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East Dunbartonshire Council

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IMPORTANT ANNOUNCEMENT

Applies to all domestic building warrant applications submitted from 1st October 2012 and non-domestic applications submitted from 1st October 2013

Building Standards - Verification during Construction

Scottish Government introduced a new performance framework as an addition to the building standards system in Scotland. The system is intended to ensure that building work on both new and existing buildings results in buildings that meet reasonable standards.

The inspection of building work in progress is an important part of the building standards procedure to ensure that structures, as built, meet the minimum building standards. It must be stressed that these inspections are to protect the public interest in terms of compliance with building regulations, not to ensure that all the work is constructed as the person paying for the work would want it. It should also be stated that the use of the term "Verification during Construction" recognises that building standards surveyors cannot and are not required to supervise or monitor every activity on a building project nor can they be present at all times.

The inspection of building work by building standard surveyors is carried out using a risk assessed approach. This risk assessment will be completed by the Verifier at the building warrant approval stage and identifies the level of approach to Verification during Construction for each project. From this risk assessment the enclosed Construction Compliance and Notification Plan (CCNP) is created and is issued along with your building warrant approval. This CCNP, which should be retained by you, outlines the different stages of the project that the owner or developer is required to notify the verifier and the minimum level of checking proposed by the verifier. The plan may also detail any alternative to inspections deemed appropriate by the verifier, eg. Photographic evidence, inspection reports, certificates of construction etc. It should be noted that the number of stages identified on the CCNP is the minimum expected, however the inspecting surveyor may require additional inspections depending on how a particular project progresses.

Please take time to read the notes on the CCNP as they explain briefly what is expected of you as owner, developer or relevant person.

Yours faithfully,

Building Standards