

e-book :

All you need to know about
construction and renovation
work

Introduction

Do you want to improve your living comfort, enhance the value of your home, or simply carry out a renovation to lower your energy bill? But unfortunately you have neither the time nor the energy to take action? You've come to the right place!

Did you know that? According to the website <https://www.ecologie.gouv.fr/>, in France, in Paris, the price of real estate is constantly increasing. It has been observed that for each class gained in the Energy Performance Diagnosis, a property gains on average more than 5% of its value. For example, for a home that has been renovated from class D to class B, we can expect a gain of over 10%. Rental properties, on the other hand, see their rents increase by an average of 5%.

Also, a house with an energy performance label sells 4 times faster than a standard house, for a price higher by an average of 9%.

However, a renovation or construction operation in general, in France, requires the respect of a set of regulations, some of them more specific to the real estate in question, and which will be explained later in this e-book. Any property renovation operation is subject to four regulatory regimes, namely the building, urban planning and environmental codes and possibly the condominium rules if the property is located in a condominium. Then, according to the analysis made beforehand of the rules applicable to the property, a list of participants is set up, which can differ according to the requirements of the property to be renovated. The analysis then allows us to know if it is necessary to involve architects or sometimes more specific trades.

Obviously, in order to renovate a property, it is essential to have adequate insurers to carry out the work. The work can only begin if an insurance contract is signed. This also allows them to be protected against possible accidents that may occur during the work.

It is clear that renovating an apartment requires diligence, follow-up and involvement that is often underestimated. Renovation Partner is your partner to carry out your work in a quality and hassle-free way, saving you time and energy.

This e-book is the tool you will need to know everything about renovation and the steps to follow to complete your work. Through this e-book, we will go through all the steps of the realization of your renovation work, from the acquisition of the property to the reception of the building site. We will give you the advice to follow as well as all the information you need to complete your renovation project successfully !

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I. THE LEGAL AND ADMINISTRATIVE FRAMEWORK

A. The construction code

The code of construction and housing is a set of 8 books for a total of 1367 pages that we will explain in a few paragraphs. It was created in 1954, then replaced in the 70's in order to dissociate it from the town planning code. This book reviews all the legislative and regulatory provisions relating to construction, social housing and everything that concerns real estate in France (technical, energy, fire, accessibility regulations etc.)

	Number of codified regulatory articles by technical field
Insurances	1
General Rules	25
Fire	120
Accessibility	68
Acoustics	12
Ventilation	2
Health	18
Risks	8
Energy and Environmental Performance	68
Safety	50
Elevator Safety	49

This book is dedicated to professionals in the construction and renovation trades and sheds light on the texts and regulations in force. It is based on the 18 editions that precede the current version as well as on the comments they have generated and the decisions of the jurisprudence in this regard. It contains important information about the decrees. The decree of December 3, 2012, for example, which deals with the various parameters of energy performance diagnoses for buildings equipped with a collective heating or cooling system and energy saving work in condominiums, or the decree of September 7, 2012 amending the process relating to the recovery of undue payments and financial penalties decided by social security bodies; the decree of April 13, 2012 on the certificate to be issued after the completion of thermal rehabilitation work on existing buildings and subject to building permit and much more. This document gathers all the rules to be respected for the construction of a building that respects the standards related to fire, safety, accessibility, energy performance etc....

B. The urban planning and housing code

The Code of Urbanism and Housing is a set of 6 books established in 613 pages born in 1954. In 1970, the book was divided to separate the Code de la Construction (see p.6) from the Code of Urbanism and Housing. It covers various fields: building, urban planning, transport, energy, biodiversity and agriculture, water, health and waste. It takes into account the issues and problems related to the environment, namely: **the fight against global warming and urban sprawl, the reduction of greenhouse gas emissions, the development of space and resources as well as the preservation and restoration of biodiversity and ecological continuity. It draws up a territorial coherence plan**, which makes it possible to better integrate commercial development, transportation and housing into urban planning. The objective will be to establish a local housing program, an urban travel plan and a commercial development plan.

New laws are then put in place: The Grenelle I and II laws, related to the energy transition for a green and sustainable growth. "Article 4 of the Grenelle II project aims to facilitate the installation of individual renewable energy production devices or any renewable material (wood...) allowing to avoid greenhouse gas emissions or the installation of green roofs or retaining rainwater... except where there are special protection regimes (protected perimeters, safeguarded sectors, that is to say on a large part of the most urbanized areas)."

The Code of Urbanism and Housing requires the realization of a diagnosis relating to the management of waste resulting from the demolition, or the rehabilitation works of certain buildings.

This code fights against **urban sprawl**, which leads to a regression of natural and agricultural surfaces, energy loss, GHG emissions and high infrastructure costs. It also allows the **preservation of biodiversity** through the conservation, restoration and creation of ecological continuities. It is a way to facilitate the implementation of works to improve the energy performance of buildings. This book is a guideline that reviews in a general way the urban design, the link between density and the evaluation of public transport services. It thus simplifies the process of urban planning documentation, clarifying it while strengthening the inter-municipal level. The aim is also to simplify the pyramid of urban planning documents, to clarify the relationships between these documents and to strengthen the intermunicipal level.

Attention, this Code should not be confused with the PLU (Local Plan of Urbanism), which will be used for extensions, elevations or any project requiring an urban modification.

C. The environment code

The Environment Code is a set of 7 books created in September 2000 and established in 2071 pages. It gathers all the laws and directives related to environmental law. It defines the measures applicable in France, as well as in the overseas territories, for the preservation of the environment and biodiversity. It has a direct link with the Code of Urbanism and Housing, particularly concerning the treatment of soils and the preservation of coastal and mountain areas.

The Environmental Code is based on 4 main principles:

The first is the **precautionary principle**, which specifies that one must act out of concern for prevention and avoid waiting for a natural disaster or major pollution to occur before carrying out work.

The second is the **polluter-pays** principle, which is a way to fight against pollution and the various human acts responsible for the deterioration of the environment. It obliges those responsible for major pollution to pay and repair the damage themselves. The principle applies particularly to chemical industries and during oil spills.

The principle of preventive and corrective action is a legal device whose role is to find the best solutions to repair an environmental damage, with a respectable economic cost.

The principle of participation invites all citizens to contribute to the preservation of the natural environment and French biodiversity. According to him, everyone must have access to information and data relating to chemical, nuclear or biological risks and to all dangerous activities in general.

D. The rules of the co-ownership

Practical and comprehensive, the rules of condominium are the reference tool for professionals and individuals alike involved in the administration or management of a building.

This regulation has many objectives:

- Precise legal definitions
- To define the role of the different organs of the co-ownership
- To facilitate the collective management of the building
- To guarantee the rights of each co-owner
- To allow the majority, and not only the unanimity, of the co-owners to decide on the execution of improvement works

It concerns :

- The co-owners
- Professional or volunteer trustees
- The notaries
- The tenants

Co-ownership is defined by the law of 1965 as "any built property or group of built properties whose ownership is divided, among several persons, by lots each comprising a private portion and a share of common portions, which are indivisible". The co-owners can thus freely enjoy their property under the condition that they do not infringe on the rights of the other co-owners, nor on the destination of the building.

E. The Preliminary Declaration (DP)

The preliminary declaration of work (DP) is an urban planning authorization that is similar to the building permit. It is the successor to the original "declaration of works", established in the mid-1980s. It is a compulsory administrative procedure regulated by the Code of Urbanism and Housing and supervised by the public services which is mandatory in the case of a new construction or an extension. It is possible to build up to 20m² (of floor space) with a prior declaration in the case of a new construction and up to 40m² in the case of an

extension. However, if the extension is between 20m² and 40m² and brings the total surface to more than 150m² of floor area, a building permit must be requested and an architect must be consulted. The DP allows the town hall to check that you respect the town planning rules in force. It concerns projects and developments such as a swimming pool, a garden shed, a small extension (elevation, extension, veranda...), the transformation of a garage into a living space, a facade renovation, a greenhouse, a fence, a change of use of a building or an installation of photovoltaic panels on the roof of a building.

Any development or new construction requires the opinion of the town hall which asks for a prior declaration of works. The declaration is free of charge and is therefore made at the town hall of the place of the property, or by dematerialized way at the town hall website. Once this file is submitted, the town hall can accept or refuse the work. It is composed of the following elements in two copies*:

- The completed Cerfa form.
- The DP1, the location plan which allows you to precisely locate the land concerned.
- The DP2, the ground plan which allows you to visualize the implantation of the project on the land, its dimensions, its surface, its footprint and the distances in relation to the neighborhood and the public domain.
- The DP3, the section plan which is a technical document allowing to visualize the whole of the land, with and without the project.
- The DP6, which is a graphic document of landscape insertion (volumes, relation to the existing)
- The DP7, a photograph of the close environment at a distance of 10m
- The DP8, a photograph of the distant environment from the public domain at a distance of 10m

* Depending on the nature of the project, the town hall may ask to provide additional documents. You will find all the information on the official website demarches.interieur.gouv.fr

The instruction period is 1 month from the date of the deposit of the declaration. However, for projects located in a protected area or near historical monuments or pending classification, the time limit is increased to 2 months.

The preliminary declaration of works is valid for 3 years. It also expires if the work is suspended for more than one year. However, it is possible to extend it twice in 1 year if there is no change in the urban planning rules and administrative easements.

E. The Building Permit

The building permit (see article *Everything you need to know about the building permit*) is an administrative file, an urban planning authorization like the preliminary declaration of works, which allows the urban planning services of your municipality to check that your project is in conformity with the urban planning codes. It is compulsory for certain extension works on existing buildings and for their change of destination. There are 5 types of use: agricultural and forestry, housing, commercial and service activities, public interest facilities and public

services, and other activities in the secondary or tertiary sectors. There is a change of destination when one goes from one category to another. It is a real complex file that requires a lot of time and know-how to elaborate all the required documents correctly. It is generally advisable to be accompanied by a professional to be sure that your construction project proceeds quickly.

The projects concerned by the building permit are :

- Any construction of a single-family home on a bare lot.
- Any construction work for extension, raising, or attic development with creation of floor surface or ground surface greater than or equal to 40 m². If your project is not located in the urban zone of the Local Urban Plan (PLU), then the regulatory area is 20 m².
- The external development of annexes or shelters with the creation of a floor area or a footprint greater than or equal to 20 m².
- The construction of a swimming pool with a surface area greater than or equal to 100 m².

The file is made up of 8 mandatory documents:

- The PC1: a location plan of the land In order to identify the applicable town planning rules, this plan allows to locate the land on the commune and to localize its zone.
- The PC2: a plan of the construction to be built or modified. It is an aerial view showing the existing buildings on the plot as well as those to be built, the dimensions and layout of the project, the location planned for the connection to the networks as well as the existing trees and those to be felled.
- The PC3: a sectional plan of the land and of the construction before and after the works, this plan shows the profile of the land. It indicates the external volume of the constructions and their implantation in relation to the profile of the land.
- The PC4: a descriptive note which presents the project in its entirety, the configuration of the land, the materials and colors planned for the construction.
- The PC5: a plan of facades and roofs. These plans allow to appreciate the external aspect of the construction as well as its heights.
- The PC6: a 3D graphic document modeling the project in its environment. It allows the administration to have a precise vision of the project visible from the public space.
- The PC7: a photograph locating the land in the immediate environment.
- The PC8: a photograph situating the land in the distant environment. This one presents the environment of the project, the street and the neighboring constructions if they exist.
- A certificate of compliance with the 2012 thermal regulations. Mandatory for any new construction or those of more than 50 m² on existing buildings. This official document can be downloaded from the website rt-batiment.fr.

Additional documents will be added to your file depending on the characteristics and location of your project.

Generally speaking, the time required to process a building permit is :

- 3 months for requests for a building or development permit;
- 2 months for requests for a building permit for a single-family home and for requests for a demolition permit

F. The VAT system

VAT is an indirect tax. Depending on the work carried out in your property, which has been completed for more than two years, you can benefit from reduced rates of VAT instead of the standard rate of 20%.

According to the Ministry of Economy, Finance, and Industrial and Digital Sovereignty, when you renovate an old house, you can benefit from a reduced VAT rate under certain conditions. For improvement, transformation or development work, the rate can be reduced to 5.5% or the intermediate rate of 10%.

There are conditions to the application of the VAT reduction. Indeed, to benefit from a reduced rate the housing must :

- Be completed for more than 2 years at the beginning of the work
- Have a residential use only

The reduced rate of 10% applies to the provision of labor, raw materials and supplies necessary for the realization of the work (concrete, cement, insulation, tiles etc. ...), kitchen equipment, bathroom and storage provided that they are included in the building, heating equipment (not eligible for the VAT rate of 5.5%) and the opening and closing systems of housing (doors, windows etc. ...)

The reduced VAT rate of 5.5% applies to energy renovation work, whether it involves expenditure on energy saving, thermal insulation or energy production equipment using a renewable energy source.

In order to benefit from the reduced VAT rates, it is mandatory that you have invoices from the company in charge of carrying out your work. If you provide your own equipment, it will be subject to the 20% VAT rate. Only installation services performed by companies are eligible for the reduced rate.

For any work over 300 €, you must also provide your contractor with a specific certificate confirming compliance with the conditions for the application of reduced VAT rates.

The certificates of reduced VAT rates are available and downloadable on the website economy.gouv.fr of the Ministry of Economy, Finance and Industrial and Digital Sovereignty

To remember

- The Codes are legal documents aiming at regulating the different issues related to construction, environment, urbanism, as well as the rights and duties of each person.
- The Construction Code aims to define the different rules related to safety, accessibility, acoustics, fire, elevator safety, health, risks etc...
- The Code of Urbanism defines the laws related to urban sprawl, global warming, land and resource management as well as the restoration of biodiversity and ecological continuity.
- The Environment Code is defined in 4 principles: the precautionary principle (which allows the adoption of preventive measures), the polluter-pays principle (which aims to make the most polluting companies pay for the repair of damages), the action principle (which proposes solutions to correct environmental damage) and the participation principle (which encourages citizens to preserve natural environments and biodiversity).
- The condominium bylaws establish rules to facilitate the collective management of the buildings and guarantee the rights of the condominium owners.
- The preliminary declaration of works (DP) is a town planning authorization, which is compulsory in the case of a new construction or an extension. The DP allows the town hall to check that you respect the town planning rules in force.
- The instruction period of a DP is 1 month from the date of filing the declaration. However, for projects located in a protected area or close to historical monuments or pending classification, the time limit increases to 2 months. The preliminary declaration of works is valid for 3 years.
- The building permit is an administrative file, a town planning authorization like the preliminary declaration of works, which allows the town planning services of your municipality to check that your project is in conformity with the town planning codes.
- The projects concerned by the building permit are: any construction of a single-family house on a bare plot of land, any construction work of enlargement, extension, raising, fitting out of attic space with creation of floor space or ground area greater than or equal to 40 m², the external fitting out of annexes or shelters with creation of floor space or ground area greater than or equal to 20 m², the construction of a swimming pool with a surface area greater than or equal to 100 m².
- The price of the realization of the file, without the works, depends on the project, its level of detail and the fees charged by the architect. It is estimated that the usual fee charged by an architect for the preparation of a building permit file and its submission to the town hall is about 50€ excluding taxes per m², with a minimum price of 1 500€ excluding taxes.
- A building permit is valid for 3 years.
- It is possible to benefit from reduced VAT rates instead of the normal 20% rate, if your property has been completed for more than 2 years at the start of the work and is used only for residential purposes.
- To benefit from the reduced VAT rates, it is mandatory that you have invoices from the company in charge of carrying out your work. If you provide your own material, it will be subject to the VAT rate of 20%.

II. THE INTERVENANTS

A. The Project Owner

A project owner (MOA) is a client, public or private, who has entered into one or more contracts to carry out the work. He acts on his behalf and has the obligation to know all the roles and responsibilities of the specialists he calls upon.

According to the MOP Law of 1985: "The project owner is the legal entity (...) for which the work is built. Mainly **responsible** for the work, he fulfills in this role a function of **general interest** from which he cannot withdraw."

Being a project manager is not as easy a mission as one might think. It requires a very good **management of the various and numerous responsibilities**. He must meet the requirements of technicality and performance and find the skills and know-how that will allow him to ensure construction work with the right people. He thus ensures the **coordination between more and more numerous and diversified actors**, and this, when the architect is not missioned for the follow-up of the building site. If the architect is responsible for the follow-up of the building site, it is then him who ensures the coordination between the various actors.

Often, the owner will be confronted with choices, and with uncertainties at the same time financial, spatial, professional, because there are risks for any building site. He must be able to rationalize the processes while segmenting the markets. However, he has the possibility of **delegating** all or part of his tasks and/or responsibilities to external parties. In this respect, you can call upon **Renovation Partner**, who will be your **delegated project manager**, in order to carry out your work with complete peace of mind.

The construction process of a property is a slow process that requires the intervention of several trades, coordinated with each other. But before that, the project owner will have **formal, administrative responsibilities** before any project. He intervenes during the **design of the project, the preliminary study** (even if it is not obligatory, the study of the ground and the soil is strongly recommended at the time of a new construction, in order to ensure you that your future house does not risk to collapse), **the decision to engage or not the project, the drafting of the program and the letter of order, the designation of the Project Manager (MOE)** (cf, article *All you need to know about work control*) as well as on **the contracting of the study**. Once the contract with the project manager is signed, the latter makes a design study in order to make project proposals to the owner. Then, the project manager consults the work companies to obtain estimates. It is the project owner who decides whether or not to hire a contractor (see article, *How to choose the right contractor*) based on the proposals offered. The project manager can also help the project owner in his choice. Both parties are **obliged to sign insurance contracts** (see article, *All about construction insurance*). Finally, it is necessary for a project manager to be present on the building site to ensure that the work is going as planned and that there are no delays. Finally, he intervenes in the reception of the building site, without reserve, or with reserve in the case of an anomaly in the work.

B. The project manager

A project manager can be a natural person, as well as a legal entity. Its mission is to carry out the work entrusted to it by taking charge of all the stages of the construction or renovation project. It intervenes from the design of the project to the reception of the work by the owner.

The project manager can be solicited for public or private contracts. A project manager is an **architect who has obtained the right to manage projects in his own name (HMNOP)**, which gives him the right to respond to a public or private order. It can also be a design office or even a technician collaborating with the builder. We designate a project manager, generally, as the natural or legal person, who is at the top of the pyramid in terms of responsibility, because he ensures **the architectural, technical and economic conformity**, while directing the operations of construction, reception and completion of a project.

The project manager's **legal obligations** are highly regulated, as he can be held responsible for any damage observed during the 10 years following the acceptance of the construction site by the client. He is obliged to subscribe to insurance contracts (biennial guarantee, decennial insurance, civil liability...) to protect him in case of possible accidents, such as the injury of a craftsman on a building site, the finding of defective equipment or a construction error. It is important to verify these data before hiring a contractor, because the risk is too important to ignore.

Of course, he is involved in the entire **design process** in order to propose the ideal layout for your lifestyle. He draws your project in different forms (plans, sections, elevations, 3D, physical model...) to allow you to project yourself as much as possible in your new property. He must be able to offer you spaces specially designed for your needs, because building offices does not have the same requirements as building a home for example (lighting, atmosphere, materials...). It allows you to create the best atmosphere for each room of your property.

The project manager also has a perspective on the economic aspect of your project, i.e. on its budgetary feasibility. He will help you choose your contractors according to the different estimates received in order to offer you the best quality/price ratio for your construction/renovation project. The project manager can also have the contact of construction companies which will reassure you in your choices because you will have access to the previous works carried out by these same companies.

In short, it intervenes in the following phases:

- **Sketch studies (ESQ)**: Proposals for solutions and feasibility of the program written by the project owner.
- **Preliminary design studies (AVP)**: Precision of the volumes and plans, the schedule of realization and the final estimated cost of the provisional budget.
- **Project studies (PRO)** : Precision of all the trades, their locations, costs...
- Assistance for the contracting of the works (ACT) : Assistance to the owner for the consultation of the companies. Preparation of the signature of the contracts.
- **Execution studies (EXE)** : Realization of the plans and the schedule of execution and the quantitative estimates.
- **Management of the execution of the work contracts (DET)**: Control of all the execution documents and companies, site meetings and minutes.
- **Planning, coordination and piloting (OPC)**: Coordination of the participants from the beginning of the building site until the lifting of the reserves.

- **Assistance during the operations of reception (AOR):** Reception of work and follow-up of the reserves and the disorders announced by the owner.
- **Diagnostic studies (DIA):** Inventory of the premises and establishment of a functional program for the building.

C. The works team

The construction of a property is a complex process that requires the intervention of several trades. Each one of them has a primordial position and each task participates in the realization of the work. The architect takes care of the plans on which the craftsmen will base themselves to constitute the various elements of a project. In the case where a subcontracting company is engaged, one can have a works manager who will act as a conductor to manage all the trades, organize the schedules and supervise the execution of each stage very closely. The architect can also be a works manager (OPC, Ordering, Piloting and Coordination).

Indeed, as a private individual, it can be difficult to find your way around because you will have to contact several interlocutors at the same time. This is why **Renovation Partner** acts as a **delegated project manager** to take charge of this mission.

In addition to the **project owner** and **the project manager**, we find the **architect** (who most often acts as project manager) who imagines the plans of the work, designs it and implements it thanks to his work team. It is generally the first person that it is necessary to consult after the taking of decision to carry out consequent renovation works or to build with new (cf article: *What is the role of the architect?*).

The engineering and design department (BET) designs the structural plans, thanks to a feasibility study of the soil, in order to verify its quality and to recommend the ideal construction method for this type of soil (foundations, structures...). The design office can also be the architect himself, with a double degree in civil engineering, or a geotechnician. It ensures that the calculations made by the architect concerning the load-bearing structure of the building are in conformity with the construction standards in force.

Several craftsmen intervene then during the construction: **earthworker, mason, carpenter, plumber, heating engineer, electrician, painter...** These last ones are the main participants in a building site (they do not intervene necessarily all, because that depends on the nature of the project). However, other trades can intervene, such as the **plasterer, tiler, kitchen designer ...**

It is very important to choose the right work team because all of them participate in the realization of a solid, functional and aesthetically pleasing work (see article: *How to choose the right contractor?*).

D. The insurances

Under French law, the act of building must be covered by certain insurance guarantees, notably framed since 1978 by the Law relating to liability and insurance in the field of construction, known as the Spinetta Law, in force since January 1, 1979. For the construction of a work, both parties are obliged to subscribe to an insurance, namely the owner and the builder. The generic term "compulsory construction insurance" includes two compulsory insurances:

- The insurance Dommage-Ouvrage which must be subscribed by the owner;
- The insurance of Civil Responsibility Décennale subscribed by the builder or builders

The insurance Dommage-Ouvrage (DO) is subscribed by any owner of a real estate, ground, apartment, house or building, wishing to carry out work of construction or installation and who becomes **owner**. Whether he is a professional or a private individual, he must subscribe to the Dommage-Ouvrage insurance **before the opening of the building site**. It provides the owner confronted with serious construction defects with a rapid pre-financing of repairs, without prior research of responsibility. This guarantee finances the repair of damages covered by the builder's **ten-year guarantee**. It covers, on the one hand, the damages that compromise the solidity of the dwelling, such as the collapse of the floor, or the collapse of the roof. On the other hand, the damage which makes the dwelling uninhabitable or seriously harms its normal occupation, such as the detachment of a waterproofing statement of a terrace roof leading to water infiltrations for example. The guarantee damage-work will take effect after **the year of perfect completion**, that is to say, one year after the reception of work.

In case of non subscription to the Dommage ouvrage guarantee, the law provides for penal and civil sanctions for the professional project owner. As for the private individual, if he sells his house within 10 years after the end of the work, as the owner, he will be personally liable to the new buyer for all the consequences resulting from the lack of insurance. e.g.: the new buyer could, in case of damage, ask him to pay the costs related to repairs.

The decennial civil liability insurance is subscribed by any **builder of the work**, that is craftsmen, contractor, architect or property developer, in order to ensure the responsibility which it incurs towards its customer in the event of damage noted by the owner of the work. It allows the builder to respond to the stakes of his own responsibility at stake, which translates into a very long duration and financially, a very heavy cost. The benefits of these insurances last in time, even in case of disappearance of the builders, which neutralizes the risks of any insolvency.

This guarantee is compulsory for all buildings built in France, and protects the builders during the **10 years** following the reception of the work. It covers the defects of a construction or a building which can compromise the solidity of a work, like the collapse of a framework, or which can make it unfit for the use for which it is intended like the dysfunction of the sewerage system.

Being mainly disorders affecting the structure of the work, its waterproofness and airtightness, the responsibility of the builder is presumed even if it is a defect of the ground.

There is also an insurance called **Biennial Guarantee**, which ensures the proper functioning of equipment, it takes effect directly following the guarantee of perfect completion. The biennial insurance, otherwise known as the guarantee of good working order, lasts for **two years** after the acceptance of the work by the owner.

The biennial guarantee mainly insures, among other things, the installation of interior doors, carpets, false ceilings, wall coverings and electrical appliances supplied on delivery.

For more information about insurance, please read our article [All you need to know about construction insurance](#), in the Documentation section of the Renovation Partner website.

To remember

- The client is a customer, public or private, holder of a right to build. "The client is the legal entity (...) for whom the work is built. Mainly responsible for the work, he fulfills in this role a function of general interest from which he cannot withdraw". He is the conductor of a site.
- The project manager is the person appointed by the project owner to carry out the construction work. He can be an architect, a technician or a design office. He is at the top of the pyramid of responsibilities because he ensures the architectural, technical and economic conformity of a work.
- The construction of a work requires the intervention of several and different trades which hold the hand to lead to a solid, functional, aesthetically correct project, which lasts in time and which respects all the standards and regulations in force. The teams in a construction site can be composed of earthworkers, masons, carpenters, plumbers, heating engineers, electricians, painters, plasterers, tilers, kitchen designers etc...
- The damage insurance is subscribed by the owner before the beginning of the building site. It provides the owner confronted with serious construction defects with a rapid pre-financing of repairs, without prior research of responsibility. The damage-work guarantee takes effect after the year of perfect completion.
- The decennial civil liability insurance is subscribed by any builder of the work, in order to ensure the responsibility which he incurs towards his customer in the event of damage noted by the owner of the work. This guarantee is compulsory and protects the builders during the 10 years which follow the reception of the work.

III. THE DIAGNOSTICS

A. Technical Diagnostics

To carry out a file of **technical diagnosis (DDT)** is obligatory in the case of the sale of a real estate. However, you can also create it if you want to improve your property. It aims to inform the buyer, the future tenant (in the case of a sale or rental) or the owner of the property (in the case of a personal initiative) of the various technical characteristics of the building/apartment. The DDT does not have the same requirements for a house as for an apartment.

Here are the different mandatory diagnoses for the sale of a house:

- **The Asbestos Diagnosis:** is a document that mentions the presence or absence of materials or products containing asbestos in a dwelling. Your dwelling is concerned by this diagnosis if its building permit was delivered before July 1997.
- **The Diagnosis of Non-collective Sanitation:** When a dwelling is not connected to the public sewage collection network, it must be equipped with an autonomous non-collective sanitation installation. This installation must be controlled by the commune.
- **The Electricity Diagnosis** (if the building is more than 15 years old): is a diagnosis that gives an overview of the safety of electrical installations in housing. Your dwelling is concerned by this diagnosis if the electricity installation is more than 15 years old.
- **The Diagnosis State Risks and Pollutions (ERP)** (depending on the area): is a document that shows the risks and pollution to which the housing is exposed (natural, mining, technological, seismic, radon ...). You are concerned if your property is located in a commune covered by a prefectural decree on the state of risks and pollution. However, the potential buyer can ask you for a reduction of the selling price if your diagnosis is not in conformity with the laws in force.
- **Diagnosis of noise pollution:** This diagnosis is only mandatory if the property is located in an area exposed to airborne noise pollution.
- **The Gas Diagnosis** (if the building is more than 15 years old): is a diagnosis that gives an overview of the safety of gas installations in housing. Your housing is concerned if the gas installation is more than 15 years old.
- **The Diagnosis Merule** (depending on the area): is about the search for merules, lignivorous fungi that destroy wooden structures. On the other hand, there is no regulatory obligation for the merula diagnosis, it is the diagnosis of parasitic condition that is of regulatory application.
- **The Diagnosis of Energy Performance (DPE):** is a document that serves mainly to estimate the energy consumption and greenhouse gas emission rates of your home.
- **The Lead Diagnosis (CREP):** is a document that gives information on the presence of lead in housing. Your home is concerned by this diagnosis if it was built before 1949.
- **The Termite Diagnosis** (depending on the zone): gives information on the presence or absence of xylophagous insects (termites: insects that eat wood and materials containing cellulose in particular) in a dwelling.

In the case of the sale of an **apartment**, here are the mandatory diagnoses to be carried out:

- Asbestos diagnosis
- Electricity diagnosis (if the building is more than 15 years old)
- Diagnosis State Risks and Pollutions (ERP) (according to the zone)
- Diagnosis ERP (according to the zone)
- Diagnosis State of aerial noise pollution
- Gas diagnosis (if the building is more than 15 years old)
- Merule diagnosis (depending on the zone)
- DPE diagnosis
- Lead diagnosis
- Termite diagnosis
- **Technical diagnosis of the building in co-ownership (DTG):** informs the co-owners on the state of the building. It allows us to consider possible works.
- **Diagnosis Metrage Loi Carrez:** It allows to "notify with precision the surface of life in the housing. It is important to know how to calculate it, knowing that the absence of this certificate or too important errors can cause sanctions."

B. The Diagnosis of Energy Performance (DPE)

The energy performance diagnosis was introduced in 2006 to transpose the European directive for the energy performance of buildings and concerns only metropolitan France. It is a document that allows you to estimate the energy consumption and greenhouse gas emissions (GHG) of your property. It must be included in the technical diagnosis file (DDT) and be given to the buyer or tenant of the property when selling or renting your property (if the property is rented for less than 4 months/year, no diagnosis is required). Penalties are foreseen if the DPE does not comply with the regulations in force. This diagnosis is carried out by an independent certified professional, and having subscribed to a professional insurance.

With some exceptions (see article R126-15 of the Code of Construction and Housing), the realization of an ECD is mandatory for the sale of a dwelling or a building since November 1, 2006, when signing a lease contract for a dwelling or a residential building since July 1, 2007, and for new buildings whose building permit was filed after July 1, 2007.

Le DPE doit au moins contenir les informations suivantes :

- The characteristics of your property and a description of its equipment. For each category of equipment, you must specify the conditions of their use and management that have an impact on energy consumption.
- Indication of the annual quantity of energy consumed or estimated for each category of equipment and evaluation of these annual consumption expenses.
- Evaluation of the amount of greenhouse gas emissions related to the annual amount of energy consumed or estimated.
- Information on the renewable energy produced by the equipment installed and used in the property.

- Information on the airing or ventilation conditions of your home, with recommendations for improving these performances.
- Classification of the dwelling according to a reference scale (energy label), taking into account the climatic zone and altitude, based on the annual quantity of energy consumed or estimated in relation to the surface area of the property, for heating, cooling, domestic hot water production, lighting and auxiliary equipment for heating, cooling, domestic hot water and ventilation.
- Classification of the housing taking into account the climatic zone and the altitude (Climate label), established according to the quantity of greenhouse gas emissions related to the surface of the property, for the heating, cooling, production of domestic hot water, lighting and the auxiliaries of heating, cooling, domestic hot water and ventilation.
- Recommendations for improving the energy performance of your home, with an evaluation of their cost and effectiveness. These recommendations must not increase the amount of GHGs associated with the annual amount of energy consumed or estimated.
- The last annual maintenance certificate for your boiler.
- Possibly elements of appreciation on the capacity of the dwelling to ensure a thermal comfort in summer period

Depending on the size and year of construction of your property, the price may vary. Indeed, since the diagnoses are not regulated, each professional can choose his rate. As a general rule, the price of the DPE is between 100€ and 250€.

The DPE is valid for 10 years.

More information in the article *All you need to know about the Energy Performance Diagnosis*.

To remember

- There are many diagnoses for the sale or rental of a property, they can also be made for information purposes to have a better view of the "health" of the building. The main ones are the technical diagnosis and the energy performance diagnosis.
- The technical diagnosis concerns the sectors related to electricity, sanitation, the Carrez law measurement, energy performance, gas, noise pollution, pollution, asbestos, lead and termites
- The diagnosis of energy performance (DPE) is a document that estimates the energy consumption and greenhouse gas emission rates (GHG) of your property and must be given to the buyer or tenant of the property when selling or renting your property.
- The DPE contains the characteristics of your property and description of its equipment, the annual amount of energy consumed or estimated, information on renewable energy sources, information on the conditions of ventilation, recommendations to improve energy performance etc...

IV. THE DESIGN STUDIES

A. The first meeting with the architect

The first meeting with the architect is a crucial step that allows us to create the first link, by expressing your needs and your expectations to better understand your request. It allows us to bring all the necessary information about the property, its location, its surface, its orientation, its current state etc... The architect will then be able to evaluate the possibilities of construction and determine the feasibility of your project according to these elements as well as the approximate budget.

It is important to give as much detail as possible on the idea of the style and type of renovation desired. It would be interesting to present inspiration documents to better visualize the expectations. This obviously applies to both new construction and renovation. However, in the case of a renovation, it is essential to have plans and photos of the current state of the property.

In the case of a renovation, an energy diagnosis will certainly be requested. If you do not have it, you can carry out one or solicit the same architect if he has the certification RGE (Recognized Guarantee of the Environment), which guarantees the qualifications necessary for this mission.

B. The sketch phase (ESQ)

The sketch phase is the first step of the answer that the architect gives to the owner to answer the program that he will have presented beforehand.

During this phase, the architect carries out a research work to evaluate the feasibility of the project as well as all the possibilities of implantation, in particular with regard to the Local Plan of Urbanism (PLU) specific to the site of your project. In the case of a renovation, this is the phase that allows us to evaluate the compatibility between the planned use and the existing volume. It is a step that gathers a set of graphic elements indicating the surface area, the floor areas created/removed as well as the profitability of the operation. All this information makes it possible to determine the administrative steps necessary to the realization of the project (certificate of town planning, declaration of preliminary, building permit etc...)

Before starting to imagine a project, it is also necessary to have an inventory of the plans, sections and facades of the land to be built or of the existing buildings on the plot. This mission can be given to the architect if he has the necessary certifications on this subject. Otherwise, a firm of experts can carry out all the surveys, at the expense of the owner, to make an inventory of all the elements that make up the plot (structural degradation, problems related to the soil...). We then obtain a global diagnosis which will justify the architectural choices of the project.

This first step lists the following elements:

- Proposal of possible technical solutions
- Definition of approximate deadlines for the completion of the work
- Verification of the compatibility with the budget foreseen for the realization of the works
- Verification of the feasibility of the project

- Proposal of additional studies if necessary, such as a geotechnical or geological study for example

In the case of a renovation, a diagnosis is mandatory and must be able to establish an inventory of the existing situation, provide an analysis of the urban functioning, verify the compatibility of the program with the budget, the feasibility of the project, propose additional studies if necessary and define the deadlines for carrying out the work.

A. The Preliminary Project

After sending the sketch of the new project to the client, the architect will start the Pre-Project phase, based on the overall solution that they will have agreed on beforehand. This phase is composed of two stages: the Preliminary Summary Design (APS), and the Final Preliminary Design (APD).

The Preliminary Summary Design :

- Definition of the general composition of the volumetry
- Verification of the compatibility of the chosen solution with the regulations in force
- Definition of the interior volume and exterior appearance
- Proposal of potential technical provisions justified by the program requirements
- Definition of the construction schedule
- Provisional estimate

This stage allows us to finalize the analysis of the program desired by the client and to adapt and verify the compatibility of the order with the constraints and regulations.

The Final Design :

This stage is the continuation of the APS in details and allows to:

- Verify compliance with regulations
- Define the surfaces of all the elements composing the project
- Define the final plans, sections and facades, the dimensions and the physical aspect
- Define the materials
- Define the program
- Choose the equipment according to the estimated investment, operation and maintenance costs
- Final estimate of the provisional cost of the works in the form of "lots
- Final definition of the amount of remuneration of the project manager

The completed files will then be transmitted for administrative processing to grant or not, the authorization to build or renovate. Once validated, the project will start to take shape in the Preliminary Project phase

B. The final detailed design (PRO)

This last phase of the project design allows the composition of the consultation file for companies. It allows to :

- Specify the plans, sections and final facades
- Specify the nature and characteristics of the materials as well as their implementation
- Determine the final layout, the dimensions of the technical structure elements
- Establish an evacuation and supply route for all fluids

- To establish a description of the work with plans of location
- Define the cost per trade
- Define the overall time frame

All these elements are specified in the form of a Cahier des Clauses Techniques Particulières (CCTP), including for each trade a descriptive document of the works, specifying their nature and their quality, as well as any written annex necessary for the understanding of the mission.

To remember

- The design studies are a very important step that takes more time than one might think because it is the project definition phase. It starts with a first meeting with the project manager to define the needs.
- To renovate a property, it is mandatory to present an energy performance diagnosis.
- The sketch phase (ESQ) is the first response of the project manager to the program. The project manager proposes technical solutions, an approximate time frame for completion of the work, verifies compatibility with the planned budget and the feasibility of the project, and proposes, if necessary, additional studies.
- The Preliminary Design (PD) phase defines the general composition of the building's volume and exterior appearance, verifies the compatibility of the proposal with the regulations, proposes potential technical measures, sets out the timetable for completion and finally proposes a provisional estimate of the cost of the work.
- The Preliminary Design (PD) phase continues the same work by defining it in more detail. It defines the surfaces of all the elements, the graphic documents (plans, sections, facades...), the dimensions, the materials, the final program, the choice of equipment, the estimated cost of the works and the fixed remuneration of the project manager.
- The phase of the project (PRO), takes again the documents of the APD with more details and in smaller scales. It allows us to have the finished graphic documents, the final layout, the evacuation route, the description of the work with plans of location, the cost by trade and finally, the global deadline.
- All these elements make up the Cahier des Clauses Techniques Particulières (CCTP) which acts as a notice for each of the trades.

V. Consultation of companies and work contracts

A. The File of Consultation of Companies (DCE)

The constitution of the DCE is a very important phase in the process of construction or renovation. It allows to select the companies which will intervene in this process. A meeting between the architect and the client is made in order to examine the modalities of realization of the work, to verify the conformity of the documents with the project and to decide then on the choice of the mode of devolution of the contracts of work (by separate body of state, by group of company)

The file of consultation of the companies is constituted by all the study of the project as well as any administrative document such as the notice of invitation to tender, the act of engagement, the schedule of the particular administrative clauses etc... The list of the companies is drawn up by the owner with the assistance of the architect who could have bonds of interest with certain companies, which can facilitate the selection (quality work, checked antecedents, good value for money...), and which it will be necessary to declare to the customer.

The architect then gathers all the elements of the project for the consultation of the companies so that they can establish a quantified offer. The latter then establishes the documents (description of the rules of the market (CCAP), graphic file and provisional calendar) necessary for the contracting of work. The client then accepts the file which he will provide to the consulted companies.

B. Analysis of the offers and fine-tuning

After receiving the file, the companies evaluate their capacity to respond to the offer by proposing a quote detailing all the components of the part of the construction site for which they will be responsible, their dimensions, the type and nature of the component and the price, as well as the price of the implementation, displacements, installations and the materials of each component. The price of each component is indicated on the estimate, with a total for each lot (if a company renovates both your bathroom and your kitchen, there will be several lots. This also applies in the case of an intervention in several fields, for example, electrical installation, painting or plumbing which will have each a separate lot). The company also mentions in its answer the method of payment, the delivery and implementation deadlines as well as the validity period of the estimate.

When the quotation is received, the architect and the client compare the proposed services in terms of value for money and evaluate their conformity to the budget. The client then decides whether to accept or revise the estimate with the company. In this case, the architect assists the client to arbitrate the services to be carried out in order to reduce the cost in order to respect the budget or just to refine the project by proposing alternative solutions. The company then sends the final estimate that the client will choose to accept or not.

A retenir

- La consultation des entreprises est une étape très importante qui permet de choisir ses entrepreneurs de travaux. Elle se fait entre le maître d'ouvrage et le maître d'œuvre qui sélectionnent ensemble les entreprises.
- Le dossier de consultation des entreprises contient le CCTP ainsi que tous les autres documents descriptifs et administratif (avis d'appel d'offre à la concurrence, l'acte d'engagement, le cahier des clauses administratives particulières) de l'ouvrage afin que l'entreprise puisse estimer le mieux possible le coût de ses travaux.
- Le prix de chaque élément est indiqué sur le devis, avec un total pour chaque lot. L'entreprise mentionne également dans sa réponse le mode de règlement, les délais de livraison et de mise en œuvre ainsi que la durée de validité du devis.
- Lorsque le devis est reçu, l'architecte et le maître d'ouvrage comparent les prestations proposées en fonction du rapport qualité-prix et évaluent leur conformité à l'enveloppe budgétaire. Le client décide ensuite d'accepter ou de réviser le devis avec l'entreprise.

VI. The construction work

A. New construction

Now that you know the steps that precede the construction site, it will be a question of explaining how the construction of a new building takes place, the stages of realization and implementation.

The first step is the **preparation of the site**. This procedure can take more or less time depending on the size of the project and the soil studies that have been done beforehand. The first step is to dig the ground and move the earth to install the foundations. The depth will depend on the size of the project, its mass, its structure but also the nature of the soil. This is why it is important to study the soil carefully in order to choose the ideal type of foundation, and thus avoid subsidence or cracking of the framework.

The second step is **the sanitation**. There are two solutions:

- Collective sanitation if the building is close to the collective sewage system in order to be able to match it.
- Non collective sanitation in the case of an isolated building. In this case, it is possible to be in the obligation to install a septic tank.

Then the laying of the **foundations** can begin. After having drawn up a layout of the future construction, a bottom of excavation is established in which a first layer of clean concrete is poured. The reinforcement is then installed to pour the concrete, smooth it, and wait for it to dry before building the load-bearing walls.

The fourth step is to build the load-bearing **walls**. The basement takes shape to allow a straight elevation of the structure. The first slab is then built, on which the facade walls are installed first, before dealing with the partition walls, which are the interior load-bearing walls.

The building then begins to take shape. After finishing all the slabs and load-bearing walls, the **roof** is installed. Depending on the nature of the building, its use, its structure and all other parameters, we decide on the type of roof (flat or gabled, accessible or inaccessible, wooden or metal frame...). In the case of a roof structure, for example, the carpenter installs all the elements on site, which can be either assembled on site or prefabricated. The installation of the roof ends with the insulation, the waterproofing and the installation of the roofing (tiles, slates..).

At this stage, the house is completely constructed. Then comes the sixth step which is the **insulation of the walls** which is done at the same time as the **installation of joinery** (doors and windows). This step is important and required by the new regulations. Insulating the building during construction is less expensive than doing it through renovation work. Insulation is most often accompanied by the interior design of the building.

The mason then comes to install the **partitions** (insulated if necessary) to complete the partition walls and thus form the different rooms of the building, this is the seventh step which also requires the intervention of the electrician, the plumber and the heating engineer.

The latter work in coordination to create the **electrical and hydraulic networks** that allow the installation of electrical connections, lighting and the various connections of piping and water drainage. The heating engineer then intervenes after the electrician to install the **radiators and boilers**.

Finally, there remains only the last stage of finishing which should not be underestimated because it sometimes takes much more time than what one could believe and requires the intervention of several trades. This stage consists of many works:

- Wall coverings
- Floor covering
- Paint
- Lighting
- Stairs (most often included in the structural work, these are the finishing touches)
- Interior equipment
- Interior furnishings

B. Renovation

After having validated all the graphic and administrative documents seen in the previous chapters for the realization of a renovation, the work can begin. Let's take the case of a complete renovation of an apartment with a modification of the interior design.

The first step is the **demolition** of the walls that we decided to remove first, then the ceiling if necessary. Then, the waste obtained must be evacuated, which is not so obvious. If the apartment is located in the city center, it is necessary to rent dumpsters, to install extraction chutes, to obtain an authorization of parking and deposit of dumpsters, which requires a preparation before this phase. This waste must of course be sorted before being thrown away because we think of the environment throughout this process.

The second step is the **partitioning**, which, as for a new construction, is carried out at the same time as the insulation because all the walls created must be insulated if they are in contact with the outside. The electrician and the plumber also intervene at the same time in order to carry out the **installation of ducts and pipes of water arrival and evacuation**. These are therefore 3 steps involving 3 different but complementary trades. It is a phase which requires a very good coordination of the three participants, it is thus necessary to be vigilant to avoid any delay or misunderstanding during work.

The next step is the installation of new **windows**, which occurs simultaneously after the installation of insulation, because most often they are attached to it.

After installing the partitions and finishing joints, we take care of the **ceiling**. This work varies according to the needs and complexity of the ceiling desired (false ceiling, or a simple painting etc. ...).

After finishing the renovation of the ceiling, we can now make the **coating of the walls** (wood coating, wallpaper, tiles etc. ...), before the **floor coating**, to avoid dirt.

Then, we install the **equipment** (kitchen, bathroom, dressing room etc. ..), taking care that the floor is dry and dusted to ensure a quality installation.

Finally, it is advisable to hire a **cleaning company** to remove all the waste and prepare the home to welcome the furniture and the inhabitants. This step can also be done by the company that is doing the work.

To remember

- The first step in the construction of a new property is the preparation of the land, with the sanitation and the laying of the foundations. The load-bearing walls are then built, followed by the roof. The partitions are installed, which may or may not be insulated, and in which the electrician and plumber are involved for the water and electricity networks, as well as the woodwork.
- Finally, the finishing touches begin with the wall coverings, flooring, painting, lighting, interior fittings and finally, the interior furniture.
- As far as the renovation is concerned, it depends on the extent of the work. Generally, we start with the demolition. It is important to think about how to clean and recycle the waste in order to avoid any penalties.
- We then install the partitions with the passage of electrical and hydraulic networks as for the construction of a new work. Then the windows are installed (if necessary). Then, respectively, we take care of the ceiling (if necessary), the wall coverings, the floor, the installation of the equipment and finally the cleaning.

VII. The reception of the building site

A. The Controls

After all the participants have finished the work that has been consigned to them, their responsibility is now limited to the mandatory insurance (biennial, decennial, perfect completion). The owner declares the good reception of the work done by the project manager, with or without reservations.

It is an inventory of fixtures, accompanied by the project manager, which allows us to note the quality of the work done. He must submit to the approval of the owner the building constructed or the renovation carried out before the latter pays the amount of the work or the last invoice. This inventory of fixtures is done by the presence of all the participants on the building site, accompanied, if necessary, by an expert who will come to inspect all the details in order to note the possible anomalies of construction which will be the subject of reserves.

During the control, if you call upon an expert, this one automatically takes the responsibility of the reception of work. To do this, the inspection goes through several stages:

- Thorough visit of the work (bring important documents such as contracts and any descriptive note if there is one)
- Verification of the functioning of the installed equipment (ventilation, heating, water, electricity..)

The objective is to verify that the entire work complies with the criteria stipulated in the contracts with the various companies. This concerns the structure, the facades, the equipment, the materials and each element of the new building or renovation, from the roof to the door handle.

After the inspection stage, a report is drawn up containing any reservations. It will then be necessary to specify the deadline and negotiate with the companies concerned to carry out any repairs. These are often small jobs that do not prevent the owner from taking possession of the building. Passing this stage is automatically considered as an acceptance without reserve of the work. There are as many reports as there are companies involved.

B. The acceptance of the site without reserve

Each craftsman or company is obliged to subscribe to an insurance which guarantees the perfect completion of the work; This guarantee takes effect at the reception of work and has for mission to cover the reserves noted on the report.

This guarantee will be difficult to obtain in the case where the owner / tenant takes possession of the premises by paying the last invoice. However, the latter will have 8 days to formulate reservations which were not noted at the time of reception of work, if the owner is not assisted by an expert (when an expert intervenes, there is no additional time to note possible anomalies).

If the work is perfectly executed and the owner does not notice any construction or functioning defect of the different equipments, the report mentions **the acceptance of the work without reserve**.

C. The acceptance of the site with reserve

When defects are found in the work, a report is drawn up in order to note all the apparent defects. In this case, there are two solutions. The first one is to refuse the acceptance: in the

case where the building site is unfinished or that the works are not in conformity, the owner can postpone with the company the date of acceptance amicably by **refusing the acceptance**. If he cannot wait, he will then have to notify in writing that the entry of the places is not worth reception.

The second option is to **accept the work with reserves**. The report must mention the details of the defects as well as the time limit for repair which must be respected. The owner then sends a registered letter to the company with acknowledgement of receipt.

When defects are found, it is possible to refuse to pay the balance of the contract. You can also sequester the last sum due until an agreement is made with the company and the repairs are made. However, the owner can only deposit a maximum of 5% of the amount of work once a contract has been signed. Otherwise, it will be necessary to make an agreement with the company or on request before the judge of summary proceedings.

To remember

- After the end of the works, a control is carried out in order to ensure that all the components of the project are implemented without defect and in compliance with all the standards and regulations. This control brings together all the participants as well as the project owner.
- The control can be carried out by an expert at the expense of the owner, who masters the subject well. However, in this case, the latter automatically takes responsibility for the acceptance of the work, without the agreement of deadlines to note other defects (if there are).
- The client has a period of 8 days if he is not accompanied by an expert, in order to complete the report of defects found after the acceptance of the site.
- The control is done in two stages: thorough visit of the work, then, verification of the functioning of the installed equipment.
- The acceptance of the building site can be done without reserve when no defect was noted during the control. The final entry in the premises is worth acceptance of the building site without reserve.
- The acceptance of the site can be refused and constitute reservations. The concerned parties will be obliged to take care of the repairs thanks to their insurances before receiving the last payment due by the owner.

