

IBCI Building Control Conference 2011 - Westport

DAC reports

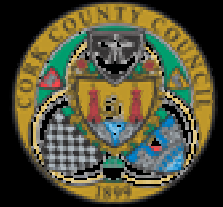


BCO experience

Martin Ryan B.Eng MIEI

Assistant Chief Fire Officer (BC)

Cork County Fire & Building Control Dept (South)



My DAC workload

(to 31st March 2011)

DAC assigned - 86

- **Granted - 67** (11 with conditions)
- **Rejected - 3**
- **Refused - 0**
- **Appealed - 1** (withdrawn)
- **Pending - 16**
- **Granted without extra info - None**

County wide

DAC	= 262
FSC	= 378 (70%)
FSC(all)	= 457 (57%)



Initial Applications



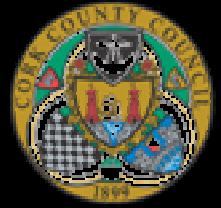
BCO →

← Consultants



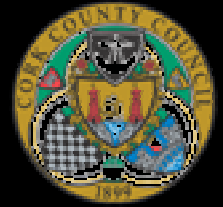
- × Difficult to prepare
- × No clarification
- × No uniformity

- × Difficult to assess
- × Difficult to enforce
- × workload



Solutions required

- (1) **Enforceable wording**
(Importance of stating compliance properly)
- (2) **Format & Layout**
(Easy to assess & prepare)
- (3) **Provide clarification**
(clarify items not properly covered by TGD M)



Format uptake

~ Last 75 DAC submitted to South Cork ~

Format used ?

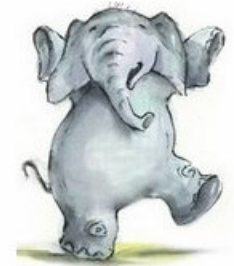
No	14	18%
Yes (converted to)	27	82%
Yes (from start)	34	

Almost all consultants opted to use the format for their next DAC



(1) Enforceability

The importance of stating compliance properly



What is a DAC ?

a) Concept check ?

*...there is an accessible lift
(UK access statements)*

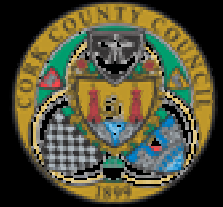
b) Design check ?

...and it complies with par. 1.13

c) Details check ?

...its controls are at 940mm





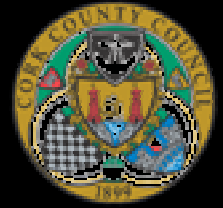
DAC Form says

The building control Authority ...

....hereby certify that the works or building to which the application relates, if constructed in accordance with said plans, calculations, specifications and particulars submitted, would comply with the requirements of Part M of the 2nd schedule

Opinion of compliance

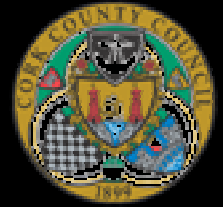
Cert of substantial Compliance



examples



Weak wording is open to interpretation



Fully Compliant ?

The ramps providing access from the north will be constructed in accordance with 1.4 of TGD M as follows:



- (a) Slopes and landings will have a clear width of 1.0m
- (b) The gradients will not exceed 1 in 20 & 9m long
- (c) The landings will be at least 1m in length
- (d) Edge protection will not be provided
- (e) The top landing will be at least 1.5m²

Slip resistant ?

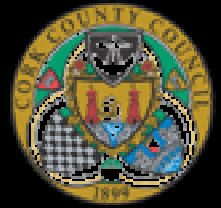
1.3m clear of door swing ?

why no edge protection ?

1.5m² = 1.25m x 1.25m

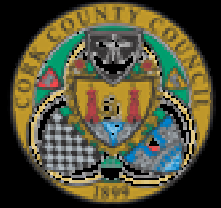
South ?

Cork County Fire & Building Control Department



**Wheelchair
Mindset**

“ The entrance will be accessible to wheelchair users.”

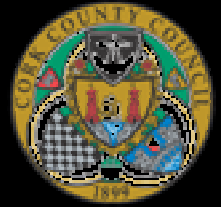


Unintended omissions

“ The doors will be glazed doors and therefore vision panels will not be provided “

→ Will it be transparent ?



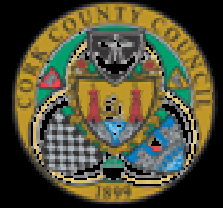


Weak wording

“ The internal doors will in general comply with the provisions of 1.9 ”

Will some doors not comply ?

Which door elements won't comply ?



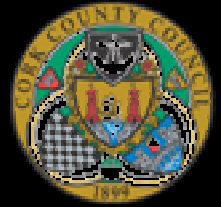
Caveats



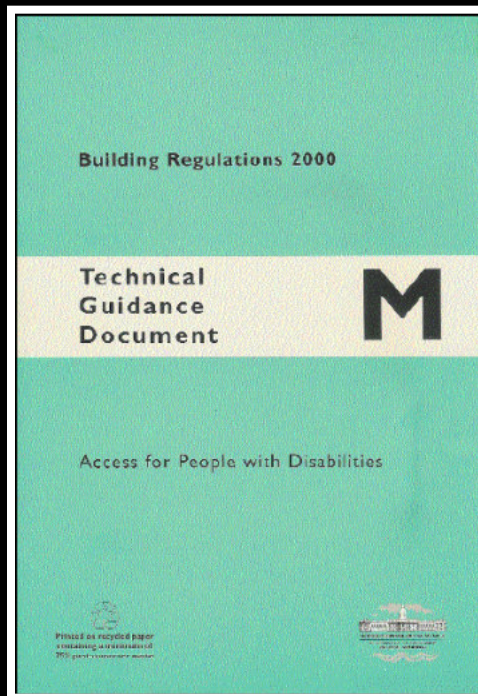
Fire door
keep shut

“ Fire doors fitted with a self closing device will be suitable for operation by people with disabilities “

→ what about standard doors ?



Picky or thorough ?



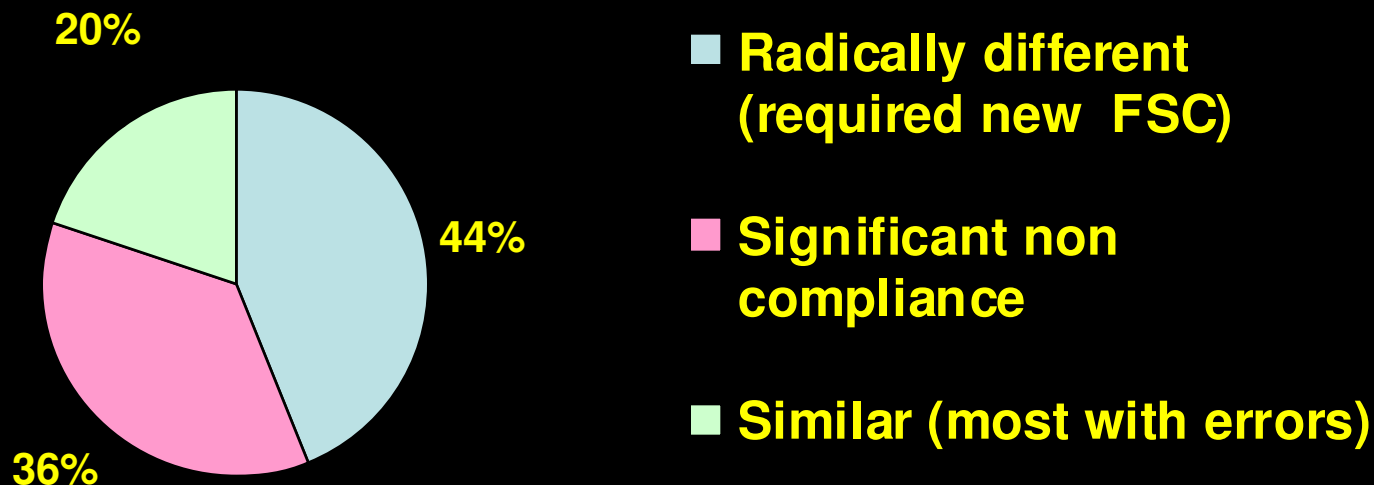
a DAC shouldn't be less enforceable than TGD M

Stating compliance properly in DAC will avoid problems later



FSC compliance

(45 buildings)



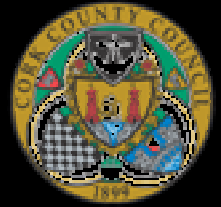
- X No requirement for DAC consultant to be retained for construction.
- X No requirement to certify that finished works comply with the DAC



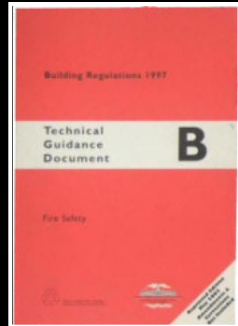
(2) Format & Layout

Desire

To design a DAC format which simplifies the application process
.....while maintaining enforceability

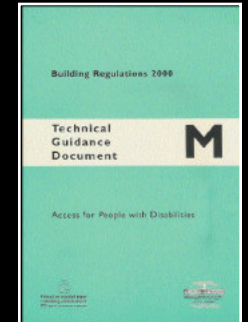


Format concept

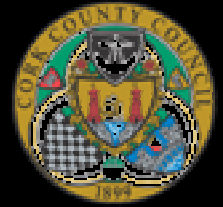


Unlike TGD B, the guidance does not vary.

Only the descriptions of the actual provisions need to change.



Set out all technical information in template
then
describe your actual provisions separately.



Sample section

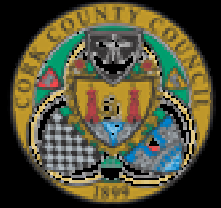
Opening lines

“All accessible entrances to the building will be in accordance with paragraph 1.7 and diagrams 5 & 6 of TGD M 2000”

Particular Information

“Doors 01 and 03 are the accessible entrances”

- See handouts



Bullet point guidance

....” and in particular with the following: “

All options covered

- solid & glazed doors etc

Useful extra guidance

- powered doors

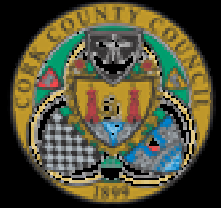
Wording strengthened

- all WILL comply.

‘suitable’ defined

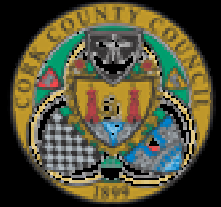
- references provided

TGD bullet points (excluding dwellings) → 2000 = 57 2010 = 367



The 'Particular Information'

- **What are your provisions ?** - *describe in plain English*
- **What can't you do** - *justify*
- **What won't you do** - *justify*
- **What is existing & won't change** - *justify*
(material alterations)

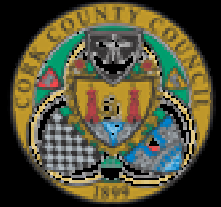


Particular information

1.9 – Internal Doors

Particular information

- Doors to the standard WC cubicles will be in accordance with the above except for items (a)(b)&(c)
- Vision panels will not be provided to the doors to the photo developing room and the changing rooms.



(3) Clarification

Aim: to provide clarification where TGD M 2000 is insufficient



Un-clarified items

What is “suitable” ?

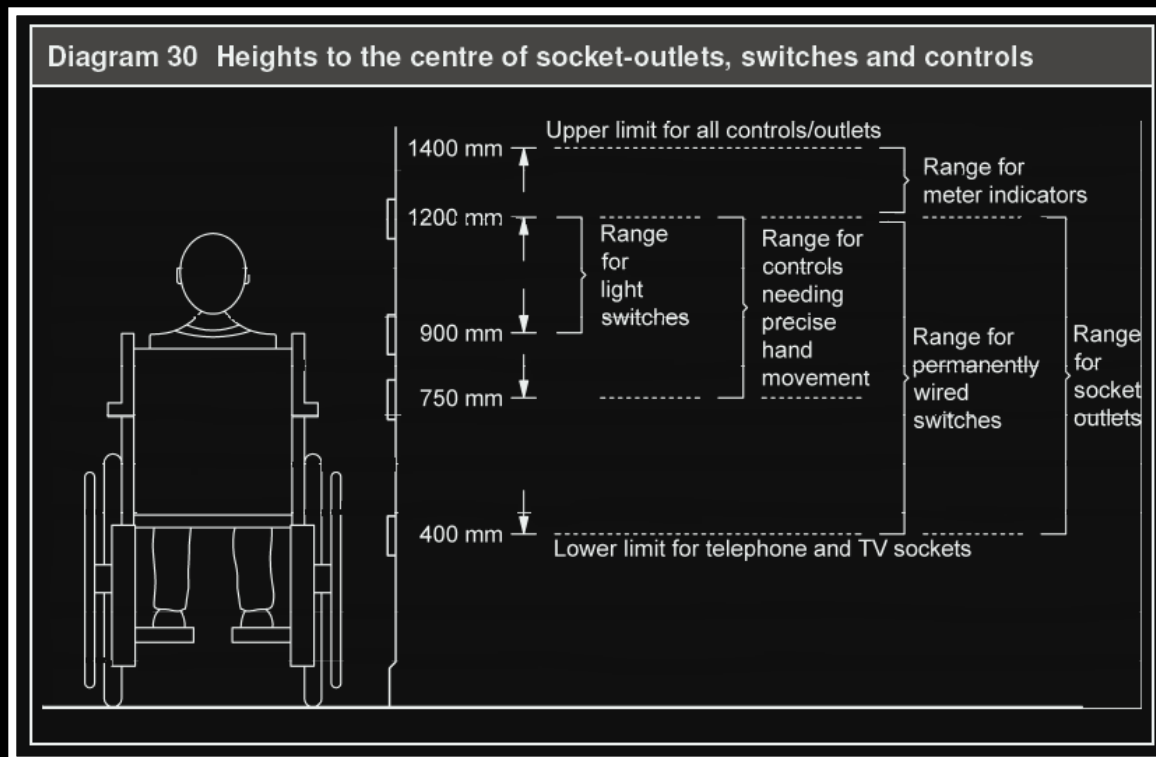
- ironmongery
- door closers
- Heights of facilities
- Manifestation design
- Visual contrast



How steep is “not very steep”

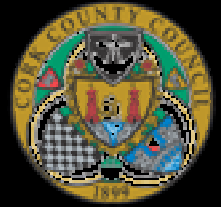


Defining 'suitable'



Give references
to supplement
TGD M 2000

(not to supersede)



Items not addressed ?

TGD M = prima facie evidence of compliance

This means either :

a) the items listed in TGD are the only things you have do

Or

b) Items as per TGD M comply. Everything else must comply with the Regulation.

(Refer to performance levels in paragraphs 0.2 & 0.3)



Entry Phones

~ No direct reference ~

Q. If provided, would it need to be accessible ??

Indirect references:

- 0.2 - gain access to the building
- 0.3(d) –aids to communication
- 1.9 - entrance ironmongery
- 1.17 - accessible facilities



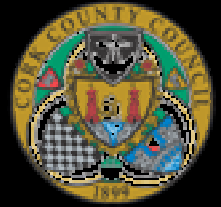


1.17 Facilities



Reasonable detail for:

- Lighting
- Entry Controls
- Communications
- Floor finishes
- Colour & Contrast
- Manifestation design
- Signs

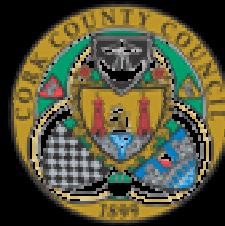


Conclusions:

1. Definition
 - what is a DAC ?
2. Enforceability
 - not less than TGD M
3. Consistency
 - clarifications required
4. Compliance
 - completion certificates required
5. BCO staffing
 - training & career structure

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