

Plan Check Review Letter
The Building Regulations 2010 (as amended)

To: ClientFullName
ClientPrintAddressCommas
(By Email)

Date: TodaysDate

Our Reference: ProjectNumber

Site Address: SiteAddressCommas

Description of Works: Proposal

Dear ClientFirstName ,

Thank you for providing us with your details of the above mentioned building project. We have checked your submitted items for compliance with the Building Regulations 2010 and please see our Schedule of Comments following our plan check review as follows:

Part A – Structure

PlanCheckPartANote

Part B – Fire Safety

PlanCheckPartBNote

Part C – Site Preparation and Resistance to Contaminants and Moisture

PlanCheckPartCNote

Part D – Toxic Substances

PlanCheckPartDNote

Part E – Resistance to the Passage of Sound

PlanCheckPartENote

Part F – Ventilation

PlanCheckPartFNote

Part G – Sanitation, Hot Water Safety and Water Efficiency

PlanCheckPartGNote

Part H – Drainage and Waste Disposal

PlanCheckPartHNote

Part J – Combustion Appliances and Fuel Storage Systems

PlanCheckPartJNote

Part K – Protection from Falling, Collision and Impact

PlanCheckPartKNote

Part L – Conservation of Fuel and Power

PlanCheckPartLNote

Part M – Access to and Use of Buildings

PlanCheckPartMNote

Part O – Overheating

PlanCheckPartONote

Part P – Electrical Safety – Dwellings

PlanCheckPartPNote

Part Q – Security – Dwellings

PlanCheckPartQNote

Part R - Physical Infrastructure for High Speed Electronic Communications Networks

PlanCheckPartRNote

Part S – Infrastructure for Charging Electric Vehicles

PlanCheckPartSNote

Regulation 7 – Materials & Workmanship

All materials and workmanship are to be carried out in strict accordance with the manufacturer's installation guidance and approved code of practice for that specific application and/or element of work. Any deviations from the manufacturer's guidance and approved code of practice may result in the materials and/or workmanship not being fit for purpose and it is the builder's responsibility to ensure their work complies with the Building Regulations. *Please note all relevant certificates, guarantees and/or reports for materials and workmanship are to be submitted on completion i.e. flat roof coverings, waterproofing elements, fire safety systems, where applicable.

**Regulation 19 – Events causing initial notice to cease to be in force
(Time Limits for Issuing Final Certificate on Completion)**

Please ensure that all the above conditional approval items are completed, confirmed and that all relevant test results, guarantees and certificates are submitted to us either on completion or occupation, whichever date is sooner so that we can serve the Final Certificate(s) under the set time limits (8 weeks for domestic and residential use only and 4 weeks for commercial and mixed use) and requirements of The Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

Regulation 38 – Fire Safety Information

All fire safety information is to be handed over to the responsible person (defined under Article 3 of the Regulatory Reform (Fire Safety) Order 2005) on completion or occupation, whichever date is sooner as set out under the requirements of the Building Regulations 2010. It is to be confirmed in a client statement in writing (by email) that all fire safety information has been handed over to and received by the responsible person to carry out their duty for the following requirements:

- Understand and implement the fire safety strategy of the building.
- Operate and Maintain any fire safety system provided in the building.
- Carry out an effective fire risk assessment of the building.

Please inform your appointed builder of the above items required to be confirmed on site and all relevant certificates required to be submitted on completion, where applicable.

The above items should not be considered exhaustive as further comments may be made upon receipt of additional information.

Please contact me should you wish to discuss any of the above items or if you require any further assistance.

Kind regards,



Pauline Mullee BSc (Hons) C.Build E MCABE IEng

Registered Building Inspector

Class 2/4 Technical Manager

Director - Mullee Associates Limited

Registered Building Control Approver

Copied by Email to:

Sara Chetcuti (Mullee Associates); PCDynamicName ; PDDynamicName