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STATUTORY INSTRUMENTS

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**2012 No. 3119**

**The Building Regulations &c. (Amendment) Regulations 2012**

**PART 1**

**The Building Regulations 2010**

**Notice of commencement and completion of certain stages of work**

9. Regulation 16 is amended as follows—

(a) omit paragraphs (2) and (3), and substitute—

“(2) Subject to paragraph (8), a person carrying out building work must notify the local authority as required by the authority in accordance with paragraph (3).

(3) Subject to the conditions in paragraphs (3A) and (3B), where a local authority receives notice of intention to commence building work under paragraph (1) they may give the person carrying out the work a notice in writing which—

(a) requires that person to notify the authority that a specified stage of the work (other than a stage specified in paragraphs (4) and (5)) has been reached; and

(b) may specify one or more periods of time, applying to each such required notification, which may be either or both of the following—

(i) a period before or after the work has been carried out within which the notification must be made; and

(ii) a period during which the work concerned must not be covered up.

(3A) A local authority may only specify a stage of the building work in accordance with paragraph (3)(a) if at the time they do so they intend to carry out an inspection of that stage.

(3B) For the purposes of paragraph (3A) the local authority's intention to carry out an inspection of a stage of building work must be based on their assessment of the risk of breach of these Regulations if they do not inspect the work..”;

(b) in paragraph (5), after the words “where a building is being erected”, add “ to which the Regulatory Reform (Fire Safety) Order 2005<sup>M1</sup> applies, or will apply after the completion of the work ”; and

(c) in paragraph (6), for “to (3)” substitute “ or (2) ”.

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**Marginal Citations**

**M1** S.I 2005/1541.

**Changes to legislation:**

There are currently no known outstanding effects for the The Building Regulations &c. (Amendment) Regulations 2012, Section 9.