

Building Control Performance Statistics

December 2009 Performance

In December 2009 Building Control received 111 applications which were broken down as follows:-

- 41 Full Plans applications;
- 51 Building Notice applications;
- 17 Initial Notices and
- 2 Regularisation applications.

Performance on these applications in December was as follows:

82% of applications were validated within 3 days (against a target of 85%)

In terms of applications which were vetted and responded to, performance in December was as follows:

100% were fully checked within 15 days (against a target of 85%)

Within the same period, Building Control also received:

Notification of 10 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

21 Contraventions - 100% of which were inspected within the target of 3 days of receiving notification.

Also in December 2009, there were 65 commencements and 705 site inspections were undertaken to ensure compliance with the Regulations.

For an explanation of the categories see Appendix A

Appendix A

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.