
STATUTORY INSTRUMENTS

2010 No. 2215

**BUILDING AND BUILDINGS,
ENGLAND AND WALES**

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**

PART 1

1. Citation and commencement
2. Interpretation

PART 2

3. Designation of bodies to approve inspectors
4. Approval of inspectors
5. Manner of approval or designation
6. Termination of approval or designation
7. Lists of approvals and designations

PART 3

8. Functions of approved inspectors
9. Independence of approved inspectors
10. Form, grounds and period for rejecting initial notice
11. Form, grounds and period for rejecting amendment notice
12. Approved inspector's consultation with the fire and rescue authority
13. Approved inspector's consultation with the sewerage undertaker
14. Form, grounds and period for rejecting plans certificate
15. Effect of plans certificate
16. Form, grounds and period for rejecting final certificate
17. Events causing initial notice to cease to be in force

Status: This is the original version (as it was originally made).

18. Cancellation of initial notice
19. Local authority powers in relation to partly completed work

PART 4

Principal Regulations

20. Application of regulations 20, 27, 29, 37, 41, 42, 43 and 44 of the Principal Regulations

PART 5

21. Approval of public bodies
22. Form, grounds and period for rejecting public body's notice
23. Public body's consultation with the fire and rescue authority
24. Public body's consultation with the sewerage undertaker
25. Form, grounds and period for rejecting public body's plans certificate
26. Effect of public body's plans certificate
27. Form, grounds and period for rejecting public body's final certificate
28. Events causing public body's notice to cease to be in force

PART 6

29. Certificates given under section 16(9) of the Act

PART 7

30. Register of notices and certificates
 31. Contravention of certain regulations not to be an offence
 32. Electronic service of documents
 33. Transitional provisions: interpretation
 34. Transitional provisions: work already started before 1st October 2010
 35. Transitional provisions: work for which notification is not required
 36. Transitional provisions: notice given or plans deposited before 1st October 2010
 37. Transitional and saving provisions: earlier Building Regulations
 38. Revocations and consequential amendments
- Signature

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

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
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 4 — Grounds for Rejecting a Final Certificate

Deficiencies in form and information

1. Form
2. Work

Absence of power to give certificate

3. No initial notice
4. Capacity of approved inspector

Lack of declarations

5. Insurance
6. Independence

Status: This is the original version (as it was originally made).

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

Deficiencies in form and information

1. Form
2. Work
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

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