

Building Standards

Inspections

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Purpose of inspection building work

1. INTRODUCTION

This document explains about the inspections of your building work that Midlothian Building Standards will undertake.

2. PURPOSE OF INSPECTIONS

Under the Building (Scotland) Act 2003, all Building Standards sections throughout Scotland are required to undertake reasonable inquiry to check that building works comply with the minimum standards required by the Building Regulations.

Inspections are undertaken solely to protect the public interest in terms of compliance with the Building Regulations, and not to ensure that all the work is constructed as the person paying for the work would want it.

A limited number of targeted site inspections are undertaken by Midlothian Building Standards, at certain key stages of construction, to check that the building work complies with the approved plans and specification, and with the Building Regulations.

It is important to understand that it is not the purpose of the Midlothian Building Standards inspections to check the quality of work, or to supervise work on site.

Supervision of the building work is **your responsibility**, or of the person or group you appoint for that purpose. You are also responsible for ensuring that the quality of the work meets your requirements. Any inspections made by Midlothian Building Standards do not remove **your responsibility** for ensuring that the work fully complies with the Building Regulations.

3. ENHANCED SYSTEM

From October 2012, an enhanced Building Standards system has operated throughout Scotland. The system targets an increase in the quality of compliance during construction. Using a nationwide risk-based approach to inspections, Midlothian Building Standards maximises the effectiveness of our resources for checking compliance of building work. Resources are targeted where the greatest risk of non-compliance may exist.

For each building warrant, a Construction Compliance and Notification Plan (CCNP) is issued, which confirms the different construction stages targeted for inspection.