

Building Control

Commencement and Start of Work

The way works are defined as 'Commenced' has changed. Under the amended Building Regulations this will now be considered more of a meaningful start and there are various criteria that need to be achieved.

Start of work has a different meaning and is the actual start of the building work. Commenced has different meanings depending on the type of work.

Complex buildings

These are:

- ▶ Building to be constructed on the same foundation plinth or podium as any other building or structure.
- ▶ A building which has more than one storey below ground
- ▶ A building which its proposed use is primarily as a public building or a section of the public has access to the building provided the building has a capacity for 100 or more visitors. Refer to Regulation 46A(5) for definition of public building.



For complex buildings commencement will be the date at which foundations supporting the buildings and structure of the lowest floor level of that building (but not other buildings or structures supported by those foundations) are completed.

Non-Complex Buildings or Horizontal Extension of a Building

Commencement of these buildings will be the date at which the sub-surface structure of the building or extension including all foundations, any basement level (if any) and the structure of ground floor level is complete.



All Other Building Work

Where the work consists of any other building work then work is to be regarded as commenced at the stage when the client considers 15% of the building work will be completed.

It is a requirement to provide a statement setting out the date when work will reach the point it will be regarded as commenced. This is to be stated on the full plans application form.

Notification of commencement must be given not more than five days after the date on which work is regarded as commenced.

Please note: Inspections by Building control will be required prior to the commencement date. For example, start of work or excavation of foundations.

Notification of start of work must be given at least two days before building work starts.