Highlands and Islands Building Standards Consortium

The Highlands and Islands Building Standards Consortium comprises of the building standards teams of the Highland Council, Comhairle nan Eilean Siar, Orkney Islands Council and Shetland Islands Council.

As a consortium we work towards improving consistency of process and interpretation, and engage nationally with Local Authority Building Standards Scotland and the Scottish Government.

A Consortium Lead and Technical Representative are appointed each year.

Please contact your particular Council for further information.



The Highland Council Headquarters Glenurquhart Road Inverness IV3 5NX 01349 886606

Shetland Islands Council Grantfield Lerwick ZE1 0NT 01595 744800

Orkney Islands Council School Place Kirkwall Orkney KW15 1NY 01856 873535

Comhairle Nan Eilean Siar Sandwick Road Stornoway Isle of Lewis HS1 2BW 01851 822692









CONSTRUCTION COMPLIANCE AND NOTIFICATION PLANS (CCNP'S)



Highlands and Islands Building Standards Consortium

September 2013

A Construction Compliance & Notification Plan (CCNP)

is required for all approved building warrants for domestic buildings applied for on or after 1st October 2012. From 1st October 2013 nondomestic buildings will also be included in this requirement.

The Highlands and Islands Building Standards Consortium members, as appointed Verifiers of building standards by the Scottish Government will produce this plan and include it in the documents sent out with the building warrant approval.

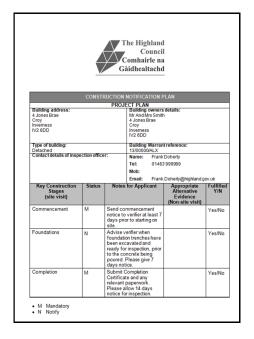
During the building warrant approval process our surveyors will carry out a risk assessment of the proposed works taking into account the size and complexity which allows a CCNP to be created and issued.

What is the Plan for?

This plan sets out the construction stages that we have identified for site visits or other alternative methods to check compliance.

They are categorised as Mandatory (M) or as Notification (N).

The CCNP clarifies the Key Construction Stages when you should notify your Council and the purpose of those notifications.



What do I need to do?

It is important that the required inspection stages outlined in the CCNP are incorporated in your builder's schedule of work.

You are required to notify Building Standards of commencement of works 7 days prior to works starting and 7 days prior to any other stages prescribed within the CCNP.

It is important to make sure the CCNP notifications are made to your Council so the potential for disruptive inspections is minimised.

The CCNP will also detail any alternative to site visits deemed appropriate by your Council depending on the size and complexity of the project.