Built Environment Inspectorate

Presentation of the Fingal Building Control Officer Perspective

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9th March 2016
Built Environment Inspectorate – what we do

- Building Control
- Taking in Charge
- Unfinished Housing Developments
- Derelict Sites
- Dangerous structures
- Disability grants
- Construction Products Regulations
- Energy Efficiency Regulations
Building Control – the Legislation

Building Control Act

Building Control Regs
- BCAR
- BCMS
- CNs
- Inspection Plans
- Drawings
- Specs
- ACs
- DCs
- CCCs
- FSCs
- DACs

Building Regs
- Part A Structure
- Part B Fire
- Part C Site preparation and resistance to moisture
- Part D Materials and workmanship
- Part E Sound
- Part F Ventilation
- Part G Hygiene
- Part H Drainage and waste disposal
- Part J Heat producing appliances
- Part K Stairways, ramps and guards
- Part L Conservation of fuel and energy
- Part M Access and Use.
Building Control – the Legislation

Building Control Act

Building Control Regs

Paper Work Compliance

- Inspection Plans
- Drawings
- Specs
- ACs
- CCCs
- FSCs
- DACs

Building Regs

Building Work Compliance

- Part A Structure
- Part B Fire
- Part C Site preparation and resistance to moisture
- Part D Materials and workmanship
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Paperwork Compliance

What is submitted with the Commencement Notice

- Statutory Certs – Design Cert (DC), Appointment of Assigned Certifier (AC) and of Builder, undertaking by both AC and Builder

- Compliance Documentation - Inspection plan, Drawings, Specifications etc
  - The BC Regs state that these are General Arrangement Drawings as well as such plans, calculations, specifications and particulars as are necessary to show compliance with the B Regs
Paperwork Compliance

Drawings received by FCC in January 2016
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Inspection Plan received by FCC

Re: Proposed Inspection Plan for extension works at [redacted]

17/06/2015

Implemented inspection plan.

The following inspection regime will be in place for the duration of the proposed works:

- Inspection at Foundation Level. [checked June 12, 2014]
- Inspection at DPC (Damp Proof Course Level). [checked June 20, 2014]
- Inspection of Steelwork at 1st floor level. [checked July 3, 2014]
- Inspection at Roof wallplate level. [checked July 25, 2014]
- Inspection at roof framing & bracing prior to tiling. [checked August 15, 2014]

Signed: [redacted]
What is required to show compliance

- Drawings need to be construction ready – need to show how to build the building:

<table>
<thead>
<tr>
<th>Floor const details</th>
<th>Details of openings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof const details</td>
<td>Drainage design</td>
</tr>
<tr>
<td>Wall const details</td>
<td>Foundations</td>
</tr>
</tbody>
</table>

- The **ACCEPTABLE CONSTRUCTION DETAILS** are ready made designs: [Acceptable Construction Details](#)

- Inspection Plan needs to have adequate inspections – the DoE sample plan is a very good guide plan for a house:
What is required to show compliance

Sample Preliminary Inspection Plan
for a single unit dwelling on a single development

Building Control Regulations

April, 2015

DC
AC

Mr Business

Comhshool, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

Fingal County Council
fingal.ie
Building Work Compliance

• The Building Control Act 1990 introduced Self-certification. This places the responsibility for compliance on the “owner of a building or works or a person who carried out or is carrying out the works to which building regulations apply”.

• BCAR prescribed the wording on the Design Certificate and the Certificate of Compliance at Completion which introduced a Compulsory Professional Role @ all stages

• Compliance on site with Parts A to M of the Building Regs – Building Control Authorities have a target of 12 to 15% of new commencements per year
Site Inspections by Building Control
Building Work Compliance
Building Work Compliance

Part A - Structure
Building Work Compliance
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Part B - Fire
Building Work Compliance
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Part C – Site Preparation and resistance to moisture
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Part D – Materials and Workmanship
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Part E – Sound
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Part F – Ventilation
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Part G – Hygiene
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Part H – Drainage and waste disposal
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Part J – Heat producing appliances
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Part K – Stairs and guards
Building Work Compliance
Building Work Compliance

Part L – Energy
Building Work Compliance
Building Work Compliance

Part M - Accessibility
Building Work Compliance
Building Work Compliance

"I HATE THE NEW BUILDING INSPECTOR. HE CAN SMELL FEAR A MILE AWAY."
Thank You