

Overview

Lisburn City Council's Building Control Service aims to assist with the health, safety and welfare of people in and around buildings and the conservation of fuel and power. The Service strives to meet customer needs through a process of continuous improvement and the provision of value for money products. Building Control is a unit within the Council's Environmental Services Department.

The Council's Building Control Service is based at the Council's headquarters at Lagan Valley Island, Lisburn. Professional and experienced Surveyors have extensive knowledge of Building Regulation matters and will be pleased to assist you with your enquiries. You have the choice of visiting, telephoning, faxing or e-mailing us with any questions you have.

The Building Control Service is necessary for most aspects of building work. Whether you are buying a new home, renovating or extending your existing home or installing services such as mains powered smoke alarms, installing or replacing central heating appliances, we are here to offer advice and make sure your work is carried out correctly.

The Surveyors of the Building Control Service are the main point of contact for members of the public following an application to Building Control. They carry out surveys on buildings for homeowners, architects, developers and builders to ensure that the Building Regulations are met. The Surveyors also provide advice on Building Regulations such as fire safety, access to buildings, energy conservation and property conveyancing.

Our services include:

- **Pre-consultation advice on building work issues**
To help with the design of buildings, Building Control Services offer a pre-submission consultation service. This provides advice on all aspects of the legislative requirements of the Building Regulations and in particular, the areas of fire safety, conservation of fuel and power as well as access and facilities in and around buildings.
- **Building Regulation compliance and completion certificate**
To ensure compliance with Building Regulations, Building Control Services will carry out an assessment of drawings submitted with a full plans application. If the drawings are satisfactory, then a 'Notice of Passing of Plans' for the work will be issued. Following a final inspection and the satisfactory completion of the work, a 'Completion Certificate' will be issued. The certificate states that as far as can be reasonably ascertained, the work carried out conforms to Building Regulations. This is important if you are selling or remortgaging your property.

If the drawings submitted with a full plans application require modification, Building Control Services will provide details of these before approval is issued.

- **Inspection of building works**

When you propose to carry out building works, you are required to notify Building Control Services of the commencement and completion of certain stages of the work. Surveyors will identify these stages during their site visits. Inspection of the work at key stages will help to ensure that work is carried out in accordance with Building Regulations. For further details, see our guidance leaflet entitled '03. Inspections'.

- **Archival portfolio to assist in property conveyancing and searches**

Building Control Services hold a complete database of applications received from 1973 when the Building Regulations were first introduced. This database provides key information in relation to the erection of property and the alterations or extension carried out to the property over time for property conveyancing purposes.

- **Dangerous structures**

Building Control Services has a responsibility for the enforcement of legislation regarding buildings which are deemed to be in a dangerous condition requiring demolition, repair or enclosure. Legislation relating to dangerous structures requires that the Council takes action where necessary, to ensure public health and safety is maintained.

- **Petroleum licensing**

Building Control Services issue licences to those who sell and also those who store petroleum spirit or a petroleum mixture in quantities greater than 3 gallons (14 litres). Petroleum spirits are highly flammable and can be extremely hazardous. For this reason, strict controls are placed on petroleum storage and use. The licensing of such premises is controlled by Building Control Services on behalf of Lisburn City Council.

- **Street naming/numbering**

Building Control Services has the responsibility of liaising with developers in processing street naming which the Council must approve. Once approved, new dwellings and housing developments are allocated street numbers by the service in order to aid location, in particular for emergency services. NOTE: Postcodes are allocated by Royal Mail when dwellings become occupiable.

A number of leaflets have been produced by Building Control Services to assist you with work you may undertake at your property. To ensure your work is carried out effectively please contact Building Control Services for advice and information relating to your project.

If you require any further advice please contact...

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Lisburn City Council
Island Civic Centre
The Island
Lisburn BT27 4RL

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