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STATUTORY INSTRUMENTS

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**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

General

1. Citation and commencement
2. Interpretation

PART 2

Grant and Withdrawal of Approval

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

Supervision of Work by Approved Inspectors

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

**Status:** Point in time view as at 09/01/2013.

**Changes to legislation:** There are currently no known outstanding effects for the The Building (Approved Inspectors etc.) Regulations 2010. (See end of Document for details)

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

#### PART 4

#### Application of Provisions of the Principal Regulations

20. Application of regulations, 20, 25A, 27, 29, 37, 41, 42, 43 and 44 of the Principal Regulations

#### PART 5

#### Public Bodies

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

#### Certificates Relating to Deposited Plans

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

#### PART 7

#### Miscellaneous Provisions

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

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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

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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

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*

**Status:** Point in time view as at 09/01/2013.

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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

**Status:**

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**Changes to legislation:**

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