

Starting work and Notice of Commencement (explanatory notes)

Building Control must be notified when you start work on site in order for them to carry out the necessary inspections. (Start of work stage)

There is now an additional stage where Building Control must be notified. This is the **deemed commenced stage**.

You must send this notice to Building control when the works have progressed to at least one of the following:

- For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.
- For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
- For all other works – constructed 15% of the overall work.

Under Regulation 16 (3C) it is now a legal requirement that within five days after the work has commenced, the person carrying out work must give notice of the commencement to the Building Control Body.

Reviewing your Notice of Commencement

When you send Building Control the **Notice of Commencement**, they will review it to make sure commencement conditions have been met. If they believe the work hasn't reached commencement, they will send you a rejection notice explaining why.

If you disagree with their decision you can appeal in accordance with Regulation 16 of The Building Regulations 2010.

Definition of Complex Building:

- a building which is to be constructed on the same foundation plinth or podium as any other building or structure.
- a building which has more than one storey below ground level.
- a building where it is proposed use is primarily as a public building where the public or a section of the public has access to the building (whether or not on payment) provided that the building has a capacity for 100 or more visitors.