Building Control Management

- Building Control Management Reform
- National Building Control Management Project
- 4 Pillar Project
  - Training
  - Compliance Support
  - IT-Enabler/BCMS
  - Inspections
- IT-Enabler/BCMS
Building Control Management

• Building Control Management - Reform
Government’s Vision of Reform:

Shared Services is among the key reform initiatives mandated by Government and set out in the

- Programme for Government
- Action Programme for Effective Local Government, Putting People First.
- Construction 2020
- Action Plan for Jobs
- National Building Control/BCMS as a Shared Services Project
- Social Housing Strategy 2020
- Rebuilding Ireland
Government’s Vision of Reform:

**Building Control Acts 1990-2014**

Amendment of the Building Control Regulations

- LOCAL GOVERNMENT REFORM ACT 2014 (No 1 of 2014)
- BUILDING CONTROL (AMENDMENT) (NO. 2) REGULATIONS 2014 - S.I. No. 105 of 2014
- BUILDING CONTROL (AMENDMENT) REGULATIONS 2015 - S.I. No. 243 of 2015
- BUILDING CONTROL (AMENDMENT) (NO. 2) REGULATIONS 2015- S.I. No. 365 of 2015

**Vision**

Create a Culture of Compliance with Building Regulations

**System**

Provide Governance and oversight of the mandatory Building Control certification and risk-based inspection regime. A Single Standardised fully Electronic Building Control Management System (BCMS) operated across the Local Authority Sector Speedy, scalable, cost effective and efficient for

- **The Customer**- Owners, Builders, Designers, Assigned Certifiers, Building Inspectors
- **The Sector**
FAQ 14. What are the definitions for Stakeholders in the Building Control Process?

**Building Owner**

“Building Owner” means the person who has commissioned or paid for the works and who has legal entitlement to have such works carried out on their behalf;

**Design Certifier**

“Design Certifier” means the person who signs the Certificate of Compliance (Design);

**Assigned Certifier**

"Assigned Certifier" means the competent, registered professional person so assigned, in accordance with the Building Control Regulations;

**Builder**

“Builder” means a competent builder appointed, for purposes of the Building Control Regulations, by the building owner, to build and supervise the works;

**Competent Person**

“Competent Person”: a person is deemed to be a competent person where, having regard to the task he or she is required to perform and taking account of the size and/or complexity of the building or works, the person possesses sufficient training, experience and knowledge appropriate to the nature of the work to be undertaken;
Building Control Management- Create a Culture of Compliance

• National Building Control Management Project
National Building Control Project Business Plan

Vision Statement


  1. “Code of Practice for Inspecting and Certifying Works”


  4. Supported by Building Control Management System (BCMS), hosted on localgov.ie

Goals

- Business Case review July 2016
- Peer Review –September 2016
- PSROG Approval –November 2016
- Expressions of Interest –February 2017
- Bidding- March/April 2017
- Award –June/July 2017

Critical Success Factors

Business Processes

Functionality
Next Step – Lead Authority Appointment Process

- PMO User Guide:
  - Delivery of the CCMA Shared Service Programme
- Development of PID and Business Case - Approval by PSROG
- Expressions of interest process – complete 3 Local Authorities
- Terms of Reference (TOR) for the Project – agree/finalise/approval by PSROG
- Bidding Process
  - Preparation of Bidding Package in progress
  - Bid Submissions based on Business Plan and TOR
  - Bid Evaluation Committee – assess bids
  - Recommendation from Evaluation Committee to PSROG/DHPCLG/CCMA
- Acceptance by Lead Authority
- Implementation and Transition Phase
FAQ 18. What are the Statutory Documents referenced under the Building Control Act / Regulations

BCMS
Building Control Management System

ENFORCEMENT NOTICE

In the case of any building or any part thereof which is not being constructed in accordance with any building regulation, any person who carries out unauthorised work or fails to comply with any requirement of a building control authority or a building regulation or who contravenes any statutory requirement of the building control authority may be liable to the procedures and sanctions enforced in accordance with sections 8 & 10 of the Act.

7 DAY NOTICE
Section 9(3) of the Building Control Act 1988 – 2014

If the building control authority considers it necessary to give a notice to an employer or owner of a building to carry out works, the building control authority may issue a written notice to the employer or owner of the building, requiring the employer or owner to proceed to carry out the works as specified in the notice or, if the building control authority so directs, to apply for a building regulation in accordance with the notice.

CONTRAVENANCE NOTICE
Section 9(2)(a) of the Building Control Act 1988 – 2014

The contravene notice must state the provisions of the Building Control Act 1988 – 2014 that are being contravened and the penalty for the breach.

ASSIGNMENT OF PERSON TO INSPECT AND CERTIFY WORKS
(Section 11(1) of the Building Control Act 1988 – 2014

The appointment of a person to inspect and certify works may be made by the building control authority or by the person to whom the contract is given to do the works.

ASSIGNMENT OF BUILDER
Section 11(2) of the Building Control Act 1988 – 2014

The assignment of a person to inspect and certify works by the building control authority or by the person to whom the contract is given to do the works may be made by the building control authority.

NOTIFICATION OF CHANGE OF ASSIGNED CERTIFIER OR BUILDERS
(AWDC) 218(5) of the Building Control Regulations 1997 – 2013

If any changes to the information provided in the notification of change of certified or builders is required, the notification shall be made in accordance with the Building Control Regulations 1997 – 2013.

IDENTIFICATION OF BUILDING ACTIVITIES
Sections 11(3) & 12(1) of the Building Control Act 1988 – 2014

The identification of building activities is required to be carried out by the person responsible for the building activities.

DISPENSATION OR EXCLUSION

Dispensation or exclusion may be granted by the building control authority in certain circumstances.

FIRE SAFETY CERTIFICATE
Section 14(1) of the Building Control Act 1988 – 2014

The fire safety certificate is required to be obtained by the owner or occupier of the building for the purpose of compliance with the Building Control Act 1988 – 2014.

REVISED FIRE SAFETY CERTIFICATE
Section 14(2) of the Building Control Act 1988 – 2014

The revised fire safety certificate is required to be obtained by the owner or occupier of the building for the purpose of compliance with the Building Control Act 1988 – 2014.

REGULATIONS CERTIFICATE
Section 15(1) of the Building Control Act 1988 – 2014

The regulations certificate is required to be obtained by the owner or occupier of the building for the purpose of compliance with the Building Control Act 1988 – 2014.

DISABILITY ACCESS CERTIFICATE
Section 15(2) of the Building Control Act 1988 – 2014

The disability access certificate is required to be obtained by the owner or occupier of the building for the purpose of compliance with the Building Control Act 1988 – 2014.

REVISED DISABILITY ACCESS CERTIFICATE
Section 15(3) of the Building Control Act 1988 – 2014

The revised disability access certificate is required to be obtained by the owner or occupier of the building for the purpose of compliance with the Building Control Act 1988 – 2014.

CERTIFICATE OF COMPLIANCE WITH THE BUILDING REGULATIONS

The certificate of compliance with the Building Regulations is required to be obtained by the owner or occupier of the building for the purpose of compliance with the Building Control Act 1988 – 2014.

CERTIFICATE OF COMPLIANCE WITH THE BUILDING REGULATIONS ON COMPLETION
Section 18 of the Building Control Act 1988 – 2014

The certificate of compliance with the Building Regulations on completion is required to be obtained by the owner or occupier of the building for the purpose of compliance with the Building Control Act 1988 – 2014.
NBCMP Governance

Proposed Governance Model for National Building Control Shared Services Project-including Membership

- **LGMA Board/PSROG**
  - BC National Steering Group
    - CEO Rep, DHPCLG, CEL (Lead Authority), CCMA/LUTS Nominee, Head of Lead Authority, Senior BCO Rep, Chair of BCMP Board
    - Approves Working Group(s)
    - Approve Terms of Reference & Implementation Plan
  - BCMP PROJECT BOARD
    - CFO Rep, 4 Regional BCO Reps, LA IBCI Rep, Planner, IT Rep, Finance Rep, Housing Rep, DHPCLG, Head of LA, Head of 4 Workstreams
  - BCMP Centre for Excellence
    - Lead Authority/PMO Staff
      - Head of Lead Authority G1X, 1 BCO G1VIII, 1 IT/Systems Analyst G1VIII, 1 Admin G1VIII

- **STAKEHOLDERS**
  - CFOs, CIF, IBCI, NDFEM, EI, ACEI, RIAI, SCSI, CFOA, ABP, BCAs, LA Planners, NSAI, Owners Builders, Designers, Assigned Certifiers

Note: The four work-streams will be managed by the Lead Authority with working groups assembled from time to time as required from experts within the stakeholder groups. The working group shall solicit technical expertise as appropriate from, but not limited to, representatives from the Department of Housing Planning Community and Local Government, the RIAI, EI, the SCSI, the IBCI, CFOs, local authority building officials, planners, the ACEI, building owners, managers, designers, assigned certifiers the building industry, the NSAI, steel, timber and concrete industries, and any other interested parties.
Building Control Regions

Greater Dublin Area /Eastern and Midland Region
- Dublin City, Fingal, South Dublin, Dun-Laoghaire Rathdown, Meath, Louth, Kildare, Wicklow, Longford, Westmeath, Offaly, Laois (12)

Northern and Western Region
- Donegal, Sligo, Leitrim, Cavan, Monaghan, Mayo, Roscommon, Galway City, Galway County (9)

Southern Region
- Clare, Limerick, Tipperary, Kilkenny, Carlow, Wexford, Kerry, Cork City, Cork County, Waterford City and County (10)
Masterplan

NBCMP
National Building Control Management Project
National Building Control Management Project - Pillars

- 4 Pillar Project
- Training
- Compliance Support
- IT-Enabler/BCMS
- Inspections
The National Building Control Management Project on behalf of the 31 BCAs, has established a program of work to comply with the statutory requirements of the Building Control Acts 1990-2014, which is divided into 4 work streams:

- **Training**,  
- **Compliance Support**,  
- **IT Enabler** i.e. the BCMS and  
- **Inspections** which are being developed and delivered by the LGMA on behalf of the sector.
National Building Control Management Project

- Training
NBCMP
National Building Control Management Project

Training- BCMS/Online/Onsite/Classroom/ Learning & Development

1. CPD- Expressions of Interest (EOI) from trainers/suppliers etc. for Annual CPD programme

2. Minimum Competency Training- Local Authority Regional Training Centres -6 Module Course

3. Post Graduate Diploma

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Minimum Competency Training

Module 1 -Legislation-legislation overview – BC Act, B Regs, BC Regs, PDA, CPR, EE Regs, Fire Regs etc..

Module 2- BCMS-Reporting and Data Analytics-BCMS front end and back end & reports system and Demonstration Commencement Notice upload including login.

Module 3-Building Regulations


Module 5-Enforcement -Legal

Module 6-Compliance Support –
1. Code of Practice/
2. Framework/
3. FAQs
4. Other
National Building Control Management Project

• Compliance Support
Compliance Support

- Compliance Customer Support
  - Local Authority Staff
  - Public
  - Professionals
- Governance –
  - National Steering Committee
  - NBCMP Board
  - Lead Authority
  - Working Groups
  - Building Control Regions
- Framework for Building Control Authorities
- Best Practice
- FAQ’s
Compliance Support - FAQ 11. Where can I find the Key Roles, Duties, and Standard Procedures in relation to Building Control?

1. **CODE OF PRACTICE FOR INSPECTING & CERTIFYING BUILDINGS & WORKS**
   a. **OWNERS, BUILDERS, DESIGNERS RESPONSIBLE FOR COMPLIANCE**
   b. **ASSIGNED CERTIFIERS - LIAISE WITH THE BCA, INSPECTION PLANS & DOCUMENT COLLATION FOR CERTIFICATE OF COMPLIANCE ON COMPLETION**

2. **FRAMEWORK FOR BUILDING CONTROL AUTHORITIES**
   a. **BUILDING CONTROL AUTHORITY ADMINISTER THE PROCESS AND MAY TAKE ENFORCEMENT**

---

**Read Roles & Duties**

---

**Code of Practice for Inspecting and Certifying Buildings and Works**

**Framework for Building Control Authorities**
Building Control Management - localgov.ie

• IT Enabler/BCMS
1. Register of Stakeholders
2. Notices
3. Applications
4. Certificates
5. Online/Risk Assessment
6. Inspections
7. Enforcement
8. Fee Payments
9. Statutory Online Public Register
10. Performance Indicators
11. Training
12. Compliance Support
13. IT Enabler - BCMS
1. **Register of Stakeholders & Re-nomination of Roles**
   1. BC Officers
   2. Builders
   3. Owners
   4. Designers
   5. Assigned Certifiers

2. **Notices**  Section 6(A) Building Control Acts 1990-2014
   1. Commencement Notice With Additional Compliance Documentation
   2. Commencement Notice with Opt Out Declaration
   3. Commencement Notice Without Additional Documentation
   4. 7 Day Notice which includes for
      1. (a) FSC
      2. (b) Declaration

3. **Certificates**
   1. Certificates of Compliance on Completion

4. **Statutory Online Building Register** - Article 21 of the Principal Regulations

5. **Localgov.ie Web enhancements** - FAQs

6. **IT-Enabler/BCMS** – Disaster Recovery-DR

7. **Mapping**

8. **Online Assessment (OA)** - Risk - Article 9 & 20 A(2)

9. **Inspection Module**

10. **CPR IPSMS Integration-APis**

11. **Enforcement Module**

12. **Risk Register-Inspections**

13. **Applications**
   2. S6(2)(a)(vi) Revised FSC
   3. S6(2)(a)(vi) Regularisation FSC
   4. S6(2)(a)(iv) DAC- Disability Access Certificate
   5. S6(2)(a)(v) Revised DAC
   6. S4 Dispensation from a requirement of the Building Regulations
   7. S4 Relaxation of a requirement of the Building Regulations

14. **Links to Professional Registers- APis**

15. **Other Software agency integration**

16. **Performance Indicators-K-Reporting**

17. **Training Compliance Support**

18. **Fee Payments**
BCMS – Design Process

Multi-User/Multi-Framework Tender

Specification → Tender → Design → Development → Testing → Go Live
“Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate. If at any time after validation it is found that there are inaccuracies, it may cause the Notice/Application/Certificate to be subsequently invalidated and may be subject to enforcement proceedings. Enforcement carries a cost.”
BCMS

• Re-design of Statutory Building Register-deployment live end of March
  • Automatic updates
  • Allow for further development
  • Fully searchable
• Mapping Module - CRM in testing
  • Map all notices
• Online Assessment-Commence 27th February –June
  • Provide additional information to inform Risk Assessment
BCMS

• Fire Safety Certificate Module / Disability Access Certificate Module/Dispensation/Relaxation
  • Streamline processes and reduce administrative burden
  • Working Group established
  • Preliminary Design completed - a process for the online lodgment, validation and grant of FSC’s / DAC’s

• Surveys & Consultation
• Benefits

13. Applications

2. S6(2)(a)(vi) Revised FSC
3. S6(2)(a)(vi) Regularisation FSC
4. Add CRM Statutory Register Requirement

13. Applications

1. S6(2)(a)(ix) DAC-Disability Access Certificate
2. S6(2)(a)(x) Revised DAC
3. Add CRM Statutory Register Requirement

13. Applications

1. S4 Dispensation from a requirement of the Building Regulations
2. S4 Relaxation of a requirement of the Building Regulations
3. Add CRM Statutory Register Requirement
BCMS-Integration with other Services

1. UAT Access - in 4 Local Authorities-user group for testing
2. External API’s
   - CPR IPSMS Integration
     - EU Inspection database integration
   - Professional Registers Links
     1. CIRI-https://www.ciri.ie/members
     4. SCSI-https://www.scsi.ie/members/search
   - Other Software Integration
     1. Tascomi
     2. APAS
     3. BLITZ
     4. Diamond Web
   - Eircode Integration
     - Existing systems e.g.
     - Iplan
     - EPlanning
• Further Modules
  • Companies Module

• **Mapping**
• Inspection Module/Risk Assessment-Online Assessment

• Enforcement Module
• Development of Risk Register
• Performance Indicators-K-Reporter and Construction Activities/Data Analytics-automated

• Further Development
  • Re-design of User registration
  • Re-design of acceptance of roles
  • Re-design of payments system
  • System fixes

18. Fee Payments
1. Standard Fee
2. Fee Calculator
3. Add a Payment
4. Add a Form for Fee Waiver validation—before payment with a note to the BCA that it is submitted
National Building Control Management Project

- Inspections/Online Assessment
## Inspection - Informed by the Online Assessment

### Modifications to BCMS Online Assessment

1. **Building name/number/type**
2. **Type of Building or Work(s)**
3. **Proposed Use of Building**
4. **Sub Group**
5. **Quantity**
6. **Floor Area of Building/Works (m²)**
7. **Phasing**
   - Total No. of phases
   - Total No. of dwellings (all phases)
   - Phase for this notice
   - No. of units for this phase
8. **No. of Rooms**
9. **No. of Bedrooms**
10. **No. of WCs**
11. **Construction Type**
   - Number of stories
   - Below ground (basement)
   - Above ground (ground floor inclusive)
12. **No. of stories**
13. **Below ground (basement)**
14. **Above ground (ground floor inclusive)**
15. **Foundation type**
16. **Is a specialist engineered foundation required e.g. Piled, raft?**
17. **Is a Fire Engineered Solution Proposed?**
18. **Are Compartments/ separating walls proposed**
19. **Does the building/ works involve a Protected Structure or a National Monument?**
20. **Does the building/ works include the construction of a balcony?**
21. **Are the works being carried out by or on behalf of an Approved Housing Body**
22. **Are the works being carried out by or on behalf of a Local Authority**
23. **Is the site located in a high radon area?**
24. **Is the site likely to contain contaminants**
25. **Has a cladding or curtain wall system been proposed**
26. **How is surface water to be drained from the site / area / works**
27. **How is foul water to be drained from the site / area / works**
28. **How is fresh water to be supplied to the site / area / works**
29. **Has open flued appliances been proposed**
30. **Has a Part L specificaton based on DEAP / NEAP been completed?**
31. **Material Alteration Works**
32. **Save and Add a New Building or Works**
33. **Save and Continue**
34. **Cancel**

---

<table>
<thead>
<tr>
<th>Sub Group</th>
<th>Quantity</th>
<th>Is a Specialist Engineered Foundation Required?</th>
<th>Is a Fire Engineered Solution Proposed?</th>
<th>Are Compartments/ Separating Walls Proposed?</th>
<th>Does the Building/ Works Involve a Protected Structure or a National Monument?</th>
<th>Does the Building/ Works Include the Construction of a Balcony?</th>
<th>Are the Works Being Carried Out by or on Behalf of an Approved Housing Body?</th>
<th>Are the Works Being Carried Out by or on Behalf of a Local Authority?</th>
<th>Is the Site Located in a High Radon Area?</th>
<th>Is the Site Likely to Contain Contaminants?</th>
<th>Has a Cladding or Curtain Wall System Been Proposed?</th>
<th>How is Surface Water to be Drained from the Site / Area / Works?</th>
<th>How is Foul Water to be Drained from the Site / Area / Works?</th>
<th>How is Fresh Water to be Supplied to the Site / Area / Works?</th>
<th>Has Open Flued Appliances Been Proposed?</th>
<th>Has a Part L Specification Based on DEAP / NEAP Been Completed?</th>
<th>Material Alteration Works</th>
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<tr>
<td>Apartment</td>
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<td>Dwelling House(s)</td>
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<td>Dwelling House(s) with Attached Garage</td>
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<tr>
<td>Dwelling House(s) with Detached Garage</td>
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</tbody>
</table>
BCMP – Inspection

• Inspection Module
  • Working Group established
  • App design and build ongoing
  • Management end being designed via BCMS
  • Online and offline capability
  • Will be designed to link to IPSMS
  • Tablet based
  • Attributes
Inspection-FAQ 33. What construction stages should be inspected, as a minimum, for a one off house?

Sample Inspection Plan - one off house

1. Design
2. Formation
3. Foundation
4. Ground Floor
5. Wall Plate level
6. Roof Level
7. Completion

The Inspection Plan is dependent on many factors including -

a) type of building and type of construction;
b) method of construction;
c) how serious the consequences of a particular contravention might be;
d) the impracticability or impossibility of subsequent inspection of closed up work; and

e) speed of construction.
f) Stakeholder Experience & Competency

NOTE: IF IN DOUBT, CONTACT YOUR LOCAL BUILDING CONTROL AUTHORITY
FAQ 36. What are the most common building defects observed by Building Control Authorities?

1. Underfloor fill - panel fixings, pyrite.. (Part A, C, D)
2. Moisture ingress - radon, dpc. (Part C)
3. Fire resistance - eaves, party walls, ducting (Part B)
4. Sound transmission - flooring detail, insulation (Part E, L)
5. Condensation & mould growth (Part F)
6. Frozen pipes, attic tank, stopcocks (Part G)
7. Septic tanks overload, flooding (Part H)
8. Flues, location, size, burners (Part J)
9. Balcony, Stair rails - wrong height, glass (Part K)
10. Steps to entrances (Part M)
11. BER calculations don’t exist, stud fixings, cavities clear of mortar (Part L)
12. Timber frame - fixings, vapour control, cavity barriers, fire stopping,
13. Blocks with no certification (Part A, D)
### FAQ 38. What elements should be inspected by Building Control Inspectors, at the various stages of construction?

<table>
<thead>
<tr>
<th>Stage No</th>
<th>Building Elements</th>
<th>Relevant Part of Building Regulations</th>
<th>Elements to be Inspected / Checked</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Design Stage</td>
<td>Paper Assessment- S11 Requests</td>
<td>A-M</td>
<td>A-M</td>
</tr>
<tr>
<td>2. Formation Level</td>
<td>Substructure &amp; Drains</td>
<td>A,C,D,H</td>
<td>Ground bearing, Drainage</td>
</tr>
<tr>
<td>4. Ground Floor Level</td>
<td>Superstructure walls and floor Joists laid</td>
<td>A,C,D,H,,B,K,L,M</td>
<td>Access, ventilation, walls</td>
</tr>
<tr>
<td>5. Wall Plate Level</td>
<td>Services, ventilation etc.</td>
<td>A,B,D,E,F,M</td>
<td>Fire, insulation, floors-sound</td>
</tr>
<tr>
<td>6. Roof</td>
<td>Roof Construction &amp; bracing complete</td>
<td>A,B,J,K</td>
<td>Fire, bracing, water storage</td>
</tr>
<tr>
<td>7. Certification</td>
<td>First Fix Services Complete &amp; Ready for Occupation</td>
<td>A-M</td>
<td>Installation manuals</td>
</tr>
</tbody>
</table>
Building Work Compliance

Part B Fire, Part E Sound

Part K

Part D - Materials & Workmanship

Part M

Part J
<table>
<thead>
<tr>
<th>EXCHEQUER &amp; INDUSTRY COSTS OF COMPLIANCE V NON-COMPLIANCE</th>
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</thead>
<tbody>
<tr>
<td><strong>Cost of Compliance</strong></td>
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<tr>
<td>Notification to BCAs-CN etc.</td>
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<tr>
<td>Education &amp; training</td>
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<tr>
<td>Applications FSCs/DACs etc.</td>
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<tr>
<td>Purchase costs-</td>
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<tr>
<td>Systems</td>
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<td>Competent Persons</td>
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<td>Record keeping</td>
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<tr>
<td>Enforcement</td>
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<tr>
<td>Publication of documents</td>
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<tr>
<td>Procedures</td>
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<tr>
<td><strong>BCA Inspectors on the ground</strong></td>
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Mairéad Phelan
• Construction Activity-2016/17
National Building Control Management Project

Building Control Statistics 2016-53,938 users- 1763 Queries answered in relation to Building Control

<table>
<thead>
<tr>
<th>Commencement Notice</th>
<th>Opt Out Commencement Notice</th>
<th>Seven Day Notice</th>
<th>Short Commencement Notice</th>
<th>Total CNs</th>
<th>Total CCC Certificates of Compliance</th>
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<tr>
<td>6328</td>
<td>2467</td>
<td>897</td>
<td>2577</td>
<td>12269</td>
<td>3505</td>
</tr>
</tbody>
</table>

![Bar Chart showing distribution of Commencement Notice types by county]

- Carlow County Co.
- Cavan County Co.
- Clare County Council
- Cork City Council
- Cork County Council
- Donegal County Council
- Dublin City Council
- Dublin County Council
- Fingal County Council
- Galway County Co.
- Kerry County Council
- Kildare County Council
- Laois County Council
- Limerick County
- Longford County Co.
- Louth County Council
- Mayo County Council
- Meath County Council
- Monaghan County
- Offaly County Council
- Roscommon County
- Sligo County Council
- South Dublin City
- Tipperary County
- Waterford City and County
- Westmeath County
- Wexford County
- Wicklow County
Invalid Commencement Notices to the 24th March 2017 — total 280
Valid Commencement Notices 2017 1st Jan 24th March - Total 2626
Commencement Notices Created 2017 - 1st January to 24th March

Commencement Notices Created 2017 1st Jan to 24th March - Total 3055
Certificates of Compliance on Completion – 2017 1st January to 24th March

Valid Certificates of Compliance on completion - Total 627
<table>
<thead>
<tr>
<th>County</th>
<th>Commencement Notice</th>
<th>Opt Out Commencement Notice</th>
<th>Seven Day Notice</th>
<th>Short Commencement Notice</th>
<th>Total Valid Commencement Notices</th>
<th>Valid Certificates of Compliance on completion</th>
<th>Invalid CN Total</th>
<th>Total CNs Created</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>939</td>
<td>1106</td>
<td>161</td>
<td>420</td>
<td>2626</td>
<td>627</td>
<td>280</td>
<td>3055</td>
</tr>
</tbody>
</table>

**Total Commencement Notices-Valid/Invalid/Created 2017 1st January - 24th March**
Commencement Notices with SI 365 Opt-Out Declaration

Figure 3: Number of Commencement Notices with documentation and Opt Out
Commencement notices for Single Dwellings since September ‘15 by Local Authority

Figure 4: Percentages of New Building compared to Extensions for Commencement Notices from 1/6/16 to 28/2/17

Ref: project Robert Ronayne
Ongoing Challenges

• Technological changes
• Non-submission of Commencement Notices
• Non-submission of Certificates of Compliance on Completion
• Commencement Notices with Opt-Out Declaration – misunderstanding
• Lack of knowledge of Building Regulations in the Industry
• Relevant Building Control Training
• Better coordination within Local Authority’s
• Better coordination between Local Authorities
Current Issues for Building Control

• Diversity of materials
• Diversity of Methods of construction
• What is Reasonable
• What is considered Adequate
• Fit for purpose
• Opinions/certificates of compliance
• Training in building-master & apprentice
• Part L implementation & renewables
• Part E (Sound) implementation
• Acceptable details
• Cost of Enforcement & recoupment of costs
• Bonds system/Retention similar to TIC bonds-apartment blocks!
Opportunities

• Data Analytics to inform decisions
• Project Assessment to inform risk
• Increased use of IT systems to assist LA staff
• Improved inspection regime within industry and the BCAs
• Improved consistency nationally
• A Building Control System for the 21st Century
FAQ1. What is the Building Life Cycle Strategic Management?

**DESIGN**  **BUILD**  **OCCUPY**

- **Design**
- **Build** BCMS
- **Occupy**

- Design → Planning
- Build → Building Control
- Occupy → Fire Services
Questions

Thank You