



## BUILDING REGULATIONS REGULARISATION REPORT

<b>Client:</b> Mr & Mrs Smith		<b>Date:</b> 1/7/19	
<b>Address:</b> Tumbledown Cottage, Ebford Lane, Sidmouth. EX5 3RL		<b>Weather:</b> Mild, no rain	
<b>Inspected property address if different:</b>		<b>Inspector:</b> Jamie Wright	
<b>Works to be inspected:</b> Loft Conversion			


<b>Image of front of house for reference</b>	<b>General image of works to be inspected</b>	
		

**Key;**



1	Building regs compliant
2	Minor buildings regs fail
3	Significant fail
4	Not able to inspect, but suspect fail
5	Not able to inspect, further investigation required

**Inspection;**

**Works in line with Approved Document A - structure**

	Element	Image attached	Estimated cost to rectify / investigate	Potential risk to life
3	Structural beams appear undersized		£3,500	Medium
1	Floor joists adequate		£0	None
5	Rafter level insulation		£225	Low

**Works in line with Approved Document B - Fire warning and escape**

3	Ground floor smoke detector not positioned correctly		£250	Medium
3	Fire doors missing to first floor bedrooms		£1,250	High
3	First floor master bedroom window not suitable for fire egress		£450	High
1	First floor second bedroom window suitable for fire egress			None

**What to do now?**

**Option 1 : nothing**

The works were completed more than 12 months ago. Building control cannot enforce under a section 36 notice. However, they can still apply to the courts for an injunction to prevent further use of the building if they deem the building regulations infringements are of a significant enough nature to be a risk to human life. We do not deem the quality of works or non-compliance issues to be of a significant enough level for building control to apply for an injunction, therefore there is a minimal risk that legal action will be taken against you, or future property owners.