

Site Inspection Report

Project Overview

Our Reference:	OPP-046041-Building Control
Additional service:	None
Site Address:	1 Rowley Road, Glastonbury, Somerset
Description of Works:	5 New Dwellings (1 detached & 2 pairs of semis)
Lead Surveyor:	Richard Serrell
Customer Name:	Marbex
Client Name:	Iain Turner

Site Visit Details

Visit Description:	Progress / Plastered & Pre-Plaster
Date and Time Arrived:	13/04/2022 12:30
Weather:	Dry
Time on Site:	40 minutes
Surveyor:	Richard Serrell
Visit Conducted with:	Alone (Plasterer on site)
Inspections Made:	Progress
Elements Inspected:	

General Site Visit Observations

Progress inspection carried out alone.

Plots 1-3 first fixed, plasterboarded and skimmed.

Plot 4 plasterboard. Note vapour control layer installed to sloping ceilings as previously requested.

Internal garage ceilings have been plasterboarded and skimmed, providing fire resistance to the roof above.

The steel lintels above the garage doors support first floor, and have not been afforded fire resistance. Discussed with the client (Martin) who confirmed Supalux or similar fire resistant board to be installed.

Follow up email to Martin on 19/04 to require SE design/calcs and design SAPs.

Site Observations / Issues - All Visits

Date	Description	Status
12/10/2021	Please provide up to date structural engineer's design for the foundation/slab, which should include removal of ground beam to the party walls, and fibre reinforcement in place of mesh to the slab.	Open
12/10/2021	Please provide photographs for Plots 3 & 4 showing steel reinforcement complete to the front of the slab, and to the step in level, and DPM installed.	Closed
20/01/2022	Provide structural engineer's design and calculations.	Open
20/01/2022	Provide manufacturer design for the engineered (metal web) floor joists.	Open
04/03/2022	Provide copy of the design stage SAP calculation(s) which should reflect what has been installed on site.	Open
04/03/2022	PIR insulation installed between rafters on sloping ceilings, however there is no internal insulation backed plasterboard as shown on cross-section or internal VCL. Ensure insulation spec conforms to the SAP calculation, and provide a VCL to the internal face on sloping ceilings. Provide photos.	Closed

Note: This inspection report is restricted to requirements covered by Building Regulations current at that time and should not be relied upon by third parties for any other purpose. It does not constitute evidence that the Building Regulations have been satisfied until a Completion/Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.

Please note it is a requirement of the Approved Inspector regulations that we release the final certificate, subject to compliance having been achieved, within 4/8 weeks of occupation (Commercial/Domestic). If not, our initial notice could be cancelled and the Local Authority could take control of the work. Please ensure we receive sufficient notification of the completion and all commissioning certificates / outstanding information within this time frame.