

# Building Standards

## Inspections

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

## Number of inspections

### 1. INTRODUCTION

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

### 2. NUMBERS OF INSPECTIONS

The number of inspections we undertake depends on the risk we associate with the work. Where the Start of works notice is received and where we have been notified of the key stages during construction, the following minimum inspections will **typically** be carried out.

#### Typical inspections for standard risk work

Examples of types of work	Number of inspections	Elements of construction to be inspected
a) Mainly domestic, including: <ul style="list-style-type: none"><li>• Windows, patio/French doors</li><li>• Infills to external walls</li><li>• Internal alterations to house/flat</li><li>• Creating or altering walls, fencing and decking</li><li>• Porches</li><li>• Demolitions</li></ul>	1	1) Completed project
b) Domestic or non-domestic, including: <ul style="list-style-type: none"><li>• Conservatories</li><li>• Sunrooms/single storey extensions</li><li>• Garages</li><li>• Room in the roof conversions</li><li>• Modular offices</li><li>• Shop fit out</li></ul>	2	1) Drainage and foundations/structure 2) Completed project
c) Domestic or non-domestic, including: <ul style="list-style-type: none"><li>• Two or more storey extensions</li><li>• House(s)</li><li>• Flats</li><li>• Conversions of certain building types</li><li>• Small industrial units</li></ul>	3	1) Drainage and foundation/structure 2) Main structure, fire, thermal and acoustic insulation 3) Completed project

## Typical inspections for higher risk work

Examples of types of work	Number of inspections	Elements of construction to be inspected
a) Higher risk is associated with: <ul style="list-style-type: none"><li>• complex domestic projects using non-standard constructions</li><li>• complex non-domestic projects, dealing with high occupancy, public access, limited mobility of occupants, limited familiarity with building, and non-standard compliance</li></ul>	To be decided based on the risk assessment	<ol style="list-style-type: none"><li>1) Drainage and foundation/structure</li><li>2) Main structure</li><li>3) Thermal/acoustic performance</li><li>4) Active/passive fire protection measures</li><li>5) Systems testing</li><li>6) Completed project</li></ol>

Depending on the complexity of your project, inspections in addition to the minimum detailed above may be required. You will be advised of any additional inspections by the case surveyor during visits to site.

Where defects in terms of the Building Regulations are noted, you or your agent will be informed, so that you can take steps to remedy them. It may be necessary to re-inspect the work once you advise us that the remedial actions has been completed.