

Role of DoEHLG Inspectorate in Building Control

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Comhshool, Oidhreachta agus Rialtas Áitiúil
Environment, Heritage and Local Government



Department Inspectors

- Organisation
- Building Standards
- Social Housing
- Private Housing (Housing Inspectors)



Housing Inspectors

- Background
- New House and House Improvement Grants
- Group Water Schemes
- Home Bond
- Certificates of Reasonable Value
- Floor Area Certificates
- Tax Relief Schemes
- Floor Area Compliance Certificates



Current Inspectorate Role

(new private housing)

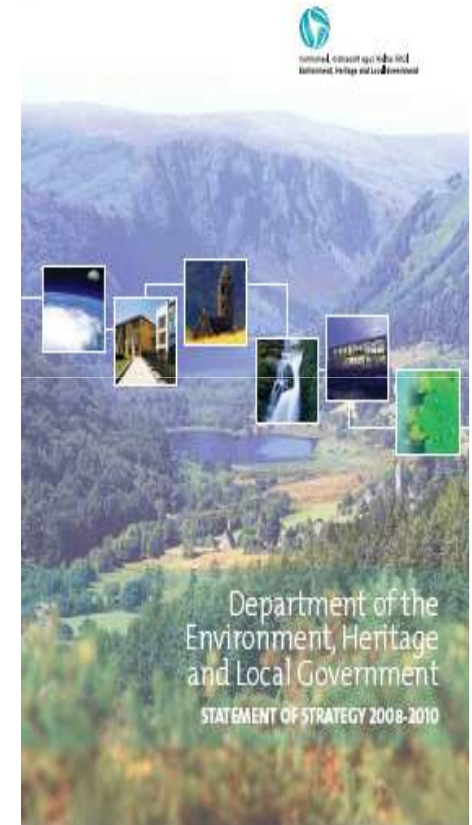
- Floor Area Compliance Certificates- Stamp Duty Relief
- Certificates of Compliance-Tax Relief Schemes
- Certificates of Reasonable Cost- Tax Relief Schemes
- Feedback on Regulations
- Advice



Housing Policy

‘For every household to have a good quality dwelling suited to its needs in local communities that are sustainable’

Department of the Environment Heritage & Local Government, Statement of Strategy 2008-2010



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Department Housing Role

- Policy
- Housing Objective
- Regulations
- Incentives
- Conditions – H.A.1
- Technical Standards
- Application, Assessment and Inspection



Floor Area Compliance Certification

- Required by a vendor of a new dwelling of floor area not less than 38 sq m and not greater than 125m² to enable an owner occupier purchaser to claim for stamp duty exemption.
- **This Certificate confirms that the Dwelling:**
 - (a) Floor area is not less than **38m²** and not greater than **125m²**.
 - (b) complies with the standards of construction as set down by the Minister for the Environment, Heritage and Local Government in the Housing (Floor Area Compliance Certificate Inspection) Regulations 2004 (S.I.No.128 of 2004) and in explanatory memorandum HA1, provided the house has been is built strictly in accordance with the plans submitted to the Department.



S.I. No. 128/2004 -- Housing (Floor Area Compliance Certificate Inspection) Regulations

- 5. For the purposes of section 91A(1)(b)(i)(II) of the Act the house shall comply with such **conditions**, if any, as may be determined by the Minister from time to time for the purposes of this article in relation to standards of construction of houses and with the requirements of the **Building Regulations**.



TECHNICAL STANDARDS - H.A.1

General Design and Construction Standards

- The house/apartment must be of good design providing a suitable living environment for prospective occupants.
- It must be constructed in accordance with good building practice and in compliance with the requirements of the Building Regulations. Where the Technical Guidance Documents, which accompany the Building Regulations, are not followed, compliance with the Regulations must be demonstrated.
- Where unconventional materials or methods of construction are used, certification by a competent body as to their suitability and compliance with the Building Regulations will be required.
- The certification should confirm the suitability and durability of the material/product and method of construction in the context of:-
 - (a) its use for residential purposes,
 - (b) the conditions in which it is to be used, and
 - (c) the climatic conditions pertaining to the location of the house/apartment.
- The key elements of construction in new houses should have a life in the order of 60 years with a normal level of maintenance.



Scope and Limits of FACCs

- Applies only to new houses 38-125 sq. m. for sale
- Very effective – necessary for stamp duty relief
- At least one inspection for each house
- Low procedural and administrative requirement
- Good level of consistency countrywide
- Flexible experienced inspectorate
- Quick implementation of changes to standards
- Early application suggested, but not always achieved



Overseers of Standards in Construction

- **Department of the Environment Heritage & Local Government**
- **Building Regulations Advisory Board**
- **Local Authority Building Control**
- **Professionals in Private Practice**
- **Private Warranty Company Inspectors**
- **National Standard Authority of Ireland (NSAI) / Irish Agreement Board**
- **Approval Bodies (IAB, BBA, BRE etc)**
- **Sustainable Energy Ireland (SEI)**



Current Issues

- Diversity of materials and methods of construction
- Opinions/certificates of compliance
- Part L implementation
- Acceptable details
- Renewables



Building Regulations

Second Schedule – Part D - (2000)

- D3** “**Proper materials**” – ..materials fit for use...intended and for conditions in which... to be used and includes materials which:
- bear CE marking or
 - comply with Harmonized Standard, European Technical Approval or National Technical Specification under Construction Products Directive.
 - comply with appropriate Irish Standard or **Irish Agrment Board Certificate** or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, **which provides in use an equivalent level of safety and suitability.**



Certification Contents

- **D3** – The Walling System, as certified in this Irish Agrément Board Certificate, is comprised of **proper materials** fit for their **intended use**
- **D1** – The Walling System, used in accordance with this Irish Agrément Board Certificate, meets the requirements for **workmanship**
- Competent, qualified and experienced structural engineers, shall assess that any proposed design complies with relevant building regulations
- The modules of the Building System shall be **installed** and maintained strictly in accordance with the Building Systems **Technical Manual**
- Installation must only be carried out by **operatives formally trained** by ... Structural Buildings
- The Installation Manager on each site is responsible for ensuring each installation is carried out correctly and for producing and retain **quality control records**



Best Practice Criteria

- Established statutory requirement to design and build in compliance with Building Regulations •
- Overall Project Coordination and Control
- Detailed Design by Qualified Professionals
- Use Certified Materials and Methods of Construction
- Training
- Supervision
- Proper Inspections
- Sign-off

