

Key Areas of Building Work for Inspection (Domestic)

This document is intended to provide guidance for key areas of site inspection. Inspections are spot checks that target areas of construction risk. Furthermore, it is a snapshot of the current state of the project while the contractor has a duty to comply to the Regulations on a day to day basis. The quantity of inspections to site can vary.

Important Notes:

- You are advised not to commence building works until we have received confirmation from the Water Authority that no sewers are affected by the development.
- Please contact us at the various construction stages for booking site inspections. The information below provides guidance on areas that Building Control Bodies typically inspect.
- Please remain in regular contact with us throughout the project. We are here to help you.
- Please advise us when your project is nearing completion.

1. House Extensions and New Dwellings

Foundations

Drainage

DPC / DPM Level – Prior to pouring of concrete (oversite/slab makeup) **(OR)**

DPC Level / Suspended Floor installed

Cavity wall construction

First floor joists (where applicable) Horizontal restraint to perimeter walls

Roof Structure including connection to gables and holding down restraint.

Insulation to thermal elements and acoustic insulation within partitions

Nearing Completion – Including sprinkler installation check (where applicable)

Completion

2. Loft Conversions

Structural floor and beams

New roof structure – Where a dormer is constructed

Insulation to thermal elements and acoustic insulation within partitions

Completion – Staircase, Smoke Alarms, fire doors, means of escape

3. Internal Structural Alterations

Foundations – if required and or Bearing construction

Supporting structure or steel beam installed

Fire boarding/Completion

4. New Windows/Doors

During Installation

Completion

5. Garage Conversions

Front foundation (across door opening if required)

Protection against moisture ingress

New internal wall construction and Insulation to thermal elements; walls & over existing floor

Completion

6. Septic Tank and Treatment Plants

Drain alterations and tank installation

Completion

