

## **Building Control Performance Statistics**

### **October 2009 Performance**

In October 2009 Building Control received 112 applications and 26 Initial Notices. The applications were broken down as follows -

62 Full Plans applications;

47 Building Notice applications; and

3 Regularisation applications.

85% of these applications were validated within 3 days and 92% fully checked within 15 days.

During October 2009, 832 site inspections to ensure compliance with the Regulations.

Within the same period, Building Control also received notification of 22 Dangerous Structures (inspected within 2 hours of receiving notification, 24 hours a day) and 6 Contraventions (inspected within 3 days of receiving notification).

For an explanation of the categories see Appendix A

### **Year Performance – 2009/10**

In the financial year 2009/10, up to the end of October, Building Control have received 813 applications and 159 Initial Notices.

Within the same period, Building Control also received notification of 112 Dangerous Structures, 116 Contraventions and have carried out 5280 inspections.

Explanation of categories

Full Plans applications –	Applications for all types of work, where the applicant submits fully annotated drawings and details that are required to be fully checked by Building Control. When these are checked in the majority of cases a letter is sent to the applicant or their agents requesting clarification and/or changes to be made to the application in order to achieve compliance;
Building Notice -	Applications for residential work only, where the applicant only has to submit the Notice and basic details, most of the compliance checks are carried out through site inspections;
Regularisation application -	Where works are carried out without an application having been made the owner may be prosecuted. However to facilitate people who wish to have work approved, in 1999 Building Control introduced a new process called Regularisation. A regularisation application is a retrospective application relating to previously unauthorised works i.e. works carried out without Building Regulations consent, started on or after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations;
Validation -	All applications that are received have to be validated to ensure that the application is complete and ready to be formally checked;
Site Inspections -	Inspections carried out by Building Control to ensure compliance with the Building Regulations and/or in the case of Dangerous Structures, inspections in order to determine the condition of the structure being reported as dangerous.

Dangerous Structures -

Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;

Contraventions -

Contraventions are reports of works being carried out where no current Building Control application exists.