

# Building Standards

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith EH22 3ZN  
Tel 0131 270 7500  
Fax 0131 271 3537



## Inspections

[www.midlothian.gov.uk/buildingstandards](http://www.midlothian.gov.uk/buildingstandards)

## Types of inspections

### 1. INTRODUCTION

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

### 2. TYPES OF INSPECTIONS

The stages of construction we will require to inspect will depend on the type of work you are undertaking.

Information on the main types of inspections undertaken is presented below, and should be viewed as general guidance only. The information covers the most common types of construction, and it should be noted that where your design is a non-typical type, aspects of the construction other than those listed may be inspected.

The frequency and nature of the inspections undertaken by Midlothian Building Standards may vary as deemed necessary. We may also use **sampling** at key construction stages, where a small part of a particular construction stage may be inspected, to obtain an indication of compliance for the whole of that construction stage. However, it remains **your responsibility** to ensure compliance of the full extent of all construction stages.

Key stage	Inspection
1. Start of work	Submit Start of work notice. <b>Guide:</b> There is a legal requirement that you or your agent notify Midlothian Building Standards, in writing, <b>within 7 days of the date on which work commences on site.</b>
2. Foundation	Allow for visual inspection of foundation footings, either just prior to or during concrete being poured, to make sure it is within the parameters of the approved design.  Inspection sampling may include checking all or part of the following: a) top soil removed and site cleared. b) ground conditions appear suitable - no apparent issues regarding excess moisture, soft spots or vegetation. c) foundation excavation complete and bottomed out. d) shuttering and reinforcement in place, ready for concrete.

3. Drainage	<p>Witness drainage test(s) or undertake visual inspection(s), prior to drainage backfilled or walls erected to ground floor wall plate level.</p> <p>Inspection sampling may include all or part of the following:</p> <ul style="list-style-type: none"> <li>a) open test - Drainage laid to fall in open trench(es), with suitable bottoming and rounded granular bedding. Where required, lintelling or sleeving appears suitable. Appropriate rodding eyes and access chambers provided. Air test stands.</li> <li>b) final test – Once new/remodelled drainage system completed, suitable protection to lines provided. Rodding eyes and access chambers accessible. Air test stands. Flush through, if appropriate.</li> <li>c) drainage inspection – Visual inspection only as due to configuration, no testing possible.</li> </ul>
4. Superstructure	<p>Prior to wall and ceiling finishes fitted, allow for visual inspection of:</p> <ul style="list-style-type: none"> <li>1) timber-frame and insulation or</li> <li>2) masonry walls/roof structure and insulation.</li> </ul> <p>Inspection sampling may include checking all or part of the following:</p> <ul style="list-style-type: none"> <li>a) constructional build-up of floor, walls, roof or other building elements corresponds to the approved design for the insulation envelope, in term of heat loss and prevention of penetration of moisture.</li> <li>b) specific type and thickness of thermal and acoustic insulation, prior to covering over.</li> <li>c) suitable thermal bridging details at junctions such as corners, lintels, cills, jambs, wallheads etc.</li> </ul>
5. Fire safety	<p>Allow for inspection of fire stopping and/or fire protection.</p> <p>Inspection sampling may include all or part of the following:</p> <ul style="list-style-type: none"> <li>a) check fire-stopping provided to close any imperfection of fit or design tolerance between construction elements and components, service openings and ventilation ducts.</li> <li>b) check appropriate fire resistance duration provided to elements of structure.</li> <li>c) check active fire control systems, including fire shutters or dampers, provided and operating.</li> <li>d) witness system testing, such as emergency lighting, fire alarm and detection.</li> </ul>
6. Stages	Any additional inspections required for staged applications.
7. Completion	<p>Submit Completion Certificate Submission and supporting documents.</p> <p><b>Guide:</b> Other than minor finishes, work substantially complete in accordance with the approved drawings and Building Regulations.</p>