



BUILDING REGULATIONS REGULARISATION REPORT

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


Image of front of house for reference	General image of works to be inspected
	

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

<p>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.</p>	
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Option 2: Obtain quotes for the full cost of repairs					
Option 3: Apply for regularisation from the local council					