
STATUTORY INSTRUMENTS

2010 No. 2215

**BUILDING AND BUILDINGS,
ENGLAND AND WALES**

[^{F1}The Building (Approved Inspectors etc.) Regulations 2010

Made - - - - 6th September 2010
Laid before Parliament 9th September 2010
Coming into force 1st October 2010

**THE BUILDING (APPROVED
INSPECTORS ETC.) REGULATIONS 2010**

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Changes to legislation: *The Building (Approved Inspectors etc.) Regulations 2010 is up to date with all changes known to be in force on or before 21 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- 13. Approved inspector's consultation with the sewerage undertaker
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SCHEDULE 1 — Forms

SCHEDULE 2 — Grounds for Rejecting an Initial Notice, an Amendment Notice, or a Plans Certificate Combined with an Initial Notice

— Deficiencies in initial notice

- 1. Form
- 2. Wrong local authority
- 3. Capacity of approved inspector
 - Deficiencies in information
- 4. Information about the proposed work
- 5. Notice of approval
 - Lack of declaration or undertakings
- 6. Insurance
- 7. Fire and rescue authority
- 8. Sewerage undertaker
- 9. Independence
 - Deficiencies in the proposed work
- 10. Drain connection
- 11. Local enactments
- 11A Where a statement setting out the details of the work...
 - Overlap with earlier notice
- 12. Earlier notice

SCHEDULE 3 — Grounds for Rejecting a Plans Certificate, or a Plans Certificate Combined with an Initial Notice

— Deficiencies in form and information

- 1. Form
- 2. Work
- 2A Optional requirements

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3. Plans
 - Absence of power to give certificate
4. No initial notice
5. Capacity of approved inspector
 - Lack of declarations
6. Insurance
7. Fire and rescue authority
8. Sewerage undertaker
9. Independence

SCHEDULE 3A — Grounds for rejecting a transfer certificate and transfer report

1. Required information
2. Either the transfer certificate or transfer report do not include...
3. Wrong local authority
4. No initial notice
5. Capacity of approver
6. Breach of section 54B
7. Earlier notice / accepted transfer certificate and transfer report
8. Local authority action and offence committed under section 35(1) of the Act
9. Failure to provide information requested
10. Failure to comply with prescribed timescales

SCHEDULE 4 — Grounds for Rejecting a Final Certificate

— Deficiencies in form and information

1. Form
2. Work
- 2A. Optional requirements
 - Absence of power to give certificate
3. No initial notice
4. Capacity of approved inspector
- 4A. Lack of fire safety information confirmation
 - Lack of declarations
5. Insurance
6. Independence

SCHEDULE 5 — Grounds for Rejecting a Public Body's Notice, or a Combined Public Body's Notice and Plans Certificate

— Deficiencies in public body's notice

1. Form
2. Wrong local authority
3. Capacity of public body
 - Deficiencies in information
4. Information about the proposed work
 - Lack of undertaking
5. Fire and rescue authority
6. Sewerage undertaker
 - Deficiencies in the proposed work
7. Drain connection
8. Local enactments

SCHEDULE 6 — Grounds for Rejecting a Public Body's Plans Certificate, or a Combined Public Body's Notice and Plans Certificate

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— Deficiencies in form and information

1. Form
2. Work
- 2A Optional requirements
3. Plans
 - Absence of power to give certificate
4. No public body's notice
5. Capacity of public body
 - Lack of declaration
6. Fire and rescue authority
7. Sewerage undertaker

SCHEDULE 7 — Grounds for Rejecting a Public Body's Final Certificate

— Deficiencies in form and information

1. Form
2. Work
- 2A Optional requirements
 - Absence of power to give certificate
3. Capacity of public body
4. No proper signature
 - Lack of declaration
5. Fire and rescue authority
6. Sewerage undertaker

SCHEDULE 8 — Revocation of Regulations

SCHEDULE 9 — Consequential Amendments

1. In the Building (Local Authority Charges) Regulations 2010 —
2. In the Energy Performance of Buildings (Certificates and Inspections) (England...

Explanatory Note

Changes to legislation:

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Changes and effects yet to be applied to :

- Pt. 3 heading word substituted by [S.I. 2024/447 reg. 3\(a\)](#)
- Sch. 1 Form 1 words inserted by [S.I. 2012/3119 reg. 41\(2\)\(c\)](#) (This amendment not applied to legislation.gov.uk. Reg. 41(2)(c) omitted (6.2.2013) without ever being in force by virtue of The Building Regulations &c. (Amendment) Regulations 2013 (S.I. 2013/181), regs. 1(3), 6(c))
- Sch. 1 Form 4 words inserted by [S.I. 2012/3119 reg. 41\(5\)\(c\)](#) (This amendment not applied to legislation.gov.uk. Reg. 41(2)(c) omitted (6.2.2013) without ever being in force by virtue of The Building Regulations &c. (Amendment) Regulations 2013 (S.I. 2013/181), regs. 1(3), 6(c))
- Sch. 2 word substituted by [S.I. 2024/447 reg. 3\(l\)](#)
- Sch. 3 word substituted by [S.I. 2024/447 reg. 3\(m\)](#)
- Sch. 4 word substituted by [S.I. 2024/447 reg. 3\(n\)](#)
- reg. 8 word substituted by [S.I. 2024/447 reg. 3\(b\)](#)
- reg. 9 word substituted by [S.I. 2024/447 reg. 3\(c\)](#)
- reg. 12 word substituted by [S.I. 2024/447 reg. 3\(d\)](#)
- reg. 13 word substituted by [S.I. 2024/447 reg. 3\(e\)](#)
- reg. 16 word substituted by [S.I. 2024/447 reg. 3\(f\)](#)
- reg. 18 word substituted by [S.I. 2024/447 reg. 3\(g\)](#)
- reg. 20(1) word substituted by [S.I. 2024/447 reg. 3\(h\)](#)
- reg. 20(5)(a) word substituted by [S.I. 2024/447 reg. 3\(i\)](#)
- reg. 20(6) word substituted by [S.I. 2024/447 reg. 3\(j\)](#)
- reg. 20(6A) word substituted by [S.I. 2024/447 reg. 3\(k\)](#)