



Certification Performance Criteria Guidance

B3.2 Existing Buildings Appraisal

Revision A

Performance Criteria

Certifiers shall satisfy themselves that a sufficiently detailed appraisal of the effect on the existing building(s) and any buildings in the vicinity of the proposed works has been carried out and that the conclusions and recommendations are appropriate.

Where the warrant application involves alterations to or a change of use of an existing building, Certifiers shall satisfy themselves that a sufficiently detailed appraisal of the existing structure has been carried out, that a written assessment of the effects of the proposed works has been prepared and that the conclusions and recommendations are appropriate.

Background

Where an existing building is being altered or extended it is important that the effect of the proposed works on the building and on buildings in the vicinity of the proposed works is assessed by a suitably qualified and experienced person following an industry standard methodology.

Guidance

The existing buildings appraisal is likely to comprise a structural report on the building(s) which outlines its condition, its suitability for alteration/extension and the need for any special measures to protect it and adjacent buildings. Guidance is provided in the IStructE publication Appraisal of Existing Structures.

There should be evidence that the report has been checked by a suitably qualified person.

It is expected that the building(s) will have been inspected by a suitably qualified and experienced building professional, not necessarily an engineer.

Certifiers need not have visited the property or properties personally provided they are satisfied that an inspection was carried out, that it was undertaken by a suitably qualified and experienced individual and that it was sufficiently detailed and adequately documented.

Where the appraisal was not carried out by the certifier there is to be evidence to show that the report was reviewed by the Certifier who was satisfied with its content.

Where an inspection was not carried out the reasons for this shall be documented. In such circumstances the Certifier shall ensure that there is a record of how the effect of the works on the existing building(s) was assessed.

Examples of Major Non-conformances

Absence of or grossly inadequate evidence of the Certifier's review of the existing buildings appraisal and its conclusions.

Absence of or grossly inadequate evidence that an appraisal of the effect on the existing building(s) and any buildings in the vicinity of the proposed works was undertaken.

Failure to produce a report of the appraisal for all but minor projects.

Examples of Improvement Issues

Insufficient evidence of the Certifier's review of the existing buildings appraisal and its conclusions.

Failure to produce a report of the appraisal for a minor project.

Inadequate record of the appraisal.

Deficiencies in the scope of the report or the methodology used.

March 2022