



## Building Control – Help Notes

### What’s included and what isn’t

<b>TWCC Building Notice Covered</b>	<b>TWCC Building Notice will not Cover</b>
Serve the necessary legal notices on the Local Authority and sign the Initial Notice on your, or your clients, behalf	Be responsible for CDM/health and safety issues where compliance advice leads to design changes
Retain the right at all times to contact all and any parties involved with the scheme to expedite regulation compliance	Act on your behalf as a site supervisor, project manager, clerk of works or party wall surveyor/mediator or designer
Carry out statutory consultations where necessary i.e. Fire Officer	Provide any sort of guarantee or warranty for the work or any part of it
Check the plans you provide and comment as applicable	Be responsible for material or workmanship issues during or after project completion
Carry out site inspections at agreed relevant stages on your request	Design any aspect of the scheme or provide any structural calculations
Help you and your design team build a compliant building for Building Regulations	Mediate on or get involved with boundary or neighbour or party wall related issues
Cancel the application after 3 years if work has not been notified as started	Issue a final certificate where there are outstanding fees, certificates or additional works to be carried out
Issue a Final Building Regulation Certificate when the work is satisfactorily complete and all the necessary documentation is in place	Keep the file open indefinitely where further work or certification is required. (The work will revert to the council)

**TWCC strongly recommends that an independent project manager or site supervisor or clerk of works is engaged on the scheme\*\*\***

**You are at risk if your Building Regulation**

**FINAL CERTIFICATE is not applied for immediately on completion**

**MAKE SURE YOU GET YOURS (don't leave it to others)**