984.

Approved inspector's consultation with the fire and rescue authority

- 12.**—(1) This regulation applies where an initial notice is to be given or has been given in relation to the erection, extension or material alteration of a relevant building or in relation to building work in connection with a relevant change of use of a building and Part B of Schedule 1 to the Principal Regulations imposes requirements in relation to the work.
- (2) Where this regulation applies, the approved inspector shall consult the fire and rescue authority—
- (a) before or as soon as practicable after giving an initial notice in relation to the work;
 - (b) before or as soon as practicable after giving a relevant amendment notice in relation to the work;
 - (c) before giving a plans certificate (whether or not combined with an initial notice); and
 - (d) before giving a final certificate.
- (3) An approved inspector who is required by paragraph (2) to consult the fire and rescue authority shall give to the fire and rescue authority—
- (a) in a case where the approved inspector is consulting them in connection with an initial notice or an amendment notice, sufficient plans to show whether the work would, if carried out in accordance with those plans, comply with the applicable requirements of Part B of Schedule 1 to the Principal Regulations; and
 - (b) in a case where the approved inspector is consulting them in connection with the giving of a plans certificate, a copy of the plans in relation to which the approved inspector intends to give the certificate.
- (4) An approved inspector who is required by paragraph (2) to consult the fire and rescue authority—
- (a) shall have regard to any views they express; and

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- (b) shall not give a plans certificate or a final certificate until 15 days have elapsed from the date on which the approved inspector consulted them, unless they have expressed their views to the approved inspector before the expiry of that period.

(5) Where a local enactment would, if [^{F48}plans were deposited][^{F48}an application for building control approval with full plans were submitted or granted] in accordance with building regulations, require the local authority to consult the fire and rescue authority before or during the carrying out of any work, the approved inspector shall consult the fire and rescue authority in a manner similar to that required by the enactment.

(6) In this regulation—

- (a) a “relevant building” is a building or any part of it to which the Regulatory Reform (Fire Safety) Order 2005 ^{M8} applies, or will apply after the completion of building work;
- (b) a “relevant change of use” is a material change of use where, after the change of use takes place, the Regulatory Reform (Fire Safety) Order 2005 will apply, or continue to apply, to the building or any part of it;
- (c) a “relevant amendment notice” is an amendment notice where any of the work specified in the initial notice, as varied by the amendment notice, being work which could not have been carried out under the original notice (“additional work”), concerns the erection, extension or material alteration of a relevant building or is building work in connection with a relevant change of use of a building and Part B of Schedule 1 to the Principal Regulations imposes requirements in relation to the additional work.

Textual Amendments

F48 Words in [reg. 12\(5\)](#) substituted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), [regs. 1\(2\), 10\(2\)](#) (with [regs. 23-25](#))

Marginal Citations

M8 [S.I. 2005/1541](#).

Approved inspector's consultation with the sewerage undertaker

13.—(1) This regulation applies where an initial notice or amendment notice is to be given or has been given in respect of work in relation to which paragraph H4 of Schedule 1 to the Principal Regulations imposes requirements.

(2) Where this regulation applies, the approved inspector shall consult the sewerage undertaker—

- (a) before or as soon as practicable after giving an initial notice in relation to the work;
- (b) before or as soon as practicable after giving an amendment notice in relation to the work;
- (c) before giving a plans certificate (whether or not combined with an initial notice); and
- (d) before giving a final certificate.

(3) An approved inspector who is required by paragraph (2) to consult the sewerage undertaker shall give to the sewerage undertaker—

- (a) in a case where the approved inspector is consulting them in connection with an initial notice or an amendment notice, sufficient plans to show whether the work would, if carried out in accordance with those plans, comply with the applicable requirements of paragraph H4 of Schedule 1 to the Principal Regulations; and

- (b) in a case where the approved inspector is consulting them in connection with the giving of a plans certificate, a copy of the plans in relation to which the approved inspector intends to give the certificate.
- (4) An approved inspector who is required by paragraph (2) to consult the sewerage undertaker—
 - (a) shall have regard to any views they express; and
 - (b) shall not give a plans certificate or a final certificate until 15 days have elapsed from the date on which the approved inspector consulted them, unless they have expressed their views to the approved inspector before the expiry of that period.

Form, grounds and period for rejecting plans certificate

- 14.—**(1) The prescribed form of a plans certificate ^{M9}—
- (a) which is not combined with an initial notice, shall be form 3 in Schedule 1; or
 - (b) which is combined with an initial notice, shall be form 4 in Schedule 1.
- (2) The grounds on which a local authority shall reject a plans certificate which is not combined with an initial notice are those prescribed in Schedule 3.
- (3) The grounds on which a local authority shall reject a plans certificate combined with an initial notice are those prescribed in Schedule 2 and Schedule 3.
- (4) The period within which a local authority may give notice of rejection of a plans certificate (whether or not combined with an initial notice) is five days beginning on the day on which the certificate is given.

Marginal Citations

M9 See section 50 of the Building Act 1984.

Effect of plans certificate

15. 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.

Form, grounds and period for rejecting final certificate

- 16.—**(1) The prescribed form of a final certificate ^{M10} shall be form 5 in Schedule 1 and the grounds on which a local authority shall reject a final certificate are those prescribed in Schedule 4.
- (2) The period within which a local authority may give notice of rejection of a final certificate is ten days beginning with the day on which the certificate is given.
- [^{F49}(3) A final certificate given by an approved inspector to a local authority in accordance with these Regulations shall be evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.]

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Textual Amendments

F49 Reg. 16(3) inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 38**, Sch. 1 (with regs. 1(3), 45-47); and (W. for remaining purposes) (19.4.2013) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **31** (with reg. 1(2)(3)) and

Marginal Citations

M10 See section 51 of the Building Act 1984.

[^{F50}Form of rejection notice and form of notice under section 51C of the Act

16A.—(1) Where a local authority reject a relevant notice or certificate the form set out as form 5A in Schedule 1 must be used.

(2) When giving a notice under section 51C(2) of the Act (change of person intending to carry out work) the form set out as form 5B in Schedule 1 must be used.

(3) In this regulation “relevant notice or certificate” means an initial notice, amendment notice, plans certificate or a final certificate which is given to a local authority on or after 1st October 2023.

Textual Amendments

F50 Regs. 16A-16E inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(1)** (with regs. 20, 23-25)

Notice before starting work and further notice when work is “commenced” etc.

16B.—(1) At least two days before the day on which building work starts, the person carrying out the work must give a notice to the approved inspector shown on the initial notice relating to the building work setting out their intention to start the work and the date that work is to start.

(2) Not more than five days after the day on which the work is to be regarded as commenced the person carrying out the work must give a notice to that effect to the approved inspector.

(3) If the approved inspector is not satisfied the work is to be regarded as commenced they must give the person carrying out the work a notice to that effect (“rejection notice”) within four weeks of the date the notice under paragraph (2) is given, and the rejection notice must give the reasons for rejection.

(4) Where a notice is given under paragraph (2) and the period referred to in paragraph (3) expires without a rejection notice being given, then the work is to be regarded as commenced.

(5) If the person carrying out the work accepts the rejection notice they may not give a further notice under paragraph (2) unless, having regard to the reasons given by the approved inspector, they are satisfied the work is to be regarded as commenced.

(6) A person who gave the notice under paragraph (2) may appeal to the First-tier Tribunal against the decision of the approved inspector to reject the notice provided the appeal is made within 21 relevant days beginning with the day after the day on which the approved inspector gives the rejection notice.

(7) The First-tier Tribunal may allow an appeal under paragraph (6) only if it is satisfied that the decision appealed against was wrong on one or more of the following grounds—

- (a) that the decision was based on an error of fact;
- (b) that the decision was wrong in law;

- (c) that the decision was unreasonable;
 - (d) that the decision was made without following the procedures set out in the Act or regulations made under that Act.
- (8) The approved inspector may take such steps, including—
- (a) requiring information;
 - (b) laying open of work for inspection,
- as it thinks appropriate to check whether the work is to be regarded as commenced.
- (9) For the purposes of paragraphs (2) to (8), the provisions of regulation 16C (lapse of initial notices: commencement of work) apply to determine whether work is to be regarded as commenced.

Textual Amendments

F50 Regs. 16A-16E inserted (E.) (1.10.2023) by The Building (Approved Inspectors etc. and Review of Decisions) (England) Regulations 2023 (S.I. 2023/906), regs. 1(2), **11(1)** (with regs. 20, 23-25)

Lapse of initial notice: commencement of work

16C.—(1) For the purposes of section 53A(6) of the Act (lapse of initial notice) work is to be regarded as commenced in accordance with the following paragraphs.

(2) Where the work consists of the construction of a complex building, work is to be regarded as commenced in relation to that building or the first stage of building work for that building when the foundations supporting the building and the structure of the lowest floor level of that building (but not the other buildings or structures to be supported by those foundations) are completed.

(3) Where the work consists of—

- (a) the construction of a building and paragraph (2) does not apply, or
- (b) horizontal extension of a building,

work is to be regarded as commenced when the sub-surface structure of the building or the extension including all foundations, basement levels (if any) and the structure of ground floor level is completed.

(4) Where the work consists of any other building work then work is to be regarded as commenced when the initial work is completed.

(5) In this regulation—

“approved plans” means plans which were part of or accompanied the initial notice, or plans to which a plans certificate referred;

“complex building” means—

- (a) a building which is to be constructed on the same foundation plinth or podium as any other building or structure;
- (b) a building which has more than one storey below ground level;
- (c) a building where it is proposed use is primarily as a public building where the public or a section of the public has access to the building (whether or not on payment) provided that the building has a capacity for 100 or more visitors;

“initial work” means the work set out in the initial notice which the client considers amounts to 15% of all the work described in the initial notice;

“public building” means—

- (a) a shop or shopping centre;

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- (b) premises where food or drink are sold for consumption on the premises, including a nightclub, social club or dance hall;
- (c) a stadium, theatre, cinema, concert hall;
- (d) a sports ground;
- (e) an exhibition hall or conference centre;
- (f) a hospital or premises for the provision of health care.

Textual Amendments

F50 Regs. 16A-16E inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(1)** (with regs. 20, 23-25)

Notification of dutyholders

16D.—(1) This paragraph applies where, in relation to any building work, the client appoints a principal contractor (or sole contractor) or a principal designer (or sole or lead designer).

(2) Subject to paragraph (3), where paragraph (1) applies the client must give a notice to the approved inspector shown on the initial notice relating to the building work which includes—

- (a) the name, address, telephone number and (if available) email address of the person appointed (PA) and the date of appointment;
- (b) except where PA is the first person appointed to the role, the name, address, telephone number and (if available) email address of the person who held the role before PA (“outgoing dutyholder”) and the date their appointment ended;
- (c) where the notice is given by someone on behalf of the client, a statement signed by the client confirming they agree to the notice being made and that the information contained in the notice is correct.

(3) Where the client is a domestic client (DC), the following applies instead of paragraph (2)—

- (a) an outgoing dutyholder must provide the information referred to in paragraph (2)(b) to the DC within 5 calendar days of the date their appointment ends;
- (b) DC must provide the information referred to under sub-paragraph (a) to PA on the date of appointment of PA or as soon as practicable after that date;
- (c) subject to paragraph (4), PA must give a notice to the approved inspector which includes—
 - (i) the name, address, telephone number and (if available) email address of PA and date of appointment;
 - (ii) except where PA is the first person appointed to the role, the name, address, telephone number and (if available) email address of the outgoing dutyholder and the date their appointment ended;
 - (iii) a statement explaining the notice is given on behalf of a domestic client.

(4) Where the outgoing dutyholder has not received the information required under paragraph (3) (b) by the time the notice under paragraph (3)(c) is to be given and DC does not have the information, the statement given by PA under paragraph (3)(c)(iii) must also include an explanation to that effect.

(5) A notice required under paragraph (2) or (3)(c) must be given to the approved inspector within the period of 14 calendar days beginning with the date of the appointment.

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Textual Amendments

F50 Regs. 16A-16E inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(1)** (with regs. 20, 23-25)

Compliance declarations

16E. Where building work described in an initial notice is completed the client must give the approved inspector a notice which includes—

- (a) the name, address, telephone number and (if available) email address of the client;
- (b) the name, address, telephone number and (if available) email address of the principal contractor (or sole contractor) and the principal designer (or sole or lead designer);
- (c) a statement that the building work is complete;
- (d) a statement, signed by the client, confirming that to the best of the client's knowledge the work complies with all applicable requirements of the building regulations;
- (e) a statement given by each principal contractor (or sole contractor) for the work and each principal designer (or sole or lead designer) for the work, signed by the person to which the declaration relates, which includes—
 - (i) the name, address, telephone number and (if available) email address of that person;
 - (ii) the dates of their appointment, and
 - (iii) confirmation—
 - (aa) in the case of a principal contractor (or sole contractor), that they fulfilled their duties as a principal contractor under Part 2A (dutyholders and competence) of the Principal Regulations;
 - (bb) in the case of a principal designer (or sole or lead designer), that they fulfilled their duties as a principal designer under Part 2A (dutyholders and competence) of the Principal Regulations.]

Textual Amendments

F50 Regs. 16A-16E inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(1)** (with regs. 20, 23-25)

Events causing initial notice to cease to be in force

17.—(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 four weeks beginning with the date on which notice of rejection is given.

(2) Paragraph (3) applies 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.

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

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- (a) if the building is a relevant building as defined by regulation 12(6)(a), except where it contains only flats and common parts for those flats, on the expiry of a period of four weeks beginning with the date of occupation; and
 - (b) in any other case, on the expiry of a period of eight weeks beginning with the date of occupation.
- (4) 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 eight weeks beginning with the date on which the change of use takes place.
- (5) 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 eight weeks beginning with the date on which the work described in the initial notice is substantially completed.
- (6) An initial notice shall not cease to be in force by virtue of paragraphs (2) and (3) because part of a building or extension is occupied if a final certificate has been accepted in respect of that part.
- (7) A local authority may extend any period referred to in this regulation either before or after its expiry.

Cancellation of initial notice **E**

18.—(1) An approved inspector who 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 may give notice in writing to the person carrying out the work specifying—

- (a) the requirement of building regulations which in the approved inspector's 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 that person has neither pulled down nor removed the work nor effected such alterations in it as may be necessary to make it comply with building regulations, the approved inspector will cancel the initial notice.

[^{F51}(2A) An approved inspector who is of the opinion that in relation to any of the work described in an initial notice there has been a contravention of any provision of Part 2A of the Principal Regulations (except regulations 11D(3)(a), 11D(8) and 11D(9)) may give notice in writing to the client specifying—

- (a) the requirement of building regulations which in the approved inspector's opinion has not been complied with, and
- (b) the location of the work to which the contravention relates.

(2B) A notice of contravention given in accordance with paragraph (2A) must inform the client that if within the prescribed period the client has not effected such alterations to the arrangements for carrying out the work and such improvements to the competence of persons carrying out the work (or as the case may be, the client), the principal contractor or principal designer as may be necessary to ensure the carrying out of the work complies with provisions of the building regulations referred to in paragraph (1), the approved inspector will cancel the initial notice.]

[^{F52}(3) The period within which the person carrying out the work or, as the case may be, the client is to remedy the contravention as described in paragraph (2) or (2A) is three months beginning with the day on which the notice is given.]

(4) Form 6 in Schedule 1 is the form of notice to be given by an approved inspector to cancel an initial notice in accordance with section 52(1) of the Act in circumstances referred to in 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 7 in Schedule 1 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 8 in Schedule 1 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.

[^{F53}(7) Form 8A in Schedule 1 is the form of notice to be given by an approved inspector to cancel an initial notice in accordance with section 52A(1) of the Act.

(8) Form 8B in Schedule 1 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 52A(2) of the Act.

(9) Form 8C in Schedule 1 is the form of notice to be given by a local authority to cancel an initial notice in accordance with section 52A(4) of the Act.]

Extent Information

E1 This version of this provision applies to England only; a separate version has been created for Wales only

Textual Amendments

- F51** Reg. 18(2A)(2B) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **12(2)** (with regs. 20, 23-25)
- F52** Reg. 18(3) substituted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **12(3)** (with regs. 20, 23-25)
- F53** Reg. 18(7)-(9) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **12(4)** (with regs. 23-25)

Cancellation of initial notice **W**

18.—(1) An approved inspector who 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 may give notice in writing to the person carrying out the work specifying—

- (a) the requirement of building regulations which in the approved inspector's 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 that person has neither pulled down nor removed the work nor effected such alterations in it as may be necessary to make it comply with 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 6 in Schedule 1 is the form of notice to be given by an approved inspector to cancel an initial notice in accordance with section 52(1) of the Act in circumstances referred to in 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 7 in Schedule 1 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.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

(6) Form 8 in Schedule 1 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.

Extent Information

E3 This version of this provision applies to Wales only; a separate version has been created for England only

Local authority powers in relation to partly completed work

19.—(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 17 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 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 the owner 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 [^{F54}plans deposited][^{F54}an application for building control approval with full plans] in accordance with building regulations.

Textual Amendments

F54 Words in [reg. 19\(4\)](#) substituted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **10(3)** (with regs. 23-25)

PART 4

Application of Provisions of the Principal Regulations

^{F55}Application of regulations 20, ^{F56}^{F57}20A,] 25A, 27, ^{F58}^{F59}^{F60}27A, 27B,]^{F61}^{F62}, 27C]^{F63}^{F56}29,]
37, [^{F64}38,] 41, 42, 43 ^{F65}^{F66}, 44 and 44ZA] of the Principal Regulations

20.—(1) Regulations 20 (provisions applicable to self-certification schemes), ^{F67}^{F68}20A (provisions applicable to third party certification schemes),] 25A (consideration of high-efficiency alternative systems for new buildings), 27 (CO² emission rate calculations), [^{F69}27A (fabric energy efficiency rate calculations),]^{F70}^{F71}27A (primary energy consumption rate calculations), 27B (fabric performance values calculations),]^{F72}^{F73} ... ^{F74}^{F75}27C (target primary energy rate calculations for new buildings)] 37 (wholesome water consumption calculation), [^{F76}38 (fire safety information),] 41 (sound insulation testing), 42 (mechanical ventilation air flow rate testing), 43 (pressure testing) ^{F77}^{F78}, 44] (commissioning) ^{F79}^{F80} and 44ZA (commissioning in respect of a system for on-site electricity generation)] of the Principal Regulations ^{F81}^{F82}and regulation 7A (energy performance certificates on construction) of the Energy Performance of Buildings (England and Wales) Regulations 2012] apply in relation to building work which is the subject of an initial notice as if references to the [^{F83}local authority][^{F83}building control authority or relevant authority] were references to the approved inspector.

(2) Regulation 27(3) of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “ or, if earlier, the date on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force ”.

^{F84}^{F85}(2A) Regulation 27A(3) of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force”.

^{F86}(2B) Regulation 27B(3) of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force”.]

^{F87}^{F88}(2C) Regulation 27C(3) of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force”.]

^{F89}^{F90}(3)

(4) Regulation 37(2) of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed” there were inserted “, or, if earlier, the date on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force”.

^{F91}(4A) Regulation 38 of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if for paragraph (2) there were substituted—

“(2) The person carrying out the work must give the fire safety information to the responsible person no later than—

- (a) the date of completion of the work to which the initial notice relates;
- (b) the date of occupation of the building or extension;

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(c) the date on which, in accordance with regulation 17(5) of the Building (Approved Inspectors etc.) Regulations 2010, the initial notice ceases to be in force, whichever is the earlier.”.]

(5) Regulation 41 of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if—

(a) for paragraph (3)(b) there were substituted—

“(b) given to the approved inspector in accordance with paragraph (2)(b) not later than five days after completion of the work to which the initial notice relates.”;

(b) for the words in paragraph (4) “not later than the date on which [^{F92}notice of commencement of the work][^{F92}notice of intention to start work] is given under regulation 16(1)” there were substituted the words “ prior to commencement of the building work on site ”.

(6) Regulation 44 of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if for paragraph (4) there were substituted—

“(4) The notice shall be given to the approved inspector—

(a) subject to sub-paragraphs (b) and (c), not later than five days after completion of the work to which the initial notice relates;

(b) where regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 applies, not later than the date on which the initial notice ceases to be in force or, if earlier, the end of the period referred to in sub-paragraph (a);

(c) where regulation 20 applies by virtue of regulation 20 of the Building (Approved Inspectors etc.) Regulations 2010, not later than the date on which the notice or certificate required by that regulation must be given.”.

^{F93}^{F94}(6A) Regulation 44ZA of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if for paragraph (3) there were substituted—

“(3) The notice must be given to the approved inspector—

(a) subject to sub-paragraphs (b) and (c), not later than five days after completion of the work to which the initial notice relates;

(b) where regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 applies, not later than the date on which the initial notice ceases to be in force or, if earlier, the end of the period referred to in sub-paragraph (a);

(c) where regulation 20 applies by virtue of regulation 20 of the Building (Approved Inspectors etc.) Regulations 2010, not later than the date on which the notice or certificate required by that regulation must be given.”.]

^{F95}^{F96}(7) Regulation 7A(3) of the Energy Performance of Buildings (England and Wales) Regulations 2012 applies in relation to building work which is the subject of an initial notice as if after “work has been completed” there were inserted “, or, if earlier, the date in which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force.]]

Textual Amendments

F55 Reg. 20(1) and heading substituted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), [reg. 39, Sch. 1](#) (with [regs. 1\(3\), 45–47](#)); and (W. for remaining purposes) (19.4.2013) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), [regs. 1\(4\), 32](#) (with [reg. 1\(2\)\(3\)](#))

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- F56** Words ", 20A" and ", 29" in reg. 20 heading omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **21(a)(i)** (with reg. 29)
- F57** Word in reg. 20 heading inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), regs. 1(4), **3(3)(a)** (with reg. 1(3))
- F58** Word "27A," in reg. 20 heading inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) \(No.2\) Regulations 2013 \(S.I. 2013/1959\)](#), regs. 1(5), **10(a)** (with reg. 1(3))
- F59** Word ", 27B" in reg. 20 heading inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **21(a)(ii)** (with reg. 29)
- F60** Word "27A," in reg. 20 heading inserted (W. for remaining purposes) and word "27B," inserted (W. but not in relation to excepted energy buildings) (31.7.2014) by [The Building \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/110\)](#), regs. 1(3), **13(a)** (with reg. 1(2))
- F61** Word in reg. 20 heading inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **20(a)(i)** (with reg. 21)
- F62** Words in reg. 20 heading inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **16(a)(i)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F63** Word in reg. 20 heading omitted (W. for remaining purposes) (17.6.2016) by virtue of [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(3)(a)** (with reg. 1(3))
- F64** Word in reg. 20 heading inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **13(1)(a)** (with regs. 20, 23-25)
- F65** Words in reg. 20 heading substituted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **20(a)(ii)** (with reg. 21)
- F66** Words in reg. 20 heading substituted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **16(a)(ii)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F67** Words in reg. 20(1) omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **21(b)(i)** (with reg. 29)
- F68** Words in reg. 20(1) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), regs. 1(4), **3(3)(b)** (with reg. 1(3))
- F69** Words in reg. 20(1) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) \(No.2\) Regulations 2013 \(S.I. 2013/1959\)](#), regs. 1(5), **10(b)** (with reg. 1(3))
- F70** Words in reg. 20(1) substituted and inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **21(b)(ii)(iii)** (with reg. 29)
- F71** Words in reg. 20(1) inserted (W. but not in relation to excepted energy buildings) (31.7.2014) by [The Building \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/110\)](#), regs. 1(3), **13(b)** (with reg. 1(2))
- F72** Words in reg. 20(1) omitted (W. for remaining purposes) (17.6.2016) by virtue of [The Building Regulations c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(3)(b)(i)** (with reg. 1(3))
- F73** Words in reg. 20(1) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(3)(a)(i)** (with reg. 1(3))
- F74** Words in reg. 20(1) inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **20(b)(i)** (with reg. 21)

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- F75** Words in reg. 20(1) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **16(b)(i)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F76** Words in reg. 20(1) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **13(1)(b)(i)** (with regs. 20, 23-25)
- F77** Word in reg. 20(1) substituted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **20(b)(ii)** (with reg. 21)
- F78** Words in reg. 20(1) substituted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **16(b)(ii)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F79** Words in reg. 20(1) inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **20(b)(iii)** (with reg. 21)
- F80** Words in reg. 20(1) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **16(b)(iii)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F81** Words in reg. 20(1) inserted (W. for remaining purposes) (17.6.2016) by [The Building Regulations c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(3)(b)(ii)** (with reg. 1(3))
- F82** Words in reg. 20(1) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(3)(a)(ii)** (with reg. 1(3))
- F83** Words in reg. 20(1) substituted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **13(1)(b)(ii)** (with regs. 20, 23-25)
- F84** Reg. 20(2A) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), regs. 1(4), **3(3)(c)** (with reg. 1(3))
- F85** Reg. 20(2A) inserted (W. for remaining purposes) and (2B) inserted (W. but not in relation to excepted energy buildings) (31.7.2014) by [The Building \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/110\)](#), regs. 1(3), **13(c)** (with reg. 1(2))
- F86** Reg. 20(2B) inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **21(b)(iv)** (with reg. 29)
- F87** Reg. 20(2C) inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **20(c)** (with reg. 21)
- F88** Reg. 20(2C) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **16(c)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)
- F89** Reg. 20(3) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(3)(b)** (with reg. 1(3))
- F90** Reg. 20(3) omitted (W. for remaining purposes) (17.6.2016) by virtue of [The Building Regulations c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(3)(c)** (with reg. 1(3))
- F91** Reg. 20(4A) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **13(1)(c)** (with regs. 20, 23-25)
- F92** Words in reg. 20(5) substituted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **13(1)(d)** (with regs. 20, 23-25)
- F93** Reg. 20(6A) inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **20(d)** (with reg. 21)
- F94** Reg. 20(6A) inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **16(d)** (with reg. 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)

- F95** Reg. 20(7) added (W. for remaining purposes) (17.6.2016) by [The Building Regulations c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(3)(d)** (with reg. 1(3))
- F96** Reg. 20(7) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(3)(c)** (with reg. 1(3))

PART 5

Public Bodies

Approval of public bodies

21.—(1) In England if it appears to the Secretary of State, or in Wales, if it appears to the Welsh Ministers, that—

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

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

(2) In England the Secretary of State, and in Wales, the Welsh Ministers, may withdraw the approval by a notice in writing given to any public body affected, and shall take such steps as appears to them appropriate to inform local authorities of such withdrawal.

Form, grounds and period for rejecting public body's notice

22.—(1) The prescribed form of a public body's notice ^{M11}—

- (a) which is not combined with a public body's plans certificate, shall be form 9 in Schedule 1; or
- (b) which is combined with a public body's plans certificate ^{M12}, shall be form 11 in Schedule 1.

(2) A public body's notice shall be accompanied by the plans and documents described in the relevant form prescribed by paragraph (1).

(3) The grounds on which a local authority shall reject a public body's notice are those prescribed in Schedule 5.

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

Marginal Citations

M11 See section 54 of the Building Act 1984.

M12 See paragraph 2(2) of Schedule 4 to the Building Act 1984.

Public body's consultation with the fire and rescue authority

23. Regulation 12 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

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notice, a plans certificate and a final certificate respectively references to a public body's notice, a public body's plans certificate and a public body's final certificate.

Public body's consultation with the sewerage undertaker

24. Regulation 13 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 plans certificate and a final certificate respectively references to a public body's notice, a public body's plans certificate and a public body's final certificate.

Form, grounds and period for rejecting public body's plans certificate

25.—(1) The prescribed form of a public body's plans certificate ^{M13}—

- (a) which is not combined with a public body's notice, shall be form 10 in Schedule 1; or
- (b) which is combined with a public body's notice, shall be form 11 in Schedule 1.

(2) The grounds on which a local authority shall reject a public body's plans certificate are those prescribed in Schedule 6.

(3) The grounds on which a local authority shall reject a public body's plans certificate combined with a public body's notice are those prescribed in Schedule 5 and Schedule 6.

(4) 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 days beginning on the day on which the certificate is given.

Marginal Citations

M13 See paragraph 2 of Schedule 4 to the Building Act 1984.

Effect of public body's plans certificate

26. 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.

Form, grounds and period for rejecting public body's final certificate

27.—(1) The prescribed form of a public body's final certificate ^{M14} shall be form 12 in Schedule 1 and the grounds on which a local authority shall reject a final certificate are those prescribed in Schedule 7.

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

Marginal Citations

M14 See paragraph 3 of Schedule 4 to the Building Act 1984.

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

28. Regulation 17 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 6

Certificates Relating to Deposited Plans

Certificates given under section 16(9) of the Act

[^{F97}29.—(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) of the Act, 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 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 the Principal Regulations, and
- (b) Part L (conservation of fuel and power) of Schedule 1 to the Principal 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 circumstances in which the local authority may reject deposited plans on the grounds referred to in section 16(9)(i) or (ii) are where—

- (a) the certificate states that the work shown in the plans complies with the requirements of Part A (structure) of Schedule 1 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(1) 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.]

Changes to legislation: *The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

Textual Amendments

- F97** [Reg. 29](#) omitted (E.) (1.10.2023) by virtue of [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **14** (with regs. 23-25)

^{F98}PART 6A

Appeals under Part 2 of the Act

Textual Amendments

- F98** [Pt. 6A](#) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **15** (with regs. 21, 23-25)

Appeal under section 50(2) of the Act

29A.—(1) An appeal to the regulator under section 50(2) of the Act must be made within 21 relevant days beginning with the day after the day on which the approved inspector refused to give the plans certificate.

(2) Where a person is aggrieved with the decision of the regulator given on an appeal under section 50(2) of the Act wishes to appeal that decision by virtue of section 43A(3) of the Act, they must appeal to the First-tier Tribunal within 21 relevant days beginning with the day after the day on which the regulator notifies them of its decision.

(3) The First-tier Tribunal may allow an appeal referred to in paragraph (2) only if it is satisfied that the decision appealed against was wrong on one or more of the following grounds—

- (a) that the decision was based on an error of fact;
 - (b) that the decision was wrong in law;
 - (c) that the decision was unreasonable;
 - (d) that the decision was made without following the procedures set out in the Act or regulations made under that Act.
- (4) If the First-tier Tribunal allows an appeal it may quash or vary the decision.

Appeals under section 55 of the Act

29B.—(1) An appeal to the First-tier Tribunal—

- (a) under section 55(1) of the Act;
- (b) under section 55(2A) of the Act,

must be made within 21 relevant days beginning with the day after the day on which the local authority notifies the approved inspector of its decision.

(2) The First-tier Tribunal may allow an appeal under paragraph (1)(a) only if it is satisfied that the notice, certificate or report referred to in section 55(1) of the Act was not properly rejected on one or more of the following grounds—

- (a) that the rejection was based on an error of fact;
- (b) that the rejection was wrong in law;
- (c) that the rejection was unreasonable;

- (d) that the rejection was made without following the procedures set out in the Act or regulations made under the Act.
- (3) The First-tier Tribunal may allow an appeal under paragraph (1)(b) only if it is satisfied that the initial notice was not properly cancelled under section 52A of the Act on one or more of the following grounds—
 - (a) that the cancellation was based on an error of fact;
 - (b) that the cancellation was wrong in law;
 - (c) that the cancellation was unreasonable;
 - (d) that the cancellation was made without following the procedures set out in the Act or regulations made under the Act.
- (4) On determining an appeal under section 55(1) or (2A) of the Act, the First-tier Tribunal must give notice of the decision to—
 - (a) the person who made the appeal;
 - (b) the local authority.
- (5) On determining an appeal under section 55(2A) of the Act, where the First-tier Tribunal determines—
 - (a) that an initial notice was properly cancelled, it must additionally notify the regulator of the decision;
 - (b) that an initial notice was not properly cancelled, it must in the notice referred to in paragraph (4) explain the effect of section 55(2C)(a) to (c) of the Act.]

PART 7

Miscellaneous Provisions

Register of notices and certificates

- 30.**—(1) The register which local authorities shall keep under section 56 of the Act ^{M15} shall contain the information set out in paragraph (2) with respect to—
- (a) initial notices, amendment notices, notices under section 51C of the Act ^{M16} 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;
 - ^{F99F100}(c)
 - (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 [^{F101}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.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

(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.

Textual Amendments

- F99** Reg. 30(2)(c) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), reg. 40, Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, [Sch.](#))
- F100** Reg. 30(2)(c) omitted (W. for remaining purposes) (10.2.2014) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/58\)](#), regs. 1(4), [5](#) (with reg. 1(2)(3))
- F101** Words in reg. 30(3) omitted (E.) (1.10.2023) by virtue of [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), [10\(4\)](#) (with regs. 23-25)

Marginal Citations

- M15** Section 56(1) to (4) is prospectively repealed by the Schedule to the Sustainable and Secure Buildings Act 2004, and section 56(1), (2) and (5) was amended by [S.I. 1996/1905](#).
- M16** Section 51C was inserted by [S.I. 1996/1905](#).

[^{F102}Contravention of certain regulations not to be an offence etc **E**

31. Each of the regulations, other than regulations 16B(1), (2) and (5) and 19, is prescribed for the purposes of section 35(2) and 35B(7)(a) of the Act.]

Extent Information

- E2** This version of this provision applies to England only; a separate version has been created for Wales only

Textual Amendments

- F102** [Reg. 31](#) substituted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), [16](#) (with regs. 20, 23-25)

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

31. Each of these Regulations, other than regulation 19, is designated as a provision to which section 35 of the Act (penalty for contravening building regulations) does not apply.

Extent Information

- E4** This version of this provision applies to Wales only; a separate version has been created for England only

Electronic service of documents

[^{F103}**32.** Section 94A of the Act ^{M17} (electronic service of documents) shall have effect as if the following documents were documents mentioned in subsection (7) of that section—

- (a) a notice under regulation 18(1);
- (b) a notice under regulation 19(2)(b);

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(c) a certificate or notice under regulation 20 of the Principal Regulations as applied by regulation 20 of these Regulations;

(d) a notice under regulation 27(2) or (3) of the Principal Regulations as applied by regulation 20;

F104F105 (e)

F104F105 (f)

(g) a notice under regulation 37(1) of the Principal Regulations as applied by regulation 20;

(h) results of sound insulation testing under regulation 41(2)(b) of the Principal Regulations as applied by regulation 20;

(i) a notice under regulation 42(2)(b) of the Principal Regulations as applied by regulation 20;

(j) a notice of the results of pressure testing under regulation 43(2)(b) of the Principal Regulations as applied by regulation 20;

(k) a notice under regulation 44(3) of the Principal Regulations as applied by regulation 20;

F106[F107 (l) an energy performance certificate under regulation 7A(2)(a) of the Energy Performance of Buildings (England and Wales) Regulations 2012 as applied by regulation 20;

(m) a notice under regulation 7A(2)(b) of the Energy Performance of Buildings (England and Wales) Regulations 2012 as applied by regulation 20]]

Textual Amendments

F103 Reg. 32 omitted (E.) (1.10.2023) by virtue of [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **17** (with regs. 23-25)

F104 Reg. 32(e)(f) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(4)(a)** (with reg. 1(3))

F105 Reg. 32(e)(f) omitted (W. for remaining purposes) (17.6.2016) by virtue of [The Building Regulations c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(4)(a)** (with reg. 1(3))

F106 Reg. 32(l)(m) added (W. for remaining purposes) (17.6.2016) by [The Building Regulations c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), **3(4)(b)** (with reg. 1(3))

F107 Reg. 32(l)(m) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), **3(4)(b)** (with reg. 1(3))

Marginal Citations

M17 Section 94A was inserted by [S.I. 2008/2334](#).

Transitional provisions: interpretation

33. In regulations 34 to 37—

“the Approved Inspectors Regulations 2000” means the Building (Approved Inspectors etc.) Regulations 2000 ^{M18};

“the 2009 Regulations” means the Building and Approved Inspectors (Amendment) Regulations 2009 ^{M19};

“the 2010 Regulations” means the Building and Approved Inspectors (Amendment) Regulations 2010 ^{M20}.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Marginal Citations

M18 [S.I. 2000/2532](#).

M19 [S.I. 2009/1219](#) amended by [S.I. 2009/2465](#) and 2010/719.

M20 [S.I. 2010/719](#).

Transitional provisions: work already started before 1st October 2010

34.—(1) Subject to paragraph (2), where before 1st October 2010 building work is started in accordance with—

- (a) a building notice given to, or full plans deposited with, a local authority under regulation 12(2A) of the Building Regulations 2000 ^{M21} (giving of a building notice or deposit of plans) and a notice given to the local authority under regulation 15(1) of those Regulations ^{M22} (notice of commencement and completion of certain stages of work);
- (b) an initial notice or an amendment notice given in accordance with section 47(1) (giving and acceptance of initial notice) or 51A(2) of the Act ^{M23} (variation of work to which initial notice relates);
- (c) a public body's notice given in accordance with section 54 (giving, acceptance and effect of public body's notice) of the Act,

the Approved Inspectors Regulations 2000 as last amended by the 2009 Regulations shall continue to apply to that building work.

(2) Where before 1st October 2010 building work is started in accordance with an initial notice which is varied by an amendment notice given on or after that date, the Approved Inspectors Regulations 2000 as last amended by the 2009 Regulations shall continue to apply to so much of the building work as could have been carried out under that initial notice if the amendment notice had not been given.

(3) Where before 1st October 2010 building work is started to which regulation 12(5)(a) or (b) ^{M24} of the Building Regulations 2000 applies, the Approved Inspectors Regulations 2000 as last amended by the 2009 Regulations shall continue to apply to that building work.

Marginal Citations

M21 [Regulation 12\(2A\)](#) was inserted by [S.I. 2006/652](#).

M22 [Regulation 15\(1\)](#) was amended by [S.I. 2002/440](#) and 2006/652.

M23 [Section 47\(1\)](#) was amended by section 8 of the Sustainable and Secure Buildings Act 2004 and [S.I. 1996/1905](#). [Section 51A\(2\)](#) was inserted by [S.I. 1996/1905](#).

M24 [Regulation 12\(5\)](#) was substituted by [S.I. 2004/3210](#) and amended by [S.I. 2008/671](#).

Transitional provisions: work for which notification is not required

35. Where before 1st October 2010 a contract is entered into for the provision of building work to which regulation 12(5)(a) or (b) of the Building Regulations 2000 applies, the Approved Inspectors Regulations 2000 as last amended by the 2009 Regulations shall continue to apply to that work, provided that the work is started before 6th April 2011.

Transitional provisions: notice given or plans deposited before 1st October 2010

36.—(1) Subject to paragraph (2), the Approved Inspectors Regulations 2000 as last amended by the 2009 Regulations shall continue to apply in relation to building work where—

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (a) before 1st October 2010 a building notice, an initial notice, a plans certificate, an amendment notice or a public body's notice has been given to, or full plans deposited with, a local authority; and
- (b) the work is carried out or is to be carried out in accordance with any such notice or plans, whether with or without any departure from such plans,

provided that the work is started before 1st October 2011.

(2) Where an initial notice given before 1st October 2010 is varied by an amendment notice given on or after that date, the Approved Inspectors Regulations 2000 as last amended by the 2009 Regulations shall continue to apply to so much of the building work as could have been carried out under that initial notice if the amendment notice had not been given, provided that the work is started before 1st October 2011.

Transitional and saving provisions: earlier Building Regulations

37.—(1) If immediately before 1st October 2010 any of the transitional provisions listed in paragraph (2) applied in relation to building work, the Regulations specified in Schedule 8 shall continue to apply in relation to that building work in accordance with that provision as if these Regulations had not been made.

(2) The provisions are:
 regulation 9 of the Building (Approved Inspectors etc.) (Amendment) Regulations 2001 ^{M25};
 regulations 3 and 4 of the Building (Approved Inspectors etc.) (Amendment) Regulations 2002 ^{M26};
 regulations 29, 30 and 33 of the Building and Approved Inspectors (Amendment) Regulations 2006 ^{M27} in so far as they relate to the Approved Inspectors Regulations 2000; regulation 4 of the Building and Approved Inspectors (Amendment) (No.2) Regulations 2006 ^{M28} in so far as it relates to the Approved Inspectors Regulations 2000; regulation 4 of the Building and Approved Inspectors (Amendment) Regulations 2007 ^{M29} in so far as it relates to the Approved Inspectors Regulations 2000; regulations 4 to 6 and 8 of the 2009 Regulations in so far as they relate to the Approved Inspectors Regulations 2000.

(3) If immediately before 1st October 2010 regulation 32 of the Approved Inspectors Regulations 2000 applied in relation to building work, the Regulations specified in Schedule 1 to those Regulations shall continue to apply in relation to that building work in accordance with that transitional provision as if these Regulations had not been made.

Marginal Citations

M25 [S.I. 2001/3336](#).

M26 [S.I. 2002/2872](#) amended by [S.I. 2003/3133](#).

M27 [S.I. 2006/652](#).

M28 [S.I. 2006/3318](#).

M29 [S.I. 2007/3384](#).

Revocations and consequential amendments

38.—(1) The Regulations specified in the first column of the table in Schedule 8 are revoked to the extent specified in relation to each in the third column of that table.

(2) Schedule 9, which contains consequential amendments to the Building (Local Authority Charges) Regulations 2010 ^{M30} and the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 ^{M31}, has effect.

Changes to legislation: *The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

Marginal Citations

M30 [S.I. 2010/404.](#)

M31 [S.I. 2007/991.](#)

Signed by authority of the Secretary of State

Department for Communities and Local
Government

Andrew Stunell
Parliamentary Under Secretary of State

^{XI}SCHEDULE 1

Regulations 10(1), 11(1), 14(1)16(1),
18(4)-(6), 22(1), 25(1) and 27(1)

F108F109F110F111F112F113F114F115F116F117F118F119F120F121F122F123F124F125F126F127F128F129F130F131F132F133F134F135F136F137F138F139F140F141F142Forms

Editorial Information

- X1** Editorial note: The substitution of Sch. 1 Forms 1-12 by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), reg. 3(3), Sch. 2, which applies in relation to England, did not apply in relation to any building in Wales other than an excepted energy building. On 8.6.2018 [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), reg. 22 provided that the existing forms as they applied to buildings in Wales other than excepted energy buildings are now substituted in relation to excepted energy buildings. Therefore the substitution of the forms by [S.I. 2015/767](#) no longer applies in relation to Wales at all and the forms shown in this version of the provision only apply in relation to England. For Sch. 1 Forms 1-12 as they apply in relation to Wales, see the version of this provision dated [10.2.2014](#) as amended by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#) and [The Building \(Approved Inspectors etc.\) \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/58\)](#) as follows:
- Sch. 1 Form 1 para. 4(a)(b) omitted (W.) (10.2.2014) by virtue of [S.I. 2014/58](#), regs. 1(4), [6\(2\)\(a\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 1 paras. 12, 13 inserted (W.) (10.2.2014) by [S.I. 2014/58](#), regs. 1(4), [6\(2\)\(b\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 2 para. 3(b)(d) omitted (W.) (10.2.2014) by virtue of [S.I. 2014/58](#), regs. 1(4), [6\(3\)\(a\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 2 paras. 12, 13 inserted (W.) (10.2.2014) by [S.I. 2014/58](#), regs. 1(4), [6\(3\)\(b\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 2 Note (11) inserted (W.) (10.2.2014) by [S.I. 2014/58](#), regs. 1(4), [6\(3\)\(c\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 3 para. 3 substituted (W.) (10.2.2014) by [S.I. 2014/58](#), regs. 1(4), [6\(4\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 4 para. 4(a)(b) omitted (W.) (10.2.2014) by virtue of [S.I. 2014/58](#), regs. 1(4), [6\(5\)\(a\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 4 paras. 16, 17 inserted (W.) (10.2.2014) by [S.I. 2014/58](#), regs. 1(4), [6\(5\)\(b\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 5 para. 6 substituted (W.) (10.2.2014) by [S.I. 2014/58](#), regs. 1(4), [6\(6\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 5 para. 9 inserted (W.) (19.4.2013) by [S.I. 2013/747](#), regs. 1(4), [33\(2\)](#) (with reg. 1(2)(3))
- Sch. 1 Form 12 para. 7 inserted (W.) (19.4.2013) by [S.I. 2013/747](#), regs. 1(4), [33\(2\)](#) (with reg. 1(2)(3))

Textual Amendments

- F108** Sch. 1 Forms 1-12 substituted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), 3(3), [Sch. 2](#) (with regs. 1(3), 4)
- F109** Sch. 1 Form 1 para. 14 substituted (E.) (28.7.2022) by [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), [2\(5\)\(a\)](#) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F110** Sch. 1 Form 2 para. 14 substituted (E.) (28.7.2022) by [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), [2\(5\)\(b\)](#) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F111** Sch. 1 Form 3 para. 6 substituted (E.) (28.7.2022) by [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), [2\(5\)\(c\)](#) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]

Changes to legislation: *The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- F112** Sch. 1 Form 4 para. 18 substituted (E.) (28.7.2022) by [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), **2(5)(d)** [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F113** Sch. 1 Form 5 para. 8 substituted (E.) (28.7.2022) by [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), **2(5)(e)** [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F114** Sch. 1 Form 1 para. 5(d) inserted (E.) (26.12.2022) by [The Building etc. \(Amendment\) \(England\) \(No. 2\) Regulations 2022 \(S.I. 2022/984\)](#), reg. 1(4), **Sch. para. 9(2)** (with reg. 3) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F115** Sch. 1 Form 2 para. 4(f) inserted (E.) (26.12.2022) by [The Building etc. \(Amendment\) \(England\) \(No. 2\) Regulations 2022 \(S.I. 2022/984\)](#), reg. 1(4), **Sch. para. 9(3)** (with reg. 3) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F116** Sch. 1 Form 4 para. 5(d) inserted (E.) (26.12.2022) by [The Building etc. \(Amendment\) \(England\) \(No. 2\) Regulations 2022 \(S.I. 2022/984\)](#), reg. 1(4), **Sch. para. 9(4)** (with reg. 3) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F117** Sch. 1 Form 9 para. 4(d) inserted (E.) (26.12.2022) by [The Building etc. \(Amendment\) \(England\) \(No. 2\) Regulations 2022 \(S.I. 2022/984\)](#), reg. 1(4), **Sch. para. 9(5)** (with reg. 3) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F118** Sch. 1 Form 11 para. 4(d) inserted (E.) (26.12.2022) by [The Building etc. \(Amendment\) \(England\) \(No. 2\) Regulations 2022 \(S.I. 2022/984\)](#), reg. 1(4), **Sch. para. 9(6)** (with reg. 3) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 26.12.2022]
- F119** Sch. 1 Form 1 para. 3: word “(3A)” substituted for “(3)” (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(a)(i)** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F120** Sch. 1 Form 1 para. 5(e) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(2)(a)(i)** (with regs. 20, 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F121** Sch. 1 Form 1 para. 13A inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(a)(ii)** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F122** Sch. 1 Form 1 Notes (3)(3A) substituted for Note (3) (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(a)(iii)** (with regs. 22(1), 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F123** Sch. 1 Form 2 para. 4(g) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(2)(b)** (with regs. 20, 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F124** Sch. 1 Form 2 para. 13A inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(b)** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F125** Sch. 1 Form 3 para. 11A inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(c)** (with regs. 22(2), 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F126** Sch. 1 Form 4 para. 3: word “(4A)” substituted for “(4)” (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)**

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (d)(i) (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F127** Sch. 1 Form 4 para. 5(e) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(2)(c)** (with regs. 20, 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F128** Sch. 1 Form 4 para. 17A inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(d)(ii)** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F129** Sch. 1 Form 4 Notes (4)(4A) substituted for Note (4) (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(d)(iii)** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F130** Sch. 1 Form 5 para. 6A inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **13(2)(a)** (with regs. 20, 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F131** Sch. 1 Form 5 paras. 10A, 10B inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(2)(d)** (with regs. 20, 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F132** Sch. 1 Form 5 para. 10C inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(e)** (with regs. 22(3), 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F133** Sch. 1 Form 5 Note (7A) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **13(2)(b)** (with regs. 20, 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F134** Sch. 1 Forms 5A, 5B inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), reg. 1(2), **Sch.** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F135** Sch. 1 Form 8 Notes: words “Only use this form where the three year period for the work to be commenced expired before 1st October 2023. With effect from 1st October 2023 under section 53A of the Building Act 1984 (lapse of initial notice) an initial notice lapses automatically if work is not commenced within 3 years from the date the initial notice is given.” inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **18(1)(f)** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F136** Sch. 1 Forms 8A-8C inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), reg. 1(2), **Sch.** (with regs. 23-25) [Editorial note: this amendment has been incorporated in the version of the images of Forms 1-12 relating to England dated 1.10.2023]
- F137** Sch. 1 Forms 1-12 as they apply to buildings in Wales other than excepted energy buildings at the date of these amending Regulations now substituted in relation to excepted energy buildings (W.) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **22** (with reg. 29) [Editorial note: please see the version of this provision dated **10.2.2014** for the content of Forms 1-12 as they apply in relation to Wales, but note that no subsequent amendments have been incorporated in the images for those forms so the reader should refer to the footnote annotations for details of subsequent amendments made to the forms in relation to Wales.]

Changes to legislation: *The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- F138** Sch. 1 Form 1 para. 13 substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(5)(a)**
- F139** Sch. 1 Form 2 para. 13 substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(5)(b)**
- F140** Sch. 1 Form 3 para. 3 substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(5)(c)**
- F141** Sch. 1 Form 4 para. 17 substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(5)(d)**
- F142** Sch. 1 Form 5 para. 6 substituted (W.) (28.7.2022) by [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(5)(e)**

STATUTORY INSTRUMENTS

SCHEDULE 1

Forms

Form 1

Section 47 of the Building Act 1984 (“The Act”)

The Building (Approved Inspectors etc.) Regulations 2010 (“The 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: **[(3A)]**

4. The work [does / does not] **(4)** concern a new dwelling**(a)**.

5. With this notice are the following documents, which are those relevant to the work described in this notice **(5)**—

(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 (where the work includes the construction of a new drain or private sewer) a statement—

(i) As to the appropriate 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 the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or of any wastewater treatment system or any cesspool;]

(b) [in the case of a new dwelling—

(i) a statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work—

(aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),

(bb) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),

(cc) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings), or

(ii) a statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (b)(i) will be supplied as soon as is reasonably practicable after that permission is granted **(6)**;

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

(d) in the case of the erection of a dwelling, or a building that is to contain one or more dwellings—

(a) A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010⁹

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (i) a statement giving details of any public electronic communications network in relation to which a connection is to be provided,
- (ii) if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption,
- (iii) if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given.

(e) [a statement setting out—

- (i) the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16C (lapse of initial notice: commencement of work); and
- (ii) where the work does not consist of work to which paragraph (2) or (3) of regulation 16C applies, details of the work which the client considers amounts to 15% of the proposed work.]

6. The work [is / is not] (4) minor work. (8)

7. [I (9) declare that I do not, and will not while this notice is in force, have any professional or financial interest (10) in the works described.] (7)

8. The approved inspector [will / will not] (11) be obliged to consult the fire and rescue authority by regulation 12 of the Regulations.

9. [I (9) undertake to consult the fire and rescue 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.] (7)

10. The approved inspector [will]/[will not] (12) be obliged to consult the sewerage undertaker by regulation 13 of the Regulations.

11. [I (9) undertake to consult the sewerage undertaker 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.] (7)

12. I (9) am aware of the obligations laid upon me by Part 2 of the Act and by regulation 8 of the Regulations.

13. I (9) am an approved inspector for the purposes of Part 2 of the Act in respect of the work described in this notice.

[13A. I (9) confirm that none of the work to which this notice relates is higher-risk building work.]

14. A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this initial notice is on the register kept by the body designated under regulation 3 of the Regulations.

Signed:

Signed:

Approved Inspector

Person intending to carry out the work

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Date

Date

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(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, address, telephone number and (if available) email address of the approved inspector.]

[(3A) Name, address, telephone number and (if available) email address of the person intending to carry out the work, and if that person is not the client also the name, address, telephone number and (if available) email address of the client.]

(4) Delete whichever does not apply.

(5) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedule 2 to the Regulations. They include failure to provide relevant documents. The documents listed in paragraph 5 relevant to the work described above should therefore be sent with this notice. Any subparagraph that does not apply should be deleted.

(6) The information may be supplied in an amendment notice given in accordance with section 51A of the Act.

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

(8) "Minor work" has the meaning given in regulation 9(5) of the Regulations. If the work is not minor work, the declaration in paragraph 7 must be made.

(9) Name of the approved inspector.

(10) "Professional or financial interest" has the meaning given in regulation 9 of the Regulations.

(11) Delete whichever does not apply. If the inspector is obliged to consult the fire and rescue authority, the declaration in paragraph 9 must be made.

(12) Delete whichever does not apply. If the inspector is obliged to consult the sewerage undertaker, the declaration in paragraph 11 must be made.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 2

Section 51A of the Building Act 1984 (“The Act”)

The Building (Approved Inspectors etc.) Regulations 2010 (“The Regulations”)

AMENDMENT NOTICE

To: **(1)**

1. This notice amends the initial notice a copy of which accompanies this notice.
2. This notice amends the work in the initial notice in the following manner: **(2)**
3. The work [does / does not] **(3)** concern a new dwelling**(a)**.
4. With this notice are the following documents, which are those relevant to the work described in this notice **(4)**—
 - (a) a copy of the original notice;
 - (b) either—
 - (i) a statement to the effect that all plans submitted with the original initial notice remain unchanged, or
 - (ii) all amended plans, and a statement that any plans not included remain unchanged;
 - (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 (where the work includes the construction of a new drain or private sewer) a statement—
 - (i) as to the appropriate 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 the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or of any wastewater treatment system or any cesspool;]
 - (d) [in the case of a new dwelling—
 - (i) a statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work as varied—
 - (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (bb) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (cc) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings), or
 - (ii) a statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (d)(i) will be supplied as soon as is reasonably practicable after that permission is granted **(5)**;
 - (e) [a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]
 - (f) in the case of the erection of a dwelling, or a building that is to contain one or more dwellings—

(a) A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (i) a statement giving details of any public electronic communications network in relation to which a connection is to be provided,
- (ii) if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption, and
- (iii) if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the relevant 2-year period (as defined by paragraph RA1(3) of that Schedule).

(g) [a statement setting out—

- (i) the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16C (lapse of initial notice: commencement of work); and
- (ii) where the work does not consist of work to which paragraph (2) or (3) of regulation 16C applies, details of the work which the client considers amounts to 15% of the proposed work.]

5. The work [is / is not] (3) 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 works 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 the building regulations.] (9)

8. The approved inspector [will / will not] (10) be obliged to consult the fire and rescue authority by regulation 12 of the Regulations.

9. [I (7) undertake to consult the fire and rescue 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)

10. The approved inspector [will]/[will not] (11) be obliged to consult the sewerage undertaker by regulation 13 of the Regulations.

11. [I (7) undertake to consult the sewerage undertaker 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)

12. I (7) am aware of the obligations laid upon me by Part 2 of the Act and by regulation 8 of the Regulations.

13. I (7) am an approved inspector for the purposes of Part 2 of the Act and the above work is [the whole]/[part] (3) of the work described in an initial notice given by me and dated (12).

[13A. I (7) confirm that none of the work to which this notice relates is higher-risk building work.]

14. A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in the initial notice (as varied by this amendment notice) is on the register kept by the body designated under regulation 3 of the Regulations.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Approved inspector

Person intending to carry out the work

Date

Date

NOTES

(1) Name and address of local authority.

(2) Location and/or description of the new work in the amendment notice and how it amends the work mentioned in the initial notice, including the use of any building to which the new work relates.

(3) Delete whichever does not apply.

(4) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in paragraphs 1 to 11 of Schedule 2 to the Regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 above should therefore be sent with this notice. Any subparagraph which does not apply should be deleted.

(5) The information may be supplied in a further amendment notice given in accordance with section 51A of the Act.

(6) "Minor work" has the meaning given in regulation 9(5) of the 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 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 and rescue authority, the declaration in paragraph 9 must be made.

(11) Delete whichever does not apply. If the inspector is obliged to consult the sewerage undertaker, the declaration in paragraph 11 must be made.

(12) Insert date.

Form 3

Section 50 of the Building Act 1984 (“The Act”)

The Building (Approved Inspectors etc.) Regulations 2010 (“The Regulations”)

PLANS CERTIFICATE

1. This certificate relates to the following work: **(1)**
2. I am an approved inspector for the purposes of Part 2 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. The work [does]/[does not] **(4)** concern a new dwelling**(a)**.
4. [In the case of a new dwelling for which planning permission has been granted, [no optional requirement in the Building Regulations 2010 applies]/[one or more of the following optional requirements in the Building Regulations 2010 applies to work, namely **(5)**—
 - (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day);
 - (b) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings);
 - (c) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings).]]**(6)**
5. [In the case of a new dwelling for which planning permission has not been granted, this plans certificate relates only to such part of the work to which no requirement under regulation 36 of, or requirements M4(1), (2) or (3) of Schedule 1 to, the Building Regulations 2010 may apply.] **(6)**
6. A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this plans certificate is on the register kept by the body designated under regulation 3 of the Regulations.
7. 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.
8. The work [is]/[is not] **(2)** minor work. **(7)**
9. [I declare that I have had no financial or professional interest **(8)** in the work described since giving the initial notice described in paragraph 6.] **(6)**
10. [I have consulted the fire and rescue authority in accordance with regulation 12 of the Regulations.] **(6)**
11. [I have consulted the sewerage undertaker in accordance with regulation 13 of the Regulations.] **(6)**
- [11A. I confirm that none of the work to which this certificate relates is higher-risk building work.]
12. The plans to which this certificate relates bear the following date and reference number: **(9)**

Signed

(a) A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Approved Inspector

Date

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- (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 whichever does not apply. If the work does concern a new dwelling the statement in either paragraph 4 or 5 must be made.
- (5) Delete the optional requirements that do not apply to the work.
- (6) Delete this statement if it does not apply.
- (7) "Minor work" has the meaning given in regulation 9(5) of the Regulations. If the work is not minor work, the declaration in paragraph 9 must be made.
- (8) "Professional or financial interest" has the meaning given in regulation 9 of the Regulations.
- (9) Insert the date and reference number.

Form 4

Sections 47 and 50 of the Building Act 1984 (“The Act”)

The Building (Approved Inspectors etc.) Regulations 2010 (“The Regulations”)

COMBINED INITIAL NOTICE AND PLANS CERTIFICATE (1)

To: (2)

1. This notice relates to the following work: (3)

2. The approved inspector in relation to the work is: (4)

3. The person intending to carry out the work is: [(4A)]

4. The work [does]/[does not] (5) concern a new dwelling(a).

5. With this notice are the following documents, which are those relevant to the work described in this notice— (6)

- (a) [in the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) 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 the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or of any wastewater treatment system or any cesspool;]
- (b) [in the case of a new dwelling, a statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work-
 - (i) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (ii) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (iii) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings)];
- (c) [a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]
- (d) in the case of the erection of a dwelling, or a building that is to contain one or more dwellings—
 - (i) a statement giving details of any public electronic communications network in relation to which a connection is to be provided,
 - (ii) if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption, and
 - (iii) if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish

(a) A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010⁴⁷

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c), within the period of two years beginning with the day on which the notice is given.

(e) [a statement setting out—

- (i) the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16C (lapse of initial notice: commencement of work); and
- (ii) where the work does not consist of work to which paragraph (2) or (3) of regulation 16C applies, details of the work which the client considers amounts to 15% of the proposed work.]

6. The work [is]/[is not] (5) minor work. (7)

7. [I (8) declare that I do not, and will not while this notice is in force, have any professional or financial interest (9) in the work described.] (10)

8. I (8) have had plans of the work described above 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.

9. The approved inspector [is]/[is not] (11) obliged to consult the fire and rescue authority by regulation 12 of the Regulations.

10. [I (8) have consulted the fire and rescue authority in accordance with regulation 12.] (10)

11. [I (8) undertake to consult the fire and rescue authority before giving a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] (10)

12. The approved inspector [is]/[is not] (12) obliged to consult the sewage undertaker by regulation 13 of the Regulations.

13. [I (8) have consulted the sewage undertaker in accordance with regulation 13.] (10)

14. [I (8) undertake to consult the sewage undertaker before giving a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] (10)

15. The plans to which this certificate relates bear the following date and reference number. (13)

16. I (8) am aware of the obligations laid upon me by Part 2 of the Act and by regulation 8 of the Regulations.

17. I (8) am an approved inspector for the purposes of Part 2 of the Act in respect of the work described in this notice.

[17A. I (8) confirm that none of the work to which this notice relates is higher-risk building work.]

18. A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this initial notice is on the register kept by the body designated under regulation 3 of the Regulations.

Signed

Signed

Approved inspector

Person intending to carry out the work

Date

Date

NOTES

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

(1) If the work concerns a new dwelling, but planning permission has not yet been granted, this form cannot be used and Forms 1 (initial notice) and 2 (plans certificate) will have to be given separately.

(2) Name and address of local authority.

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

[(4) Name, address, telephone number and (if available) email address of the approved inspector.]

[(4A) Name, address, telephone number and (if available) email address of the person intending to carry out the work, and if that person is not the client also the name, address, telephone number and (if available) email address of the client.]

(5) Delete whichever does not apply.

(6) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedules 2 and 3 to the Regulations. They include failure to provide relevant documents. The documents listed in paragraph 5 relevant to the work described above should therefore be sent with this notice. Any subparagraph which does not apply should be deleted.

(7) “Minor work” has the meaning given in regulation 9(5) of the Regulations. If the work is not minor work, the declaration in paragraph 7 must be made.

(8) Name of the approved inspector.

(9) “Professional or financial interest” has the meaning given in regulation 9 of the Regulations.

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

(11) Delete whichever does not apply. If the inspector is obliged to consult the fire and rescue authority, the declaration either in paragraph 10 or in paragraph 11 must be made.

(12) Delete whichever does not apply. If the inspector is obliged to consult the sewerage undertaker, the declaration either in paragraph 13 or in paragraph 14 must be made.

(13) Insert the date and reference number.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 5

Section 51 of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010 (“The 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)** [and amended on **(3)**] **(4)**.
3. The work [does]/ [does not] **(5)** concern a new dwelling**(a)**.
4. [No optional requirement in the Building Regulations 2010 applies to the work.] **(6)**
5. [One or more of the following optional requirements in the Building Regulations 2010 applies, namely **(7)**—
 - (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day);
 - (b) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings);
 - (c) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings).]**(6)**
6. The work described above has been completed and I have performed the functions assigned to me by regulation 8 of the Regulations.

[6A. I confirm the person carrying out the work has notified me to the effect that the fire safety information has been given to the responsible person as required by regulation 38 of the Building Regulations 2010. **(7A)**]
7. [A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.] **(6)**
8. A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this final certificate is on the register kept by the body designated under regulation 3 of the Regulations.
9. The work [is]/[is not] **(2)** minor work **(8)**.
10. [I have had no professional or financial interest **(9)** in the work described above since giving the initial notice described in paragraph 2 above.] **(6)**

[10A. I have received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 16E(d) of the Regulations.]

[10B. I have received a statement, from each principal contractor (or sole contractor) for the work and each principal designer (or sole or lead designer) for the work described in this final certificate, which is in accordance with regulation 16E(e) of the Regulations.]

(a) A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

[10C. I confirm that none of the work to which this certificate relates is higher-risk building work.]

11. This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

Signed

Approved Inspector

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 date.

(4) Delete the bracketed words if they do not apply.

(5) Delete whichever does not apply. If the work concerns a new dwelling, the declaration either in paragraph 4 or in paragraph 5 must be made.

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

(7) Delete the optional requirements that do not apply to the work.

[(7A) Delete this statement if regulation 38 of the Building Regulations 2010, as modified by regulation 20 of the Building (Approved Inspectors etc.) Regulations 2010, does not apply to the building work to which the final certificate relates.]

(8) "Minor work" has the meaning given in regulation 9(5) of the Regulations. If the work is not minor work, the declaration in paragraph 10 must be made.

(9) "Professional or financial interest" has the meaning given in regulation 9 of the Regulations.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 5A

The Building (Approved Inspectors etc.) Regulations 2010

NOTICE OF REJECTION OF AN INITIAL NOTICE, AMENDMENT NOTICE, PLANS CERTIFICATE OR FINAL CERTIFICATE

To: **(1)**

1. I am authorised to sign this notice by _____ **(2)**
2. This notice relates to the [initial notice / amendment notice / plans certificate / final certificate] **(3)** received on _____ **(4)**.
3. The local authority hereby rejects the [initial notice / amendment notice / plans certificate / final certificate] **(3)** on the following grounds _____ **(5)**
4. A person aggrieved with this rejection may appeal under section 55(1) of the Building Act 1984. An appeal must be made within 21 days beginning with the day after the day on which this notice is given (ignoring Christmas Day, Good Friday and bank holidays).

Signature

Date

NOTES

- (1)** Insert the name and address of the person to whom the notice is given. It must be given to the approved inspector who submitted the notice or certificate and, in the case of an initial notice or amendment notice, also to the person intending to carry out the work (and if that person is not the client also to the client).
- (2)** Insert name and address of the local authority.
- (3)** Delete whichever does not apply.
- (4)** Insert date the notice or certificate was received by the local authority.
- (5)** State which of the grounds set out in Schedule 2, 3, or, as the case may be, 4 to the Building (Approved Inspectors etc.) Regulations 2010 are relied on to reject the notice or certificate.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 5B

Section 51C of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010

NOTICE OF CHANGE OF PERSON CARRYING OUT THE WORK

To: (1)

1. This notice proposes a change to the person carrying out the work in relation to the initial notice a copy of which accompanies this notice.

2. I (2) am an approved inspector for the purposes of Part 2 of the Building Act 1984 and I gave the initial notice referred to in paragraph 1.

3. We (2) and (3) propose that the work to which the initial notice relates should be carried out by (4).

Signed

Signed

Approved inspector

Person intending to carry out the work

Date

Date

NOTES

(1) Name and address of local authority.

(2) Name of the approved inspector.

(3) Name of the person intending to carry out the work.

(4) Name, address, telephone number and (if available) email address of the person intending to carry out the work, and if that person is not the client also the name, address, telephone number and (if available) email address of the client.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 6

Section 52(1) of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010 (“The 2010 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 specified 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 18 of the Regulations and that person failed to remedy the contravention within the prescribed period. The contravention is:] **(4)**

Signature

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 to 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 the building regulations (including the specific requirement) which is contravened.

Form 7

Section 52(3) of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010

NOTICE OF CANCELLATION BY PERSON CARRYING OUT THE 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]/[intending to carry out] **(4)** the work
- 4.** I hereby cancel the initial notice.

Signature

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.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 8

Section 52(5) of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010

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 specified 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 cancels the initial notice.

Signature

Date

NOTES

[Only use this form where the three year period for the work to be commenced expired before 1st October 2023. With effect from 1st October 2023 under section 53A of the Building Act 1984 (lapse of initial notice) an initial notice lapses automatically if work is not commenced within 3 years from the date the initial notice is given.]

(1) Insert the name and address of the person to whom the notice is given. It must be given to the approved inspector and to 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 8A

Section 52A(1) of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010

NOTICE OF CANCELLATION OF ALL OR PART OF AN INITIAL NOTICE BY AN APPROVED INSPECTOR WHEN WORK BECOMES HIGHER-RISK BUILDING WORK

To: **(1)**

1. An initial notice dated **(2)** has been given in relation to work.
2. This notice relates to [the following part of]/[all of] **(3)** that work: **(4)**
3. I am the approved inspector in relation to the initial notice referred to in paragraph 1.
4. I hereby cancel [the part of the initial notice which relates to higher-risk building work referred to in paragraph 2]/[the initial notice] **(3)**.

Signature

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 (and if that person is not the client also to the client).

(2) Insert date

(3) Delete whichever does not apply.

(4) Location and description of the higher-risk building work.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 8B

Section 52A(2) of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010

**NOTICE OF CANCELLATION OF ALL OR PART OF AN INITIAL NOTICE BY
PERSON CARRYING OUT OR INTENDING TO CARRY OUT THE WORK
WHEN WORK BECOMES HIGHER-RISK BUILDING WORK**

To: **(1)**

1. An initial notice dated **(2)** has been given in relation to work.
2. This notice relates to [the following part of]/[all of] **(3)** that work: **(4)**
3. I am the person [carrying out]/[intending to carry out] **(3)** the work under the initial notice referred to in paragraph 1.
4. I hereby cancel [the part of the initial notice which relates to higher-risk building work referred to in paragraph 2]/[the initial notice] **(3)**.

Signature

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 approved inspector (and if the person carrying out the work is not the client also to the client).

(2) Insert date

(3) Delete whichever does not apply.

(4) Location and description of the higher-risk building work.

Form 8C

Section 52A(4) of the Building Act 1984

The Building (Approved Inspectors etc.) Regulations 2010

NOTICE OF CANCELLATION BY LOCAL AUTHORITY OF ALL OR PART OF AN INITIAL NOTICE WHEN WORK BECOMES HIGHER-RISK BUILDING WORK

To: (1)

1. The local authority accepted an initial notice on (2) in relation to work.

2. This notice relates to [the following part of]/[all of] (3) that work: (4)

3. I am authorised to sign this notice by the following local authority: (5)

4. It appears to the local authority that the work referred to in paragraph 2 has become higher-risk building work and the local authority hereby cancels [the part of the initial notice which relates to higher-risk building work referred to in paragraph 2]/[the initial notice] (3).

Signature

Date

NOTES

(1) Insert the name and address of the person to whom the notice is given. It must be given to the approved inspector and the person shown in the initial notice as the person intending to carry out the work (and if that person is not the client also to the client).

(2) Insert date

(3) Delete whichever does not apply.

(4) Location and description of the higher-risk building work.

(5) Name and address of the local authority.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 9

Section 54 of the Building Act 1984 (“The Act”)

The Building (Approved Inspectors etc.) Regulations 2010 (“The Regulations”)

PUBLIC BODY’S NOTICE

To: **(1)**

1. This notice relates to the following work: **(2)**

2. **(3)** is an approved public body under Part 2 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. The work [does]/ [does not] **(4)** concern a new dwelling^(a).

4. With this notice are the following documents, which are those relevant to the work described in this notice— **(5)**

- (a) [in the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) 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 the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or of any wastewater treatment system or any cesspool;]
- (b) [in the case of a new dwelling—
 - (i) a statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work—
 - (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (bb) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (cc) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings), or
 - (ii) a statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (b)(i) will be supplied as soon as is reasonably practicable after that permission is granted;]
- (c) [a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]
- (d) in the case of the erection of a dwelling, or a building that is to contain one or more dwellings—
 - (i) a statement giving details of any public electronic communications network in relation to which a connection is to be provided,
 - (ii) if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption, and

^(a) A new dwelling includes a dwelling that is formed by ⁶⁰material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (iii) if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given.

5. The public body [will]/[will not] (6) be obliged to consult the fire and rescue authority by regulation 23 of the Regulations.

6. [(3) undertakes to consult the fire and rescue authority before giving a plans certificate in accordance with paragraph 2 of Schedule 4 to the Act or a final certificate in accordance with paragraph 3 of Schedule 4 to the Act in respect of any of the work described above.] (7)

7. The public body [will]/[will not] (8) be obliged to consult the sewerage undertaker by regulation 24 of the Regulations.

8. [(3) undertakes to consult the sewerage undertaker before giving a plans certificate in accordance with paragraph 2 of Schedule 4 to the Act or a final certificate in accordance with paragraph 3 of Schedule 4 to the Act in respect of any of the work described above.] (7)

Signature

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) Delete whichever does not apply.

(5) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedule 5 to the Regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 relevant to the work described above should therefore be sent with this notice. Any subparagraph that does not apply should be deleted.

(6) Delete whichever does not apply. If the public body is obliged to consult the fire and rescue authority, the declaration in paragraph 6 must be made.

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

(8) Delete whichever does not apply. If the public body is obliged to consult the sewerage undertaker, the declaration in paragraph 8 must be made.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 10

Paragraph 2 of Schedule 4 to the Building Act 1984 ("The Act") The Building (Approved Inspectors etc.) Regulations 2010 ("The Regulations")

PUBLIC BODY'S PLANS CERTIFICATE

1. This certificate relates to the following work: **(1)**
2. **(2)** is an approved public body under Part 2 of the Act and the above work is [the whole]/[part] **(3)** of the work described in an initial notice given by it and dated **(4)**.
3. The work [does]/[does not] **(5)** concern a new dwelling**(a)**.
4. [In the case of a new dwelling for which planning permission has been granted, [no optional requirement in the Building Regulations 2010 applies]/[one or more of the following optional requirements in the Building Regulations 2010 applies to work, namely **(6)**—
 - (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day);
 - (b) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings);
 - (c) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings).]]**(7)**
5. [In the case of a new dwelling for which planning permission has not been granted, this plans certificate relates only to such part of the work to which no requirement under regulation 36 of, or requirements M4(1), (2) or (3) of Schedule 1 to, the Building Regulations 2010 may apply.] **(7)**
6. Plans of the work specified above have been inspected by a servant or agent of the public body who is competent to assess the plans and that person is satisfied that the plans neither are defective nor show that work carried out in accordance with them would contravene any provision of building regulations.
7. [The fire and rescue authority has been consulted in accordance with regulation 23 of the Regulations.] **(7)**
8. [The sewerage undertaker has been consulted in accordance with regulation 24 of the Regulations.] **(7)**
9. The plans inspected bear the following date and reference number: **(8)**

Signature

Date

NOTES

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

(a) A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

(2) Name and address of public body.

(3) Delete whichever does not apply.

(4) Insert date.

(5) Delete whichever does not apply. If the work does concern a new dwelling the statement in either paragraph 4 or 5 must be made.

(6) Delete the optional requirements that do not apply to the work.

(7) Delete this statement if it does not apply

(8) Insert the date and reference number.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 11

Paragraph 2(2) of Schedule 4 to the Building Act 1984 (“The Act”)

The Building (Approved Inspectors etc.) Regulations 2010 (“The Regulations”)

COMBINED PUBLIC BODY’S NOTICE AND PLANS CERTIFICATE (1)

To: (2)

1. This notice relates to the following work: (3)
2. (4) is an approved public body under Part 2 of the Act.
3. The work [does]/[does not] (5) concern a new dwelling(a).
4. With this notice are the following documents, which are those relevant to the work described in this notice (6)
 - (a) [in the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) 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 the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or of any wastewater treatment system or any cesspool;]
 - (b) [in the case of a new dwelling, a statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work—
 - (i) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (ii) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (iii) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings)];
 - (c) [a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]
 - (d) in the case of the erection of a dwelling, or a building that is to contain one or more dwellings—
 - (i) a statement giving details of any public electronic communications network in relation to which a connection is to be provided,
 - (ii) if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption, and
 - (iii) if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, it is reasonable to expect that a distribution point for a

(a) A new dwelling includes a dwelling that is formed by⁶⁴ material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given.

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

6. [The fire and rescue authority has been consulted in accordance with regulation 23 of the Regulations.] (7)

7. [The body undertakes to consult the fire and rescue authority before giving a final certificate in accordance with paragraph 3 of Schedule 4 to the Act in respect of any of the work described above.] (7)

8. [The sewage undertaker has been consulted in accordance with regulation 24 of the Regulations.] (7)

9. [The body undertakes to consult the sewage undertaker before giving a final certificate in accordance with paragraph 3 of Schedule 4 to the Act in respect of any of the work described above.] (7)

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

Signature

Date

NOTES

(1) If the work concerns a new dwelling, but planning permission has not yet been granted, this form cannot be used and Forms 9 (public body's notice) and 10 (public body's plans certificate) will have to be given separately.

(2) Name and address of local authority.

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

(4) Name and address of public body.

(5) Delete whichever does not apply.

(6) The local authority may reject this notice only on grounds prescribed by the Secretary of State. These are set out in Schedules 5 and 6 to the Regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 relevant to the work described above should therefore be sent with this notice. Any subparagraph which does not apply should be deleted.

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

(8) Insert the date and reference number.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Form 12

Paragraph 3 of Schedule 4 to the Building Act 1984 (“The Act”)

The Building (Approved Inspectors etc.) Regulations 2010

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)**. The work has been supervised by the servant or agent of **(3)** to ensure compliance with those substantive requirements of building regulations that apply to it.
3. The work [does]/ [does not] **(5)** concern a new dwelling**(a)**.
4. [No optional requirement in the Building Regulations 2010 applies to the work.] **(6)**
5. [One or more of the following optional requirements in the Building Regulations 2010 applies, namely **(7)**—
 - (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day);
 - (b) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings);
 - (c) (Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings).]**(6)**
6. [A public body’s final certificate has now been issued in respect of all the work described in the public body’s referred to in paragraph 2] **(6)**
7. [The fire and rescue authority has been consulted in accordance with regulation 23 of the Regulations.] **(6)**
8. [The sewerage undertaker has been consulted in accordance with regulation 24 of the Regulations.] **(6)**
9. This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

Signature

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.

(a) A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010⁶⁶

Form 7(W)

The Building (Approved Inspectors etc.) Regulations 2010

NOTICE OF REJECTION OF AN INITIAL NOTICE, AMENDMENT NOTICE, PLANS CERTIFICATE OR FINAL CERTIFICATE

To: (1)

1. I am authorised to sign this notice by _____: (2)
2. This notice relates to the [initial notice /
amendment notice / plans certificate / final certificate]
(3) received on _____ (4).

3. The local authority hereby rejects the [initial
notice / amendment notice / plans certificate / final
certificate] (3) on the following grounds _____ (5) .

4. A person aggrieved with this rejection may appeal
under section 55(1) of the Building Act 1984. An
appeal must be made within 21 days beginning with
the day after the day on which this notice is given
(ignoring Christmas Day, Good Friday and bank
holidays).

Signature

Date

NOTES

(1): Insert the name and address of the person to whom
the notice is given. It must be given to the approver
who submitted the notice or certificate and, in the case
of an initial notice or amendment notice, also to the
person intending to carry out the work (and if that
person is not the client also to the client).

(2): Insert name and address of the local authority.

(3): Delete whichever does not apply.

(4): Insert date the notice or certificate was received by
the local authority.

(5): State which of the grounds set out in Schedule 2, 3

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

SCHEDULE 2

Regulations 10(3), 11(3) and 14(3)

Grounds for Rejecting an Initial Notice, an Amendment Notice, or a Plans Certificate Combined with 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 10 or 11^{F143};
 - ^{F144}^{F145}(c) information whether or not the work concerns a new dwelling;

[a statement setting out the date when work will reach the point when it is to be regarded as

^{F146}(ca) commenced and, if applicable, the details of the work which the client considers amounts to 15% of the proposed work;]
 - (d) in the case of an initial notice or an amendment notice in relation to a new dwelling, either—
 - (i) a statement whether or not one or more, and if so which, of the following optional requirements applies to the building work—
 - (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (bb) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (cc) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings), or
 - (ii) a statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (i) will be supplied as soon as is reasonably practicable after that permission is granted;
 - ^{F147}(dd) in the case of an initial notice or amendment notice in relation to the erection of a new dwelling—
 - (i) a statement giving details of any public electronic communications network in relation to which a connection is to be provided;

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- (ii) if an exemption in regulation 44ZB of the Principal Regulations is proposed to be relied on, a statement giving details in support of the exemption;
- (iii) if regulation 44ZC of those Regulations is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined in regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given.]
- (e) in the case of a plans certificate combined with an initial notice, a statement in accordance with subparagraph (d)(i)].

Textual Amendments

- F143** Sch. 2 para. 4(b): semicolon inserted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **3(4)** (with regs. 1(3), 4)
- F144** Sch. 2 para. 4(c)-(e) omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **23(a)** (with reg. 29)
- F145** Sch. 2 para. 4(c)-(e) inserted (E.) (W. but only in relation to excepted energy buildings) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **3(4)** (with regs. 1(3), 4)
- F146** Sch. 2 para. 4(ca) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(3)(a)** (with regs. 20, 23-25)
- F147** Sch. 2 para. 4(dd) inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **19** (with regs. 23-25)

Notice of approval

F148F149 **5.**

Textual Amendments

- F148** Sch. 2 para. 5 omitted (E.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), reg. 42(a), Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, **Sch.**)
- F149** Sch. 2 para. 5 omitted (W.) (10.2.2014) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/58\)](#), regs. 1(4), **7(a)** (with reg. 1(2)(3))

Lack of declaration or undertakings

Insurance

F150F151 **6.**

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Textual Amendments

- F150** Sch. 2 para. 6 omitted (E.) (28.7.2022) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), **2(6)**
- F151** Sch. 2 para. 6 omitted (W.) (28.7.2022) by virtue of [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(6)**

Fire and rescue authority

7. The approved inspector will be obliged by regulation 12 to consult the fire and rescue authority before giving a plans certificate or final certificate, and the notice does not contain an undertaking to do so.

Sewerage undertaker

8. The approved inspector will be obliged by regulation 13 to consult the sewerage undertaker before giving a plans certificate or final certificate, and the notice does not contain an undertaking to do so.

Independence

9. 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 the approved inspector 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 connection

10. In the case of the erection or extension of a building, the local authority consider that, in order to comply with the requirements of Part H of Schedule 1 to the Principal Regulations, a proposed drain or private sewer must discharge to an existing sewer, but the statement accompanying the notice does not describe such an arrangement.

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

^[F152]**11A.** Where a statement setting out the details of the work which the client considers amounts to 15% of all the work described in the notice has been provided, the local authority are not satisfied that the work described in the statement amounts to 15% of all the work described in the notice.]

Textual Amendments

- F152** Sch. 2 para. 11A inserted (E.) (1.10.2023) by [The Building \(Approved Inspectors etc. and Review of Decisions\) \(England\) Regulations 2023 \(S.I. 2023/906\)](#), regs. 1(2), **11(3)(b)** (with regs. 20, 23-25)

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 the approved inspector will cancel that notice as soon as the initial notice under consideration is accepted.

SCHEDULE 3

Regulation 14(2) and (3)

Grounds for Rejecting a Plans Certificate, or a Plans Certificate Combined with an Initial Notice

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.

[^{F153}Optional requirements

^{F154}**2A.** The certificate does not contain—

- (a) information whether or not the work concerns a new dwelling; or
- (b) in the case of a new dwelling, information whether or not one or more, and if so which, of the following optional requirements applies to the building work—
 - (i) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (ii) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (iii) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings); or
- (c) in the case of a plans certificate relating to a new dwelling, a statement that it relates only to such part of the work to which no requirement under regulation 36 of, or requirements M4(1), (2) or (3) of Schedule 1 to, the Building Regulations 2010 may apply.]

Textual Amendments

F153 Sch. 3 para. 2A inserted (E.) (W. but only in relation to excepted energy buildings) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **3(5)** (with regs. 1(3), 4)

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

F154 Sch. 3 para. 2A omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **24(a)** (with reg. 29)

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

F155F156 6.

Textual Amendments

F155 Sch. 3 para. 6 omitted (E.) (28.7.2022) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), **2(7)**

F156 Sch. 3 para. 6 omitted (W.) (28.7.2022) by virtue of [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(7)**

Fire and rescue authority

7. The approved inspector was obliged by regulation 12 to consult the fire and rescue authority before giving the certificate, but the certificate does not contain a declaration that the approved inspector has consulted them in accordance with that regulation.

Sewerage undertaker

8. The approved inspector was obliged by regulation 13 to consult the sewerage undertaker before giving the certificate, but the certificate does not contain a declaration that the approved inspector has consulted them in accordance with that regulation.

Independence

9. 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 the approved inspector has not since giving the initial notice in question had any professional or financial interest in that work.

SCHEDULE 4

Regulation 16(1)

Grounds for Rejecting a 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.

[^{F157}Optional requirements

^{F158}**2A.** The certificate does not contain information—

- (a) whether or not the work concerns a new dwelling; or
- (b) in the case of a new dwelling, information whether or not one or more, and if so which, of the following optional requirements applies to the building work—
 - (i) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (ii) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (iii) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings).]

Textual Amendments

F157 Sch. 4 para. 2A inserted (E.) (W. but only in relation to excepted energy buildings) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **3(6)** (with regs. 1(3), 4)

F158 Sch. 4 para. 2A omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **25(a)** (with reg. 29)

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.

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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.

[^{F159} Lack of fire safety information confirmation

4A. Regulation 38 of the Building Regulations 2010, as modified by regulation 20 of the Building (Approved Inspectors etc.) Regulations 2010, applies to the building work to which the final certificate relates and the approved inspector has not provided a confirmation that the person carrying out the work has notified the approved inspector to the effect that the fire safety information has been given to the responsible person as required by that regulation.]

Textual Amendments

F159 Sch. 4 para. 4A inserted (E.) (1.10.2023) by The Building (Approved Inspectors etc. and Review of Decisions) (England) Regulations 2023 (S.I. 2023/906), regs. 1(2), **13(3)** (with regs. 20, 23-25)

Lack of declarations

Insurance

^{F160F161}5.

Textual Amendments

F160 Sch. 4 para. 5 omitted (E.) (28.7.2022) by virtue of The Building (Approved Inspectors etc.) (Amendment) (England) Regulations 2022 (S.I. 2022/718), regs. 1(3), **2(8)**

F161 Sch. 4 para. 5 omitted (W.) (28.7.2022) by virtue of The Building Safety Act 2022 (Consequential Amendments) (Approved Inspectors) (Wales) Regulations 2022 (S.I. 2022/767), regs. 1(3), **2(8)**

Independence

6. 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 the approved inspector has not since giving that notice had any professional or financial interest in that work.

SCHEDULE 5

Regulations 22(3) and 25(3)

Grounds for Rejecting a Public Body's Notice, or a Combined Public Body's Notice and Plans Certificate

Deficiencies in public body's notice

Form

1. The notice is not in the prescribed form.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

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 7 or 8 ^{F162};
 - ^{F163} ^{F164} (c) information whether or not the work concerns a new dwelling;
 - (d) in the case of a public body's notice in relation to a new dwelling, either—
 - (i) a statement whether or not one or more, and if so which, of the following optional requirements applies to the building work—
 - (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (bb) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (cc) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings), or
 - (ii) a statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (i) will be supplied as soon as is reasonably practicable after that permission is granted;
 - (e) in the case of a combined public body's notice and plans certificate, a statement in accordance with subparagraph (d)(i).

Textual Amendments

- F162** Sch. 5 para. 4(b): semicolon inserted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), 3(7) (with regs. 1(3), 4)
- F163** Sch. 5 para. 4(c)-(e) omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), 26 (with reg. 29)
- F164** Sch. 5 para. 4(c)-(e) inserted (E.) (W. but only in relation to excepted energy buildings) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), 3(7) (with regs. 1(3), 4)

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Lack of undertaking

Fire and rescue authority

5. The public body will be obliged by regulation 23 to consult the fire and rescue 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.

Sewerage undertaker

6. The public body will be obliged by regulation 24 to consult the sewerage undertaker 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 connection

7. In the case of the erection or extension of a building, the local authority consider that, in order to comply with the requirements of Part H of Schedule 1 to the Principal Regulations, a proposed drain or private sewer must discharge to an existing sewer, but the statement accompanying the notice does not describe such an arrangement.

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 6

Regulations 25(2) and (3)

Grounds for Rejecting a Public Body's Plans Certificate,
or a Combined Public Body's Notice and 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.

[^{F165}Optional requirements

^{F166}2A. The certificate does not contain—

- (a) information whether or not the work concerns a new dwelling; or
- (b) in the case of a new dwelling, information whether or not one or more, and if so which, of the following optional requirements applies to the building work—

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (i) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (ii) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (iii) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings); or
- (c) in the case of a public body's plans certificate relating to a new dwelling, a statement that it relates only to such part of the work to which no requirement under regulation 36 of, or requirements M4(1), (2) or (3) of Schedule 1 to, the Building Regulations 2010 may apply.]

Textual Amendments

- F165** Sch. 6 para. 2A inserted (E.) (W. but only in relation to excepted energy buildings) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **3(8)** (with regs. 1(3), 4)
- F166** Sch. 6 para. 2A omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **27** (with reg. 29)

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 and rescue authority

6. The public body was obliged by regulation 23 to consult the fire and rescue authority before giving the certificate, but the certificate does not contain a declaration that they have been consulted in accordance with that regulation.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Sewerage undertaker

7. The public body was obliged by regulation 24 to consult the sewerage undertaker before giving the certificate, but the certificate does not contain a declaration that they have been consulted in accordance with that regulation.

SCHEDULE 7

Regulation 27(1)

Grounds for Rejecting a 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.

[^{F167}Optional requirements

^{F168}2A. The certificate does not contain information—

- (a) whether or not the work concerns a new dwelling; or
- (b) in the case of a new dwelling, information whether or not one or more, and if so which, of the following optional requirements applies to the building work—
 - (i) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),
 - (ii) Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),
 - (iii) Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings).]

Textual Amendments

F167 Sch. 7 para. 2A inserted (E.) (W. but only in relation to excepted energy buildings) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **3(9)** (with regs. 1(3), 4)

F168 Sch. 7 para. 2A omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **28** (with reg. 29)

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.

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

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 and rescue authority

5. The public body was obliged by regulation 23 to consult the fire and rescue authority before giving the certificate, but the certificate does not contain a declaration that they were consulted in accordance with that regulation.

Sewerage undertaker

6. The public body was obliged by regulation 24 to consult the sewerage undertaker 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 38(1)

Revocation of Regulations

<i>Title</i>	<i>Reference</i>	<i>Extent of revocation</i>
The Building (Approved Inspectors etc.) Regulations 2000	S.I. 2000/2532	The whole Regulations.
The Building (Approved Inspectors etc.) (Amendment) Regulations 2001	S.I. 2001/3336	The whole Regulations.
The Building (Approved Inspectors etc.) (Amendment) Regulations 2002	S.I. 2002/2872	The whole Regulations.
The Building (Approved Inspectors etc.) (Amendment) Regulations 2004	S.I. 2004/1466	The whole Regulations.
The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment No. 2) Regulations 2008	S.I. 2008/2363	Regulation 4.

SCHEDULE 9

Regulation 38(2)

Consequential Amendments

1. In the Building (Local Authority Charges) Regulations 2010 ^{M32}—
 - (a) in regulation 2, in the definition of “the Approved Inspectors Regulations” for “2000” substitute “ 2010 ”;
 - (b) in regulation 8(1)(d)—
 - (i) in paragraph (i) for “20(2)(a)(i)” substitute “ 19(2)(a)(i) ”;

Changes to legislation: The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

(ii) in paragraph (ii) for “20(3)” substitute “ 19(3) ”.

Marginal Citations

M32 [S.I. 2010/404](#).

2. In the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 ^{M33}, in regulation 2(1), in the definition of “recommendation report” omit “or regulation 12(4) of the Building (Approved Inspectors etc.) Regulations 2000”.

Marginal Citations

M33 [S.I. 2007/991](#).

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations revoke and replace the Building (Approved Inspectors etc.) Regulations 2000 (S.I. 2000/2532) (“the 2000 Regulations”) and consolidate all subsequent amendments to those Regulations with minor amendments.

Section 47 of the Building Act 1984 (c.55) (“the Act”) provides that the responsibility for inspecting plans and building work for 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 to the local authority. Part 2 of these Regulations specifies the procedures for approving inspectors. Part 3 contains provisions about the supervision of building work by approved inspectors. In particular, regulation 8 specifies the functions of approved inspectors; regulation 9 requires that approved inspectors have no professional or financial interest in the work that they supervise unless it is minor work; regulations 10 to 18 contain procedural and consultation requirements including in particular the prescribed forms of, and grounds for the local authority to reject, an initial notice, an amendment notice, a plans certificate and a final certificate; and regulation 19 provides for the position where an initial notice ceases to be in force and the local authority's powers to supervise the building work are consequently revived.

Part 4 applies the requirements of the Building Regulations 2010 (S.I. 2010/2214) relating to self-certification schemes, CO₂ emission rate calculations, energy performance certificates, wholesome water consumption calculations, sound insulation testing, mechanical ventilation air flow rate testing, pressure testing and commissioning to building work which is the subject of an initial notice and so is supervised by an approved inspector.

Section 54 of the Act permits approved public bodies to supervise their own building work. Part 5 covers the approval of public bodies, and procedural and consultation requirements where public bodies supervise their own work including in particular the prescribed forms of, and grounds for the local authority to reject, a public body's notice, a plans certificate and a final certificate.

Part 6 is concerned with the approval of persons to certify under section 16(9) of the Act plans deposited with the local authority.

Part 7 contains miscellaneous provisions.

Changes to legislation: *The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

Regulation 38 and Schedules 8 and 9 revoke the 2000 Regulations and amending Regulations and make consequential amendments. Regulations amending both the 2000 Regulations and the Building Regulations 2000 (S.I. 2000/2531) are revoked by the Building Regulations 2010 (S.I. 2010/2214). No transitional provision is made in respect of the minor changes made in these Regulations. Regulations 33 to 36 contains transitional provisions in respect of the amendments made to the 2000 Regulations by the Building and Approved Inspectors (Amendment) Regulations 2010 (S.I. 2010/719). Regulation 37 secures that transitional provisions in the 2000 Regulations and later amending Regulations continue to have effect.

A table showing how these Regulations correspond to the 2000 Regulations is attached to the Explanatory Memorandum.

An impact assessment of the effects that the consolidation of these Regulations will have on the costs of business and the public and voluntary sectors is annexed to the explanatory memorandum for these Regulations. It will be placed on the OPSI website at www.opsi.gov.uk and the www.legislation.gov.uk website and copies have also been placed in the Library of each House of Parliament. Impact assessments of the effect that some provisions of the Building and Approved Inspectors (Amendment) Regulations 2010 (which are revoked on the day on which they come into force but the amendments are consolidated in these Regulations) will have on the costs of business and the public and voluntary sectors were annexed to the explanatory memorandum for those Regulations which is available on the OPSI website and the www.legislation.gov.uk.

Changes to legislation:

The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 31 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

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Changes and effects yet to be applied to :

- Sch. 1 Form 7(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 8(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 9(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 10(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 11(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 12(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 13(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 14(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 15(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 16(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 17(W) inserted by [S.I. 2024/244 Sch. 1](#)
- Sch. 1 Form 6 omitted by [S.I. 2024/244 reg. 10\(f\)](#)
- Sch. 1 Form 7 omitted by [S.I. 2024/244 reg. 10\(f\)](#)
- Sch. 1 Form 8 omitted by [S.I. 2024/244 reg. 10\(f\)](#)
- Sch. 1 Form 1 words inserted by [S.I. 2012/3119 reg. 41\(2\)\(c\)](#) (This amendment not applied to legislation.gov.uk. Reg. 41(2)(c) omitted (6.2.2013) without ever being in force by virtue of The Building Regulations &c. (Amendment) Regulations 2013 (S.I. 2013/181), regs. 1(3), 6(c))
- Sch. 1 Form 4 words inserted by [S.I. 2012/3119 reg. 41\(5\)\(c\)](#) (This amendment not applied to legislation.gov.uk. Reg. 41(2)(c) omitted (6.2.2013) without ever being in force by virtue of The Building Regulations &c. (Amendment) Regulations 2013 (S.I. 2013/181), regs. 1(3), 6(c))
- Sch. 1 Form 1 words inserted by [S.I. 2024/244 reg. 10\(a\)](#)
- Sch. 1 Form 2 words inserted by [S.I. 2024/244 reg. 10\(b\)](#)
- Sch. 1 Form 3 words inserted by [S.I. 2024/244 reg. 10\(c\)](#)
- Sch. 1 Form 4 words inserted by [S.I. 2024/244 reg. 10\(d\)](#)
- Sch. 1 Form 5 words inserted by [S.I. 2024/244 reg. 10\(e\)](#)
- Regulations continued by [S.I. 2024/207 reg. 14](#)
- Regulations revoked by [S.I. 2024/110 reg. 43\(a\)\(i\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(1\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(2\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(3\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(4\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(5\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(6\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(7\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(8\)](#)
- Regulations words substituted by [S.I. 2024/244 reg. 3\(9\)](#)
- reg. 2 words inserted by [S.I. 2024/244 reg. 4](#)
- reg. 16A inserted by [S.I. 2024/244 reg. 5](#)
- reg. 18(4) omitted by [S.I. 2024/244 reg. 6\(a\)](#)
- reg. 18(5) omitted by [S.I. 2024/244 reg. 6\(a\)](#)
- reg. 18(6) omitted by [S.I. 2024/244 reg. 6\(a\)](#)

Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- Pt. 3A inserted by [S.I. 2024/244](#) reg. 9
- Sch. 3A inserted by [S.I. 2024/244](#) Sch. 2
- reg. 18(7)-(15) inserted by [S.I. 2024/244](#) reg. 6(b)
- reg. 18A inserted by [S.I. 2024/244](#) reg. 7
- reg. 19A inserted by [S.I. 2024/244](#) reg. 8