I.B.C.I
Building Control Conference 2018
NATIONAL BUILDING CONTROL MANAGEMENT PROJECT
The Inn at Dromoland,
Newmarket on Fergus, Co Clare
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
FAQ 2. What is the context of Building Control in the Built Environment?

Must Complete to Comply with the Requirements of the 2nd Schedule to the Building Regulations Part A - M

• Connections to Water, Waste Water, Surface Water, Community Heating, Utilities - Electricity, Gas, Broadband etc.
• Service Roads, Places of Refuge, Fire, Emergency Vehicles, Access etc.
• Phased development must stand alone for full compliance
• Waste permits etc...

Part A— Structure (2010)
Part B—Fire Safety (2017)
Part D—Materials and Workmanship (2013)
Part E—Sound (2014)
Part F—Ventilation (2009)
Part G—Hygiene (2011)
Part J—Heat Producing Appliances (2014)
Part K—Stairways, Ladders, Ramps and Guards (2014)
Part M—Access and Use (2010)

Buildings in Context-Interdisciplinary field - Planning, Building Control, Fire, Environment, No Profession or Academic Discipline has a Monopoly- Planning & Strategic Development
Environment, Structures, Design, Aesthetics, Economics, Contract Management & Use...
Other Regulatory Compliances include Health & Safety, Taking In Charge, Roads, Services, Derelict/Dangerous Structures Acts, Multi Unit Developments Act, Housing Provision...
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 - inspections
- Action Programme for Effective Local Government, Putting People First.
- Construction 2020- confidence in safe and sustainable construction sector
- Action Plan for Jobs - restore competitiveness/improve ease of doing business
- National Building Control Shared Services Project- standardise & professionalise
- Social Housing Strategy 2020 - secure good quality housing
- Rebuilding Ireland - Build More Homes/Utilise Existing Housing
- National Planning Framework - Project Ireland 2040 - Building Ireland's Future - move to a lower carbon climate resistant society/sustainable water & wastewater
National 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

Promote a Culture of Compliance with Building Regulations

National Building Control Management Project (NBCMP)

Provide oversight, support & direction for the development, standardisation and implementation of Building Control as an effective shared service in the 31 Building Control Authorities; through four pillars of Training; Inspections; Compliance & Support; IT-Enabler/BCMS -localgov.ie; Collaboration is through the oversight board and three regional Building Control Committees.

The Customer- Owners, Builders, Designers, Assigned Certifiers, Building Control Officers

The Sector
Promote a Culture of Compliance
Building Control Service Delivery-31 Building Control Authorities

Building Control Acts 1990 to 2014 regulates design & construction of buildings & works. The Act provides for the health and safety of people in or about buildings, access for all and the conservation of fuel and energy.

SAFE, ACCESSIBLE, SUSTAINABLE BUILDINGS

• The Act also provides for among other things the making of:
  • “Building Regulations” Provide for the design requirements of buildings” -and
  • "Building Control Regulations“- Provide for matters of procedure, administration
  • The establishment of Building Control Authorities
  • The registration of professional titles
  • The appointment of Building Control Officers i.e. Authorised Officers
  • Powers of Inspections for compliance with the regulations and
  • Enforcement
**FAQ 14. What are the definitions for Stakeholders in the Building Control Process?**

<table>
<thead>
<tr>
<th>Stakeholder</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Owner</td>
<td>“Building Owner” means the person who has commissioned or paid for the works and has legal entitlement to have such works carried out on their behalf;</td>
</tr>
<tr>
<td>Design Certifier</td>
<td>“Design Certifier” means the person who signs the Certificate of Compliance (Design);</td>
</tr>
<tr>
<td>Assigned Certifier</td>
<td>&quot;Assigned Certifier&quot; means the competent, registered professional person so assigned, in accordance with the Building Control Regulations;</td>
</tr>
<tr>
<td>Builder</td>
<td>“Builder” means a competent builder appointed, for purposes of the Building Control Regulations, by the building owner, to build and supervise the works;</td>
</tr>
<tr>
<td>Competent Person</td>
<td>“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;</td>
</tr>
</tbody>
</table>
Building Control Authorities & Authorised Officers

“Authorised Person” has the meaning assigned to it by section 11 Building Control Act 1990-2014. S11 Powers of inspection by authorised persons.

- Enforcing compliance with the
  - Building Control Regulations - Notices/Applications/Certificates of Compliance - and the
  - Building Regulations. Part A-M

- Scrutinising building proposals - Validation and assessment of Notices, Certificates and Granting Applications

- Inspecting works in progress - note a discretionary power

- Serving enforcement notices for non-compliance.

- Instituting legal proceedings for breaches of regulatory requirements.

- Seeking Circuit or High Court injunctions for non-compliance.

- Maintaining the Statutory Public Building Register.

Building Control Authorities also have functions under the
- Construction Products Regulations and the

“Framework for Building Control Authorities V1.1 June 2016” provides guidance on roles and functions of Building Control Authorities.
National Building Control Management Project (NBCMP)

Provide oversight, support & direction for the development, standardisation and implementation of Building Control as an effective shared service in the 31 Building Control Authorities; through four pillars of:

Training;
Inspections;
Compliance & Support;
IT-Enabler/BCMS - localgov.ie;

Collaboration is through the oversight board and three Regional Building Control Committees.

Promote a Culture of Compliance with Building Regulations

The Customer- Owners, Builders, Designers, Assigned Certifiers, Building Control Officer-The Sector
National Building Control
Management Project-Pillars

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

• Training
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
Buildings are our homes and our communities, and we have a responsibility to ensure that they are built in compliance with the “Building Regulations” which provide for sustainability, safety and health and welfare of people in and around buildings.
Compliance Customer Support Working Group -
Chair Mairéad Phelan

Lead Authority
- Local Authority Staff
- Public
- Professionals

Governance –
- NBCMP Board
- NBCMP Operational/Steering Board
- 4-Working Groups
- 3 Building Control Regions

Framework for Building Control Authorities
Building Control Legislation
Codes & Standards
Circulars
Best Practice
FAQ’s
Data Analytics-Building Control Activity
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**
Promote a Culture of Compliance with Building Regulations

Commencement/7 Day Notice
Schedule of Documents Q6
Preliminary Inspection Plan (List milestone inspections and relevant Building Regulation Compliance issues)


CERTIFICATE OF COMPLIANCE ON COMPLETION (COMPLETION CERTIFICATE)
Inspection Plan as Implemented

ANNEX
Table of Drawings, Calculations, Specifications, Ancillary Certificates and Particulars
Building Control Management - localgov.ie

- IT Enabler/BCMS

"Delivering better outcomes and efficiency through innovation and excellence in ICT"
1. User Registration-Sign On
2. Notices
3. Applications
4. Certificates
5. Online/Risk-Assessment
6. Inspections
7. Enforcement
8. Fee Payments
9. Online Statutory Building Register
10. Performance Indicators
11. Training
12. Compliance Support
13. IT-Enabler - BCMS
• NOTICE – Update of Tuesday 27th February 2018
• Please note that the BCMS has been updated to include the following:-
  • The ‘Project Assessment’ has been revised and expanded and is now called the ‘Online Assessment’ as per S.I. 9 of 2014(1).
  • An Eircode is now mandatory (for existing buildings).
  • Selection of location via a map interface is mandatory (for new buildings).
  • Notices and Certificates are provided as separate tabs.
  • A new search facility with filter panel, for your Submitted Notices and Certificates, is provided.
  • The design has been updated and refreshed.
  • Various other minor improvements and fixes have been implemented.
• Please liaise with your local Building Control Authority if you have any queries.

Note: (1) Article 9(1)(b)(i)(III) (Commencement Notices) and Article 20A(2)(a)(ii)(III)(c) (7 Day Notices) of S.I. 9 of 2014 require the “the completion of an online assessment, via the Building Control Management System, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations”.
Part A - Structure

“Built to Last” – “Built to Change”

Consequence Class:
- Select -
- Select -
- Select -
1
2a Lower Risk Group
2b Upper Risk Group
3

Definitions for this Part.

“actions” means a set of forces (loads) applied to the structure (direct actions) or a set of imposed deformations or accelerations (indirect actions).

“variable actions” means actions for which the variation in magnitude with time is neither negligible nor monotonic such as imposed loads on building floors, wind actions or snow loads.
Part B-Fire Safety

Welcome to the Guardian.

Means of warning and escape in case of fire. B6
A dwelling house shall be so designed and constructed that there are appropriate provisions for the early warning of fire and there are adequate means of escape in case of fire from the dwelling house to a place of safety outside the building, capable of being safely and effectively used.

Internal fire spread (linings) B7
For the purpose of inhibiting the spread of fire within a dwelling house, the internal linings:

(a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances; and

(b) shall offer adequate resistance to the spread of flame over their surfaces.

Internal fire spread (structure) B8

(1) A dwelling house shall be so designed and constructed that, in the event of fire, its stability will be maintained for a reasonable period.

(2) (a) A wall common to a dwelling house and to one or more adjoining buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings.

(b) A dwelling house shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the dwelling house.

(3) A dwelling house shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary.

(4) For the purposes of sub-paragraph 2(e), a dwelling house in a terrace and a semi-detached dwelling house are each to be treated as being a separate building.

External fire spread B9
The external walls and roof of a dwelling house shall be so designed and constructed that they afford adequate resistance to the spread of fire to and from neighbouring buildings.

Access and facilities for the fire service. B10
A dwelling house shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life and property.

Definitions for this Part. B11
In this Part, “dwelling house” means a dwelling that is not a flat.
### Part C- Site Preparation and Moisture Resistance

**Preparation of site.** C1

The ground to be covered by a building shall be reasonably free from vegetable matter.

**Subsoil drainage.** C2

Subsoil drainage shall be provided if necessary so as to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.

**Dangerous substances.** C3

Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building.

**Resistance to weather and ground moisture.** C4

The floors, walls and roof of a building shall be so designed and constructed as to prevent the passage of moisture to the inside of the building or damage to the fabric of the building.

**Definitions for this part.** C5

In this Part -

- **contaminant** includes any substance which is or could become flammable, explosive, corrosive, toxic or radioactive and any deposits of faecal or animal matter;

- “floor” includes any base or structure between the surface of the ground or the surface of any hardcore laid upon the ground and the upper surface of the floor and includes finishes which are laid as part of the permanent construction;

- “moisture” includes water vapour and liquid water.

---

**Radon**

Don’t forget about

**Methane**

**VOCs**

**Pyrite**

**Sulphides**

**Landfills**

**Asbestos**

**Heavy Metals**

**Oils & Tars**

**Mining**

**Brownfield Sites**

Land reclaimed from the sea

Etc.
Part D (Materials and Workmanship)

Have you ensured that the design includes the use of proper materials which are fit for purpose and intended location and that these will be constructed in a workmanlike manner?

- Select -

Definition for this Part

In this Part, “proper materials” means materials which are fit for the use for which they are intended and for the conditions in which they are to be used, and includes materials which:

(a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation;

(b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or

(c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability.
Refer to BC 03/2016 - Competency of Sound Insulation Testers - Building Regulations (Part E Amendment) Regulations 2014

BC04/2015-Building Regulations (Part E Amendment) Regulations S.I. No 606 of 2014

Mandatory testing by a competent person.
on a representative sample of dwellings.
Part F - Ventilation

Limiting moisture content within buildings condensation/ mould growth
- Limiting harmful pollutants/Indoor air quality
- Achieve adequate indoor air quality through
  - Natural Ventilation
  - Mechanical Ventilation with Heat Recovery (MVHR)
- Mixed Mode ventilation (strategies that combine natural ventilation with mechanical ventilation and/or cooling in the most effective manner) is referenced for Buildings other than Dwellings

Means of ventilation

F 1 Adequate means of ventilation shall be provided for people in buildings. This shall be achieved by
a) limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and
b) limiting the concentration of harmful pollutants in the air within the building.

Condensation F2 Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.
Dual flush toilets now compulsory in all situations where WC suite being renewed.
Part H - Drainage, Waste Water Disposal

How is surface water to be drained from the site?:
- Existing Connection
- Public Sewer/Main
- Select as appropriate

How is foul water to be drained from the site?:
- New Connection
- Select
- Public
- Private - Group Treatment System
- Private - Onsite Treatment System

Definitions for this Part:
H3 In this Part -
“combined drain” means a single private drain used for the drainage of two or more separate premises as defined in section 10 of the Local Government (Sanitary Services) Act 1948 (No. 3 of 1948);
“drain” in relation to a building means any pipe, forming part of the drainage system of the building, which is either -
(a) wholly underground, or
(b) a continuation, in the direction of flow, of part of a drainage system that has been underground, and includes a “combined drain”;
“drainage system”, in relation to a building, means the system of pipes and drains used for the drainage of the building, including all other fittings, appliances and equipment so used but excluding subsurface water drains;
“domestic wastewater” means water discharged from kitchens, laundry rooms, lavatories, bathrooms, toilets and similar facilities (soil water and wastewater);
“foul wastewater” means any wastewater comprising domestic wastewater and/or industrial wastewater;
“industrial wastewater / trade effluent” means wastewater discharge resulting from any industrial or commercial activity;
“sewer” has the same meaning as in the Local Government (Sanitary Services) Acts 1879 to 1964;
“surface water” means water from precipitation which has not seeped into the ground and which is discharged to the drain or sewer system directly from the ground or from the exterior building surfaces;
“soil water” means water containing excreted matter, whether human or animal;
“wastewater” means used water not being soil water or trade effluent.

Drainage systems.
H1 (1) A building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul wastewater from the building.
(2) A building shall be provided with such a drainage system as may be necessary for the adequate disposal of surface water from the building.
(3) No part of a drainage system conveying foul wastewater shall be connected to a sewer reserved for surface water and no part of a drainage system conveying surface water shall be connected to a sewer reserved for foul wastewater.

Wastewater treatment systems.
H2 (1) A wastewater treatment system shall be so designed, sited and constructed that:
(a) it is not prejudicial to the health of any person,
(b) it does not cause a risk to public health or the environment,
(c) it prevents unauthorised access but allows adequate means of access for employing and maintenance,
(d) it will function to a sufficient standard for the protection of health in the event of a system failure,
(e) it has adequate capacity,
(f) it is impermeable to liquids, and
(g) it is adequately ventilated.
(2) Information on the wastewater treatment system and any continuing maintenance required to avoid risk to health and the environment shall be provided to the owner.

Definitions for this Part.
H3 In this Part -
“combined drain” means a single private drain used for the drainage of two or more separate premises as defined in section 10 of the Local Government (Sanitary Services) Act 1948 (No. 3 of 1948);
“drain” in relation to a building means any pipe, forming part of the drainage system of the building, which is either -
(a) wholly underground, or
(b) a continuation, in the direction of flow, of part of a drainage system that has been underground, and includes a “combined drain”;
“drainage system”, in relation to a building, means the system of pipes and drains used for the drainage of the building, including all other fittings, appliances and equipment so used but excluding subsurface water drains;
“domestic wastewater” means water discharged from kitchens, laundry rooms, lavatories, bathrooms, toilets and similar facilities (soil water and wastewater);
“foul wastewater” means any wastewater comprising domestic wastewater and/or industrial wastewater;
“industrial wastewater / trade effluent” means wastewater discharge resulting from any industrial or commercial activity;
“sewer” has the same meaning as in the Local Government (Sanitary Services) Acts 1879 to 1964;
“surface water” means water from precipitation which has not seeped into the ground and which is discharged to the drain or sewer system directly from the ground or from the exterior building surfaces;
“soil water” means water containing excreted matter, whether human or animal;
“wastewater” means used water not being soil water or trade effluent.
Part J - Heat Producing Appliances

Part J (Heat Producing Appliances)

Type of heat producing appliance(s) provided (if any)*:

- Solid fuel burning appliance (including solid biofuel) with a rated output up to 50 kW
- Fixed gas burning appliance with a rated input up to 70 kW
- Gas burning cooking appliance
- Oil burning appliance with a rated output of up to 45 kW
- Other heat producing appliance

Location of primary fuel storage, if any:

- External, above ground and less than 1.8m from the building
- External, above ground and more than 1.8m from the building
- External and below ground
- Within building

Air supply.

Discharge of products of combustion.

Warning of release of Carbon Monoxide.

Protection of building.

Provision of information.

Fuel storage system – protection against spread of fire to the system.

Liquid fuel storage system – protection against pollution by the system.

Definitions.

In this Part, “heat producing appliance” means a fixed appliance (including a cooker and an open fire) which is designed to burn solid fuel, oil, bio-fuel or gas and includes an incinerator.
Part K - Stairways, Ladders, Ramps & Guards

| Stairways, ladders and ramps. | K1 | Stairways, ladders and ramps shall be such as to afford safe passage for the users of a building. |
| Protection from falling. | K2 | In a building the sides of every floor, balcony and every part of a roof to which people normally have access, and sunken areas connected to a building, shall be guarded to protect users from the risk of falling. |
| Vehicle ramps, floors and roofs. | K3 | In a building, the sides of every vehicle ramp and every floor and roof to which vehicles have access shall be guarded against the risk of vehicles falling therefrom. |

Application of this Part.

| K4 | The requirements of this Part apply to stairways, ladders and ramps which form part of the structure of a building. |

Beware of Conflicts – Parts B, K & M
For existing dwellings, the requirements of L1 shall be met by:

(a) limiting heat loss and, where appropriate, maximising heat gain through the fabric of the building;

(b) controlling, as appropriate, the output of the space heating and hot water systems;

(c) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air;

(d) providing that all oil and gas fired boilers installed as replacements in existing dwellings shall meet a minimum seasonal efficiency of 90% where practicable.

For new dwellings, the requirements of L1 shall be met by:

(a) providing that the energy performance of the dwelling is such as to limit the calculated primary energy consumption and related carbon dioxide (CO₂) emissions insofar as is reasonably practicable, when both energy consumption and carbon dioxide (CO₂) emissions are calculated using the Dwelling Energy Assessment Procedure (DEAP) published by Sustainable Energy Authority of Ireland;

(b) providing that, for new dwellings, a reasonable proportion of the energy consumption to meet the energy performance of a dwelling is provided by renewable energy sources;

(c) limiting heat loss and, where appropriate, availing of heat gain through the fabric of the building;
Part M - Access & Use

Part M (Access and Use)

Has adequate provision been made for people to access and use the building, its facilities and its environs?

- Select -

- Select -
  Yes
  No

Application of the Part

M2 Adequate provision shall be made for people to approach and access an extension to a building.

M3 If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.

M4 Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.
Promote a Culture of Compliance with Building Regulations

- Part B - Fire Safety (2017)
- Part C - Site Preparation and Moisture Resistance (2004)
- Part D – Materials & Workmanship (2013)
- Part E – Sound (2014)
- Part F - Ventilation (2009)
- Part G – Hygiene (2011)
- Part K - Stairways, Ladders, Ramps & Guards (2014)
BCMS-Applications Module-Commenced

  - 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

- UAT Access - in 4 Local Authorities-user group for testing
- 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

info@localgov.ie
For system queries
National Building Control Management Project

- Inspections/Online Assessment
Inspections-Competent- Professional-Building Control Officers

Inspection Module

Inspection Working Group established
Chair Seamus Coughlin CFO Cork

- Sub-group 1(SG1) **Inspections Programme Protocol/Strategy**- Agreed to implement, the 11 Principles set out in the OECD Best Practice Principles for Regulatory Policy; *(Pat Nestor)*
- Sub-group 2(SG2) **Inspection Methodology**- Agreed on an 8-step inspection process; *(Andrew Macilwraith)*
- Sub-group 3(SG3) **Inspector Competency Requirement** - assessed required competencies for Building Control Inspectors, and *(Bernadette Mcardle)*
- Sub-group 4(SG4) **Inspection IT i.e. BCMS Module** - working on standard processes.

App design and build ongoing-management end via BCMA-Tablet based
Online and offline capability- Will be designed to link to IPMS *(Eoin O Dowd)*
Regulatory Inspections & Enforcement

- **OECD (2014), Regulatory Enforcement and Inspections, OECD Best Practice Principles for Regulatory Policy**
  - **Principle 1:** Evidence-based enforcement
  - **Principle 2:** Selectivity
  - **Principle 3:** Risk-Focus and proportionality
  - **Principle 4:** Responsive regulation
  - **Principle 5:** Long-term vision
  - **Principle 6:** Co-ordination and consolidation
  - **Principle 7:** Transparent governance
  - **Principle 8:** Information integration
  - **Principle 9:** Clear and fair process
  - **Principle 10:** Compliance promotion
  - **Principle 11:** Professionalism
FAQ 7. What is the Building Control Legislation Framework?

**EU (Construction Products) Regulations 2013 (S.I. No. 225 of 2013)**


- Establishment of Building Control Authorities
- Empowers Building Control Authorities
- Enables the making of Regulations
- Appointment of BRAB
- Certificates, Notices, Applications
- Enforcement Notices
- Professional Registration
- Dispensations / Relaxations

**Building Control Regulations**

- Notices-Commencement / 7 Day Notices
- Applications-Fire Safety Certificates
- Applications- Disability Access Certificates
- Certificates-Certificates of Compliance on Completion

**Code of Practice for Inspecting and Certifying Works 2016**

**Technical Guidance Documents**

**Framework for Building Control Authorities 2016**
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 33 (a). What construction stages should be inspected, as a minimum, for a one off house? Code of Practice Inspecting & Certifying Works 2016

NOTE: IF IN DOUBT, CONTACT YOUR LOCAL BUILDING CONTROL AUTHORITY
FAQ 53. What process / methodology should you consider to ensure compliance with Building Regulations for Multi-Unit developments?

### TABLE 1: METHODOLOGY FOR COMPLIANCE WITH BUILDING REGULATIONS

<table>
<thead>
<tr>
<th>A- STRUCTURE</th>
<th>APPLICABLE Y/N</th>
<th>ESSENTIAL REQUIREMENTS FOR FULL COMPLIANCE IN THE CONTEXT OF THE DEVELOPMENT BEING CONSIDERED</th>
<th>Multi-Units-Phases i.e. Units 1......n; note temporary for finished compliance-individual parts of CN</th>
</tr>
</thead>
<tbody>
<tr>
<td>B - FIRE SAFETY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C - SITE PREPARATION &amp; RESISTANCE TO MOISTURE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D - MATERIALS AND WORKMANSHIP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E - SOUND</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F - VENTILATION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G - HYGIENE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H - DRAINAGE AND WASTE DISPOSAL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J - HEAT PRODUCING APPLIANCES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>K - STAIRWAYS, LADDERS, RAMPS AND GUARDS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>L - CONSERVATION OF FUEL AND ENERGY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M - ACCESS AND USE</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ISSUES FOR CONSIDERATION—How do you propose to Comply?**

- Preference for single CCC for each single legally distinct property
- Complete in one un-interrupted phase or many
- Taking In Charge?
- Single Commencement Notice – require multiple CCC?
- Length of time that might elapse between commencement of first units on a large development & last units & full completion/ Taking In Charge
- Disposing of parts of Large Developments to different Builders?
- Building Control Regulations 1997-2015-must Commence on a specified date between 14-28 days of submission of Commencement Notice
- If Phases proposed – consider separate Commencement Notices
- If different Builders proposed-consider separate Commencement Notices
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)

24/11/2017 - Review Mairéad Phelan
### 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>

Refer slide35 and “Code of Practice for Inspecting and Certifying Buildings or Works September 2016”
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>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cost of Compliance</strong></td>
</tr>
<tr>
<td>Notification to BCAs-CN etc.</td>
</tr>
<tr>
<td>Education &amp; training</td>
</tr>
<tr>
<td>Apps FSCs/DACs etc.</td>
</tr>
<tr>
<td>Purchase costs-</td>
</tr>
<tr>
<td>Systems</td>
</tr>
<tr>
<td>Competent Persons</td>
</tr>
<tr>
<td>Record keeping</td>
</tr>
<tr>
<td>Enforcement</td>
</tr>
<tr>
<td>Publication of documents</td>
</tr>
<tr>
<td>Procedures</td>
</tr>
<tr>
<td><strong>BCA Inspectors on the ground</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
Building Control Management - localgov.ie

- **Construction Activity - 2017/18**

What is the context of Building Control in the context of...?
Data Collection - “what gets measured gets managed”

Project: Detached House

Use the tabs below to create and/or view your Notices and/or:

- My Dashboard
- My Details
- My Notices
- My Certificates
- Take a tour
- Log out

Building Particulars

Building Name / Brief Description:
Detached House Liscolman

Does the building/works involve a protected structure or national monument:
Yes

Protected Structure / Monument Reference No:
Enter the Protected Structure / Monument Reference Number

FSC No. (if applicable):

DAC No. (if applicable):
Over 84,000 customers
Almost 800,000 documents submitted
Almost 50,000 building projects in BCMS
Almost 39,000 valid building projects

5 Email Campaigns – Sending Alerts to All registered users
1. Grenfell Fire
2. Fradulent Glass
3. Fradulent Steel
4. Certificates of Compliance on Completion
5. Information Note 1-2018 Guidance on Timber Frame Walls

<table>
<thead>
<tr>
<th>Commencement Notice Type Activity</th>
<th>Total-16th March 2018</th>
<th>Total 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement Notice Without Compliance Documentation</td>
<td>437</td>
<td>2298</td>
</tr>
<tr>
<td>7 Day Notice</td>
<td>213</td>
<td>1043</td>
</tr>
<tr>
<td>Commencement Notice with Opt Out Declaration</td>
<td>1213</td>
<td>5737</td>
</tr>
<tr>
<td>Commencement Notice with Compliance Documentation</td>
<td>880</td>
<td>4411</td>
</tr>
<tr>
<td>Total Commencement Notices</td>
<td>2743</td>
<td>13,489</td>
</tr>
</tbody>
</table>
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 for Building Control

- 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
FAQ 1. What is the Building Life Cycle Strategic Management Cycle?

D E S I G N  B U I L D  O C C U P Y

- Design
- Planning
- Build
- Building Control
- Occupy
- Fire Services
National Building Control Management Project (NBCMP)

Four pillar Project:
1. Training;
2. Inspections;
3. Compliance & Support;
4. IT-Enabler/BCMS - localgov.ie

Governance –
Oversight Board

Collaboration
Oversight Board
Three Regional Building Control Committees.

Vision
Create a “Culture of Compliance”
Provide for an improved Inspection and Enforcement regime.