Building Control Officers

Perspective on BCMS

Bernadette Mc Ardle
### Reaction from public - increase in CN’s submitted in Jan and Feb 2014

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>No of CN’s received</td>
<td>7456</td>
<td>4284</td>
</tr>
<tr>
<td>No of CN’s received in Jan &amp; Feb 2014</td>
<td>4284</td>
<td>57 %</td>
</tr>
<tr>
<td>No of corresponding buildings</td>
<td>9069</td>
<td>6316</td>
</tr>
<tr>
<td>15% 2013</td>
<td>1360</td>
<td>947</td>
</tr>
<tr>
<td>15% 2 months 2014</td>
<td></td>
<td>70 %</td>
</tr>
</tbody>
</table>
Period of Transition

- 4284 CN’s were submitted with 6316 buildings commencing in 2 months of 2014
- These figures are equivalent of 70% of total of 2013. Inspection numbers also equate to 70% of 2013 figures.
- These buildings don’t have inspection plans, drawings, assigned certifiers designers etc
- BCA will be carrying out one inspection on these buildings
Reaction from Councillors

- Generally positive
- Accepted there was a need for change
- Can see the benefits of the new system
- Likely to be reflected in general public reaction
- Still some non-believers
- One Councillor commented:
  “This is just like using shotguns to kill mice!”
Building Control Officers Concerns

- Self Builder! Guidance on the self builder signing the form
- Problems with the IT system “Back end system”
- Localgov.ie website
- Training for BCA’s and users
- Non-registered Professionals submitting CN’s
SELF- Builder

- Self builder- can I legally sign the form of the builder?
- Self builders association website letter from DOEHLG
- Will certifiers sign off on the completed works?
- What is the view on this issue for SCS, RIAI and EI?
- Guidance required in circular letter to LA’s
Queries from Registered Professionals

- Awaiting entry on Register
- Members of RIBA carrying out work in Ireland
- Entry on the register from Agents in NI and UK
- What information do I need to submit with a commencement notice?
- Self builders – what is my position in relation to signing off on work
Uniformity of information

Guidance to BCO’s

- Uniform approach across all LA to 2014 Regulations
- Regulations require the following
  - General arrangement drawings including plans, sections, elevations
  - Schedule of plans
  - Calculations
  - Specifications
  - Preliminary Inspection Plan
- Submission of supplementary information
- 34 authorities – that means 34 ideas at least
What else is needed

- List of Requirements in Appendix of COP on Parts A to M - this list is not complete
- Basis of compliance with relevant parts or are applicable to the building being constructed

- BER – provisional certificate
- DEAP / NEAP calculations
- Electronic file from DEAP/NEAP

This should be included in the Framework for BCA’s
Using the On-Line System

- www.localgov.ie-
- Submitting a CN
- Anomalies in forms created
- Consequence Class
- Process of Submission
Anomalies in forms created

- Commencement notice form- information missing on location of development even it is entered

<table>
<thead>
<tr>
<th>Location of development:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of buildings:</td>
<td>Number of new buildings:</td>
</tr>
<tr>
<td>Use of buildings:</td>
<td></td>
</tr>
</tbody>
</table>
Anomalies in forms created

- Assigned Certifier’s names with an apostrophe, e.g. Philip O’Brien appears as philip %139brien
## Project Assessment

### New building

<table>
<thead>
<tr>
<th>Project Details</th>
<th>Nominate Roles</th>
<th>Project Assessment</th>
<th>Documentation</th>
<th>Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose group</td>
<td></td>
<td>Residential (Dwellings)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sub group</td>
<td></td>
<td>Dwelling House</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction type</td>
<td></td>
<td>Brick, Block</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Type</td>
<td></td>
<td>New</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase For This Notice</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Storeys</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td></td>
<td>4.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FSC</td>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DAC</td>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quantity</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Material Alteration Works</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Material Change of Use</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use of Building</td>
<td></td>
<td>Domestic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Material Change of Use Description</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consequence Class</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Process of submission
<table>
<thead>
<tr>
<th>Notice of Assignment (Certifier)</th>
<th>Download</th>
<th>Name: 70da8eb-2eb8-997a-7a9b-513450503a38.pdf</th>
<th>Created: 2014-03-27 17:51:34</th>
<th>Checksum: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement Notice</td>
<td>Download</td>
<td>Name: commencement_notice.pdf</td>
<td>Created: 2014-03-27 17:51:01</td>
<td>Checksum: N/A</td>
</tr>
<tr>
<td>Undertaking By Builder</td>
<td>Download</td>
<td>Name: undertaking_by_builder_12.pdf</td>
<td>Created: 2014-03-27 17:54:23</td>
<td>Checksum: N/A</td>
</tr>
<tr>
<td>Undertaking by Assigned Certifier</td>
<td>Download</td>
<td>Name: undertaking_by_ac_0.pdf</td>
<td>Created: 2014-03-27 17:51:35</td>
<td>Checksum: N/A</td>
</tr>
<tr>
<td>Misc / Other</td>
<td></td>
<td>Supporting Documentation List</td>
<td>Name: inspection_plan.xlsx</td>
<td>Created: 2014-03-27 17:59:20</td>
</tr>
</tbody>
</table>
You can’t make a payment before project details, roles, assessments and documentation are complete.
Sugar CRM

- Editing of customers details allowed
- Professional titles- Designer Bernadette McArdle CENG with Engineer’s Ireland Registration No. not stored
Clarification

- Can an email address appear in both localgov.ie and sugar CRM so as the users can report bugs to a central location
- User manual for Sugar CRM?
- Sharing of information- Alfresco
- Issue of Guidance – discussion is great but definitive guidance from Dept is required - which has always been the case
Qualifications of BCO’S

- Qualifications of BCO’s not defined
- Technical staff
- Engineers- but are not required to be Chartered
- Expertise required and in particular in any enforcement action
Concerns of BCO

- Inspections- 15% of buildings but required to inspect 4 times
- Handover of all inspections by BCO to the builder and certifier
- Guidance needed – do we hand over the sheet that we took notes on site, back up reports completed in order to initiate prosecutions, enforcement notices, warning letters
- Photographs
Concerns for BCO’s

- A standard inspection sheet just with tick boxes similar to a H&S risk assessment sheet?
- Back up reports to inspections- how will this affect prosecutions
- Risk Analysis- a basis needed for the decisions made at risk assessment – currently random. If a court case is taken then the risk analysis may form part of the evidence
- Not appropriate for a technical assessment to be carried out at completion stage- WHY NOT?
Additional work for BCA

- Resources - targeted inspections of 15% at 4 stages
- Handover of inspection reports
- Assessing information at both commencement and completion stage - a certain amount of verification is needed.
- All forms must be checked for signatures and verification of appointed persons to roles
- Has an inspection plan been submitted
- Has it been updated at completion stage
What happens if no CN submitted

- What to do?
- Prosecution- probably successfully but it still doesn’t rectify the situation
- Regularisation Fire Certificates - conflict
A work in Progress

- Framework Document
- Transition period
- Steering Group
- Project Officer