

SI No. 9 of 2014 – Validation and Issues Arising

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Validation Generally

Section 6(4) of Building Control Act 1990:

BCA shall **not** be under a duty to ensure

- Buildings /works relevant to certificates or commencement notices will comply with building regulations or be free from defect;
- Certificate complies with requirements;
- Facts stated in certificate are true and accurate.

N.B. Adhere to procedural requirements.

Validation at Commencement

Procedural matters-

- Is notice required?
 - Notice only or notice plus compliance documentation and certification?
 - BCMS records date. 7 day validation period (12 for paper-based applications)
 - Principle of fairness – additional information
 - Don't confuse with other processes
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Validation at Commencement

- Is notice filed electronically/set on (current) prescribed form?
 - Is it signed by the owner?
 - Is Compliance Documentation in order
 - General arrangement drawings
 - List of design documents (as prepared or to be prepared)
 - Outline statement of compliance approach
 - Proposed inspection plan
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Validation at Commencement

- Are Certs/Notices/Undertakings in order:
 - Design Certificate (registered professional)
 - Assignment of Assigned Certifier (registered professional)
 - Undertaking of Assigned Certifier
 - Assignment of Builder (Self-builder, sole trader, Company Director or Principal, CIRI registration optional)
 - Undertaking by Builder



Validation at Completion

- Is Certificate in order?
 - Plans, calculations, specifications and particulars for any amendments from those submitted at commencement
 - Inspection Plan as implemented by assigned certifier
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Validation at Completion

- Building Control Authority may reject the certificate and documentation or query within 21 days. 7 additional days on receipt of additional information.
 - Typical checks – documents received (not scrutinised), signatories – registered & assigned, enforcement notices, conditions on FSC / DACs, Bord Pleanala Conditions.
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Validation at Completion

- 5-3 weeks notice facility
- Phased Developments
 - Works
 - Buildings
 - Areas within a building
 - Units/phases of Development/Buildings

NB Clarity of description on certificate important in context of statutory register.

Validation at Completion

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NB Clarity of description on certificate important in context of statutory register.

Other Matters

- Copyright information – Circular 1/2005
 - Cert must be on register before works or building may be opened, occupied or used.
 - Currently applies in relation to FSC
 - Where safety concern exists consider options under Act of 1990.
 - SI 105 of 2014
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Thank You!

GENERAL ENQUIRIES

- www.environ.ie/buildingstandards
- buildingstandards@environ.ie

