

WHAT DO WE DO?

- Check plans of proposed building work to ensure compliance with the Building Regulations.
- Give advice on the Building Regulations to the general public, architects and builders.
- Inspect building works in progress in conjunction with current Building Regulation Applications.
- Provide a 24 hour emergency call-out service for dangerous structures.

BUILDING REGULATION APPLICATIONS

Building Regulation Applications are required for the majority of building works. It is essential that we are involved in your building project so that we can check the construction and that it complies with current Building Regulations.

An application can be submitted by the giving of a 'Building Notice' or the submission of a 'Full Plans' application. Further advice on which type is more suitable can be obtained from the 'Making an Application' advice leaflet.

ADVICE

The Building Control department has eleven members in total. The Building Control Manager heads a team of seven Building Control Surveyors, which are supported by three Technical Administrators.

General and technical advice will be given in respect of any current application and we will try to assist where possible with enquiries about general building and safety matters.

SITE INSPECTIONS

Site inspections are tailored to each application.

If a Building Notice is submitted, details of the inspections required will be forwarded to you with your acknowledgement letter.

If a Full Plans application is submitted an inspection schedule will be provided with the approval of plans.

Normally, requests for inspections received before 10:00am will be inspected the same day. Please ensure that we are notified by telephone, e-mail or fax at the stages required in the inspection schedule.

Building Control Manager:

John Lutas

Building Control Surveyors:

Justin Biggs
Sean Farthing
Ian Horder
Peter Millward
Declan Morgan
Anthony Prewer
Anthony Stevens

Administration Team:

Mary Watson
Kelly Leal
Joanne Ledicott

COMPLETION OF WORKS

When the work is completed to a satisfactory standard, a certificate will be issued provided the Council have had the opportunity to inspect the works at all the necessary stages.

Keep your certificate in a safe place; it will help you if you are obtaining a loan or if you sell the property in the future.

EFFECTIVE SERVICE

We aim to give you the best professional service possible at all stages of our job. In order that we can assess the effectiveness of our service and in order to maintain and indeed improve our service, feedback is essential and this is where your help is requested.

If you have any suggestions or comments about the services provided please do not hesitate to contact us.



THE BUILDING REGULATIONS

The Building Regulations 2000 came into force on the 1st January 2001. They are supported by the Approved Documents (list below) which offer guidance as to how the Regulations can be satisfied.

The Approved Documents:

- A – Structure
- B – Fire Safety
- C – Site Preparation & Resistance to Moisture
- D – Toxic Substances
- E – Resistance to the Passage of Sound
- F – Ventilation
- H – Hygiene
- J – Combustion Appliances & Fuel Storage Systems
- K – Protection from Falling, Impact & Collision
- L – Conservation of Fuel & Power
- M – Access & Facilities
- N – Glazing
- P – Electrical Safety in Dwellings

Further information can be obtained from the Department of Communities and Local Government. (www.communities.gov.uk).

Note:

Persons proposing to carry out building work are reminded that Planning Permission or Listed Building Consent may also be required, and you are advised to contact Development Control for guidance (01983 823552).



Further advice can be obtained from:

Planning & Regulatory Services
Building Control Section
Seaclose Offices
Fairlee Road
NEWPORT
Isle of Wight
PO30 2QS

☎: 01983 823580

E-mail: building.control@iow.gov.uk

Website: www.iwight.com/buildingcontrol

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BUILDING CONTROL

ADVISORY NOTE BC2

BUILDING CONTROL DEPARTMENT



PLANNING SERVICES