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Level 3

Handbook for the examination of Structures Part 7B: Buildings

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1 Purpose

The purpose of this part of the handbook is to define the requirements for inspection of the fabric of Buildings.

2 Scope

This part of the handbook applies to all Network Rail owned or managed, Shared and Outside Party Buildings within Operational Property that have been assigned to Structure Category E in accordance with [NR/L1/CIV/032](#): *Managing Existing Structures*.¹

This part of the handbook applies to inspections of:

- Building fabric including both structural elements and any non structural and/or ornate additions and embellishments;
- asbestos to determine any change in the state of since the last inspection.

This part of the handbook applies to audits of Train Operators' compliance with their obligations under the Station Access Conditions (Station Code) and Depot Access Conditions.

This part of the handbook does not apply to the examination of Operational Property Structures that have been assigned to Structure Category E (See **Part 7A**).

This Part of the handbook does not apply to inspection of Building services in Operational Property.

3 Inspection regime

Further to **Part 1B**, the purpose of an inspection regime for a particular Building is to:

- to identify or determine defects that might affect the structural integrity or use of a Building,
- provide information to enable data in OPAS to be maintained and updated as necessary;
- provide information that, with reference to previous inspections, allows the rate of deterioration and any Significant change in the condition, loading or environment of the Building to be determined;
- inform decisions on the actions and remedial works that need to be included a prioritised programme of planned preventative maintenance, repair or renewal (if such work is required) until the next inspection so that there is no unacceptable risk to the safety or performance of the Building.

¹ This provides information on managing structures for all Structure Categories.

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Visual inspections in accordance with Clause 7 are undertaken to deliver the above.

The frequency, type, extent and quality of inspections shall be such that timely and appropriate action and remedial works can be taken to maintain the safety and performance of the Building.

4 Competency

4.1 General requirements

In addition to the requirements in **Part 1D**, the Building Manager, Building Surveyor and Building Inspector shall satisfy the relevant competence requirements of [NR/L2/CTM/017: Competence and training in Civil Engineering](#) for inspection of structural elements of Buildings.

Particular competencies may be required for access to Buildings, for example, Buildings housing electrical power supply equipment, in accordance with Network Rail Standard [NR/L2/ELP/21070: Specification for competence of persons working on or having access to electrical power supply equipment](#).

4.2 Inspections of asbestos

All persons who carry out inspections of asbestos shall be P402 qualified in accordance with MDHS100 and have had a minimum of 6 months relevant experience.²

5 Interval between and timing of inspections of Buildings

The Building Manager shall select the date when the first inspection is to be undertaken on a Building following it being Taken Into Use. Considerations shall include (as applicable) whether the Building is new; the type and extent of repairs or alterations; the date and type of the previous inspection. The dates for the inspection of Buildings shall be recorded as target dates within OPAS.

The interval between inspections of a Building shall be 5 years subject to the inspection being completed not more than 3 months after the target date unless another period is agreed by the Building Manager.

When appropriate, consideration shall be given to timing an inspection to be carried out at a shorter interval:

- to coincide with maintenance works to the Building so that advantage can be taken of, for example, access, the availability of scaffolding, exposure of hidden parts, and the removal of Obstructions;

² The minimum requirement for any organisation to undertake survey works is UKAS accreditation for (a) Type 1, 2 and 3 asbestos surveys and (b) the analysis of asbestos within bulk samples.