

Commencement and Start of Work User Guide Information

The way works are defined as 'Commenced' has changed. Under the amended Building Regulations this will now be considered more of a meaningful start and various criteria need to be achieved.

The start of work has a different meaning and is the actual start of the building work. Commenced has different meanings depending on the type of work.

Complex buildings

These are:

- A building 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.
- A building which the proposed use is primarily as a public building or a section of the public has access to the building, provided the building has a capacity for 100 or more visitors. (Refer to Regulation 46A(5) for the definition of a public building.)

For complex buildings, commencement will be the date at which foundations supporting the buildings and structure of the lowest floor level of that building (but not other buildings or structures supported by those foundations) are completed.

Non-complex buildings or horizontal extension of a building

Commencement of these buildings will be the date at which the sub-surface structure of the building or extension including all foundations, any basement level (if any) and the structure of the ground floor level is complete.

All other building work

Where the work consists of any other building work, then work is to be regarded as commenced at the stage when the client considers 15% of the building work to be completed.

It is a requirement to provide a statement setting out the date when work will reach the point it will be regarded as commenced. This is to be stated on the full plans application form.

Notification of commencement must be given no more than five days after the date on which work is regarded as commenced.

Please note:

Inspections by Building Control will be required before the commencement date. For example, the start of work or the excavation of foundations.

Notification of the start of work must be given at least two days before building work starts.