



Construction Site Inspections

Construction project consists of various stages and requires site inspections to ensure the work progress is in the accordance with the specification, plans and schedule and to confirm the compliance and the quality of works. Site inspections are carried out during the project realisation for various purposes.

The inspection is the form of the project supervision to produce an independent assessment of the works and it is separate from contractor's contractual responsibilities. Inspections are a valuable tool to monitor and assess the quality of works and the effectiveness of the construction phase plan.

QUALITY AND PROGRESS

Site inspectors visit the building site during the project period to assess the quality and progress of works and verify the compliance with documents. They might be appointed by the client or might be a part of the consultant team. The assessment is done on the construction works progress meetings and reported to the contract administrator. The purpose of regular reports on site progress is to keep all parties informed and they are required for all projects in construction. Inspections might be carried out during:

- Survey before works commencement
- Valuations inspections to approve and estimate interim payments

- To ensure that the contractor complies with the contract requirements
- Inspections for witnessing or mock ups
- Before certification or partial or full practical completion
- After handover of the building to the owner
- To prepare snag list (schedule of defects)
- On the completion of the rectification of defects

Such inspections result in a statement of the position, and a number of weeks the contract is ahead or behind the programme. All matters relating to labour, plant and material deficiencies and sub-contractors' work might be discussed. The aim of these meetings is to overcome problems and help the contractor to maintain the agreed programme.

BUILDING CONTROL

Building control inspections are carried out to ensure compliance with building regulations. Checks are performed by the approved inspector or local authority building control inspector.



The person carrying out the building work can choose whether they would prefer to use the Local Authority or an Approved Inspector. The contractor is under a statutory obligation to give at least 48 hours notice of work start, and at least 24 hours notice of excavations covering, filling foundations, installing damp courses or concrete, and covering drainage. The contractor is responsible to notify the inspector to obtain his approval before progressing with further works. Inspections might be required for each of the following building stages:

- Works commencement (at least two days before the work is commenced)
- Occupation (at least five days notice before occupation)
- Works completion (not more than five days after the work is completed)
- Excavation and filling
- Foundation
- Damp proof course application
- Steelwork and beams installation
- First-floor construction
- Roof construction
- Insulation
- New drains

When these stages are reached the work should stop to give the authority time to make an inspection. Each of the stages listed above may require multiple visits e.g. for complex or phased works or where remedial works are carried out. Additional inspections may be required to suit the particular project. Failure to notify the council at the required stages may result in a situation that the completion certificate cannot be issued. The comple-

tion certificate is given to the contractor following the satisfactory completion. It confirms that the work complies with the Building Regulations and has been completed to the satisfaction of the Council.

HEALTH AND SAFETY

Inspections are necessary to ensure the compliance with the health and safety rules and CDM regulations (Construction (Design and Management) Regulations). A form of such inspections varies and might be done by the contractor or in the form of third party audits or by HSE (Health and Safety Executive). The existing health and safety plan, construction phase plan, any reports and actions are assessed. The timing and frequency of such site visits depend on safety, health and environmental risks present on a particular site. Inspections may be necessary in case of, for instance:

- Work at height
- Electrical systems
- Demolition
- Asbestos risk
- Plants and vehicles on site
- Personal protection of workers
- All other related to health and safety

OTHER INSPECTIONS

Might involve:

- Verification of planning permissions
- Inspections by insurers
- Environmental Health officer inspection concerning pollution
- Fire officer inspections to assess hazards
- Archaeological inspections of excavations

*Inspections **are necessary** to ensure the compliance with the health and safety rules and CDM regulations.*



INSPECTORS

Approved Inspectors are companies or individuals authorised under the Building Act 1984 to carry out building control work in England and Wales. CICAIR Ltd is the body designated by the Secretary of State in England and Wales to carry the approval process for applicants who apply to become an Approved Inspector.

All Approved Inspectors registered with CICAIR Ltd are qualified to undertake building control work and are required to be insured with an approved scheme. They often present the cost effective approach and are an alternative to Local Authority Building Control.

Approved inspectors exist since 1985 and work in competition to local authority controllers. A local authority building control officers are working locally at designated area only, while an approved inspector can assist during construction projects that are in distance, for instance during the construction of buildings for the chain of shops in various areas.

Moreover local authority inspectors specialise mostly in residential properties, while an approved inspector can work on both residential and commercial projects. Local authority inspectors run an independent local authority checks for lower charges.