

[<sup>F1</sup>SCHEDULE 2

Regulations 10(3), 11(3) and 14(3)

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

**Textual Amendments**

- F1** Regulations revoked (E.) (6.4.2024) by [The Building \(Registered Building Control Approvers etc.\) \(England\) Regulations 2024 \(S.I. 2024/110\)](#), regs. 1(3), **43(a)(i)** (with regs. 44-47)

*Deficiencies in initial notice*

**Form**

1. The notice is not in the prescribed form.

**Wrong local authority**

2. No part of the work described in the notice is to be carried out in the area of the local authority to whom the notice has been given.

**Capacity of [<sup>F2</sup>approver]**

3. The person who signed the notice as [<sup>F2</sup>approver] is not an [<sup>F2</sup>approver].

**Textual Amendments**

- F2** Word in [Sch. 2](#) substituted (25.4.2024) by [The Building Safety Act 2022 \(Commencement No. 5 and Consequential Amendments\) \(Wales\) Regulations 2024 \(S.I. 2024/447\)](#), regs. 1(1), **3(I)** (with reg. 6)

*Deficiencies in information*

**Information about the proposed work**

4. Neither the notice nor the accompanying plans and documents include—
  - (a) the location and a description of the work, including the use of any building to which the work relates;
  - (b) information needed by the local authority to decide whether the notice is to be rejected on ground 10 or 11.

**Notice of approval**

- <sup>F3F4</sup>5. ....

**Textual Amendments**

- F3** Sch. 2 para. 5 omitted (E.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), reg. 42(a), Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, [Sch.](#))

*Changes to legislation: There are currently no known outstanding effects for the The Building (Approved Inspectors etc.) Regulations 2010, SCHEDULE 2. (See end of Document for details)*

**F4** Sch. 2 para. 5 omitted (W.) (10.2.2014) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(Wales\) Regulations 2014 \(S.I. 2014/58\)](#), regs. 1(4), **7(a)** (with reg. 1(2)(3))

*Lack of declaration or undertakings*

**Insurance**

<sup>F5F6</sup>**6.** .....

**Textual Amendments**  
**F5** Sch. 2 para. 6 omitted (E.) (28.7.2022) by virtue of [The Building \(Approved Inspectors etc.\) \(Amendment\) \(England\) Regulations 2022 \(S.I. 2022/718\)](#), regs. 1(3), **2(6)**  
**F6** Sch. 2 para. 6 omitted (W.) (28.7.2022) by virtue of [The Building Safety Act 2022 \(Consequential Amendments\) \(Approved Inspectors\) \(Wales\) Regulations 2022 \(S.I. 2022/767\)](#), regs. 1(3), **2(6)**

**Fire and rescue authority**

7. The [<sup>F2</sup>approver] will be obliged by regulation 12 to consult the fire and rescue authority before giving a plans certificate or final certificate, and the notice does not contain an undertaking to do so.

**Textual Amendments**  
**F2** Word in Sch. 2 substituted (25.4.2024) by [The Building Safety Act 2022 \(Commencement No. 5 and Consequential Amendments\) \(Wales\) Regulations 2024 \(S.I. 2024/447\)](#), regs. 1(1), **3(I)** (with reg. 6)

**Sewerage undertaker**

8. The [<sup>F2</sup>approver] will be obliged by regulation 13 to consult the sewerage undertaker before giving a plans certificate or final certificate, and the notice does not contain an undertaking to do so.

**Textual Amendments**  
**F2** Word in Sch. 2 substituted (25.4.2024) by [The Building Safety Act 2022 \(Commencement No. 5 and Consequential Amendments\) \(Wales\) Regulations 2024 \(S.I. 2024/447\)](#), regs. 1(1), **3(I)** (with reg. 6)

**Independence**

9. Except where the work described in the notice is stated in it to be minor work within the meaning of regulation 9(5), the notice does not contain a declaration by the [<sup>F2</sup>approver] that the [<sup>F2</sup>approver] does not, and while the initial notice is in force will not, have any professional or financial interest in that work.

**Textual Amendments**  
**F2** Word in Sch. 2 substituted (25.4.2024) by [The Building Safety Act 2022 \(Commencement No. 5 and Consequential Amendments\) \(Wales\) Regulations 2024 \(S.I. 2024/447\)](#), regs. 1(1), **3(I)** (with reg. 6)

### *Deficiencies in the proposed work*

#### **Drain connection**

**10.** In the case of the erection or extension of a building, the local authority consider that, in order to comply with the requirements of Part H of Schedule 1 to the Principal Regulations, a proposed drain or private sewer must discharge to an existing sewer, but the statement accompanying the notice does not describe such an arrangement.

#### **Local enactments**

**11.** The local authority are not satisfied that the work described will comply with any local enactment which requires or authorises them to reject plans submitted in accordance with building regulations

<sup>F1</sup>**11A.** .....

*Overlap with earlier notice*

#### **Earlier notice**

**12.**—(1) Except where paragraph (2) applies, an initial notice (“an earlier notice”) has already been given in respect of any part of the work described in the notice.

(2) The ground in paragraph (1) does not apply if—

- (a) an earlier notice has ceased to be in force and the local authority have taken no positive step to supervise the work described in it; or
- (b) the notice is accompanied by an undertaking by the [<sup>F2</sup>approver] who gave an earlier notice to the effect that the [<sup>F2</sup>approver] will cancel that notice as soon as the initial notice under consideration is accepted.]

#### **Textual Amendments**

**F2** Word in Sch. 2 substituted (25.4.2024) by The Building Safety Act 2022 (Commencement No. 5 and Consequential Amendments) (Wales) Regulations 2024 (S.I. 2024/447), regs. 1(1), **3(1)** (with reg. 6)

**Changes to legislation:**

There are currently no known outstanding effects for the The Building (Approved Inspectors etc. ) Regulations 2010, SCHEDULE 2.