

An brief introduction to Building Control

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Why regulate buildings and building work?

•(Photographs)

Building Control and the current context

The Building Act 1984

- **Sections 36 and 65** provide some enforcement powers for the correction of inadequate building work and for the prosecution of persons who contravene Building Regulations.
- **Part II of The Building Act** provides for the establishment and approval of, private individuals and corporate persons to trade as “Approved Inspectors”. Approved Inspectors are licensed by the Construction Industry Council to provide Building Regulation services in direct competition with Local Authorities, to people who are having building work carried out.

The Building Regulations 2010:

- Apply to all Building Work (unless specifically Exempt)
- They are made under the powers contained in the Building Act 1984
- They are the principal means of securing the health, safety, welfare and convenience of people in and around Buildings
- They are dynamic and subject to continuous review
- They can be administered by Public and Private sector Building Control bodies but only *enforced* by Local Authorities.
- Are expressed in terms of “**reasonable**”, “**adequate**” or “**appropriate**”

Summary

Building Control is about ensuring the health, safety welfare and convenience of people when in and about buildings by:

- Controlling Dangerous Structures**
- Monitoring Demolition of Buildings**
- Enforcing the Building Regulations**
- Determining Building Regulation applications**
- Promoting access for all to buildings**
- Giving advice and promoting good practice**
- Advising on Fire safety and Safety at Sports grounds**
- Implementing government Climate Change policy**

And also by carrying out

- Street naming and numbering**
- Construction Monitoring (including the Cambridge City Considerate Contractor Scheme)**