National Building Control Management Project

Promoting a Culture of Compliance with Building Regulations

Update for “2019 IBCI CONFERENCE”

Mairéad Phelan, Chartered Engineer, FIEI, 27th March 2019
Promoting a Culture of Compliance with Building Regulations

Strategic Plans DHPLG & 31 Local Authorities

Local Authority Service Delivery Plans

<table>
<thead>
<tr>
<th>Local Authority</th>
<th>Description</th>
<th>Objective</th>
<th>Performance Standard-Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporate Objective</td>
<td>To respect, protect and enhance the natural and built environments</td>
<td></td>
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</tr>
<tr>
<td>Building Control Operational Plan</td>
<td>To deliver and maintain an effective and efficient Building Control service in County XXXXX (Quality Service delivery)</td>
<td>The Building Control Department’s objectives are to promote a culture of compliance with the building regulations and building control regulations by monitoring built environment activities (the erection of buildings; material alteration or extension of buildings, material change of use of a buildings; works in connection with material alterations (excluding minor works) of a shop, office or industrial building) and using its’ powers of inspection and enforcement as required.</td>
<td>No. of Building Control on site Inspections</td>
</tr>
</tbody>
</table>
FAQ 1. What is the Building Life Cycle Strategic Management Cycle?

Design ePlanning

Build BCMS

Occupy SaFire

Design

Planning

Build

Building Control

Occupy

Fire Services
Building Control Authorities & Authorised Officers

**Building Control Officer**

“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
  - Market Surveillance Authorities - 2019 Campaign Wastewater Treatment Works

“Framework for Building Control Authorities V1.1 June 2016” provides guidance on roles and functions of Building Control Authorities.
FAQ 7. What is the Building Control Legislation Framework?

- 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

Local Government Reform Act 2014

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


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

Building Regulations
- 12 Parts A-M
- Applications –Dispensation from /Relaxation of

Technical Guidance Documents

Applications
- Dispensation from /Relaxation of

Fire Safety Certificates

Disability Access Certificates

Cc P. Roche 6/2018 - Review Mairéad Phelan
Building Control Service Delivery - 31 Building Control Authorities


The Act provide for the health and safety of people in or about buildings, access for all, the conservation of fuel and energy and promotion of good building practice

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 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 - the bigger picture

Part A - Structure
Part B - Fire Safety
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 Water Disposal
Part J - Heat Producing Appliances
Part K - Stairways, Ladders, Ramps & Guards
Part L - Conservation of Fuel and Energy

THE EFFECTS OF THE BUILT ENVIRONMENT ON HEALTH OUTCOMES—90% of our lives spent in indoors in buildings with 70% in our homes

- USES: Service philosophy, functional requirements and relationships, workflow, logistics, layout, human dignity, flexibility, adaptability and security.
- ACCESS: Vehicles, parking, pedestrians, disabled people, wayfinding, fire & security.
- SPACES: Space standards, guidance and efficient floor layouts.
- CHARACTER AND INNOVATION: Excellence, vision, stimulation, innovation, quality and value.
- CITIZEN SATISFACTION: External materials, colour, texture, composition, scale, proportion, harmony, and aesthetic qualities.
- INTERNAL ENVIRONMENT: Patient environment, light, views, social spaces, internal layout and wayfinding.
- URBAN AND SOCIAL INTEGRATION: Sense of place, sitting, neighbourliness, town planning, community integration and landscaping.
- PERFORMANCE: Daylight, heating, ventilation, air conditioning, acoustics, passive thermal comfort.
- ENGINEERING: Emergency systems, fire safety, engineering standardisation and prefabrication.
- CONSTRUCTION: Maintenance, robustness, integration, standardisation, prefabrication, health & safety.
 NBCMP
National Building Control Management Project

Building Control-Promoting a Culture of Integrity & Compliance with Building Regulations
Beware Organisational Amnesia-Build in Haste.......
## EXCHEQUER & INDUSTRY COSTS OF COMPLIANCE V NON-COMPLIANCE

<table>
<thead>
<tr>
<th>Cost of Compliance</th>
<th>Cost of Non-Compliances</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notification to BCAs-CN etc.</td>
<td>- Well Grants –Part G</td>
</tr>
<tr>
<td>Education &amp; training</td>
<td>- Septic Tank Grants –Part H</td>
</tr>
<tr>
<td>Applications FSCs/DACs etc.</td>
<td>- Insulation grants-Part L</td>
</tr>
<tr>
<td>Purchase costs- Systems</td>
<td>- Pyrite Remediation-Part D</td>
</tr>
<tr>
<td>Competent Persons</td>
<td>- DPGS/HAGs-Part M-G</td>
</tr>
<tr>
<td>Record keeping</td>
<td>- Fire Callouts –Part B/J</td>
</tr>
<tr>
<td>Enforcement</td>
<td>- Leaks –balcony, chimney, flues, flashing etc.- Part C, D, J</td>
</tr>
<tr>
<td>Publication of documents</td>
<td>Operating inefficiencies</td>
</tr>
<tr>
<td>Procedures</td>
<td>- Heating &amp; Lighting-Part L</td>
</tr>
<tr>
<td>BCA Inspectors on the ground</td>
<td>Health Issues</td>
</tr>
<tr>
<td></td>
<td>- Sound –Part E</td>
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<td></td>
<td>- Radon-Part C</td>
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<td></td>
<td>- Carbon Monoxide-Part B, J,</td>
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<td></td>
<td>- Condensation-Part F</td>
</tr>
<tr>
<td></td>
<td>- Trips/Slips-Balcony /Stair Rails –Part K</td>
</tr>
<tr>
<td></td>
<td>Fines/Penalties/Imprisonment</td>
</tr>
</tbody>
</table>
National Building Control Management Project

- Building Control Management – Reform

- National Building Control Management Project (NBCMP)
  - Promote a Culture of Compliance with Building Regulations

- NBCMP - 4 Pillar Project
  - Training
  - Compliance & Support
  - IT-Enabler/BCMS
  - Inspections
National Vision for Reform - Promote a Culture of Compliance with the Building Regulations

The National Building Control Management Project (NBCMP) provides 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 Compliance Support; Training; Inspections; Information System (IS-BCMS -localgov.ie); Collaboration is through the advisory board and three regional Building Control Committees.

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

The Sector:
Building Control Management

Reform

National Building Control Management Project
Shared Services is among the key reform initiatives mandated by Government and set out in the:

- Programme for Government - inspections
- Local Government Reform Act 2014, Action Programme for Effective Local Government, Putting People First, VFM,
- S.I. 9 of 2014- Mandatory Inspection & Certification System
- 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
- Bringing Back Homes- Manual for Re-Use of Existing Buildings

Government’s Vision of Reform:
National Building Control Management Project

• Promote a Culture of Compliance
2019-Regional Building Control Committees

3 Chairs
Northern & Western - **Pat Gaynor**, Cavan
Eastern & Midlands - **Sinéad Murphy**, Fingal
Southern - **Tim Kelleher**, Kerry

**NBCO Collate Current Issues Quarterly from Regional Committees**
**Inform CIC Quarterly Advisory Board Meetings**

**Issues**
- Rapid Build-compliance
- Protected Disclosures -policy
- Wall Ties-missing & spacing
- Fire Stopping-quality of workmanship

**To-do-main items**
1. Market Surveillance-Wastewater Treatment Systems
2. E-CAS Login & ICSMS Access
3. Part L-S11 Request for DEAP/NEAP for Every CN
4. BER Information Request from estate agents
5. Inspections Mobile App –Roll out programme
6. Liaise with Vacant Homes Officers –Bringing Back Homes
7. Building Control Strategic Plan-Service Delivery Plans
1. Form of Commencement Notice for Development with Compliance Documentation
2. Form of 7 Day Notice Building Control Acts 1990 and 2007 (Article 20A)
3. Form of Commencement Notice for Development with Opt-Out Declaration
4. Form of Commencement Notice for Development without Additional Documentation
5. Notice of Assignment of Assigned Certifier to Inspect and Certify Works
6. Notice of Assignment of Builder
7. Undertaking by Assigned Certifier Form of Certificate of Compliance
8. Undertaking by Builder Form of Certificate of Compliance
9. Certificate of Compliance on Completion & “Annex - Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.
10. Form of Fire Safety Certificate
11. Form of Revised Fire Safety Certificate
12. Form of Regularisation Certificate
13. Form of Disability Access Certificate
14. Form of Revised Disability Access Certificate
15. Form of Application for a Fire Safety Certificate
16. Form of Application for a Revised Fire Safety Certificate
17. Form of Application for a Regularisation Certificate
18. Form of Application for a Regularisation Certificate
19. Form of Application for a Disability Access Certificate
20. Form of Application for a Revised Disability Access Certificate
21. Form of Application for a Dispensation from, or a Relaxation of, a Requirement of Building Regulations
22. Declaration of Intention to Opt Out of Statutory Certification
23. Form of 7 Day Notice Statutory Declaration
24. Form of Statutory Declaration for a Regularisation Certificate

Building Control Regulations 1997-2015
providing for matters of procedure, administration and control for the purposes of securing the implementation of, and compliance with, the requirements of building regulations and building control regulations.

Building Control Act 1990
Building Control Act 2007
Building Control Regulations 1997-2015
Building Control Amendment Regulations 1997-2017

Technical Guidance Documents - Applications - S4 Dispensation from and S4 Relaxation of a requirement of the Building Regulation

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)
Amendment (2016)
Part J—Heat Producing Appliances (2014)
Part K—Stairways, Ladders, Ramps and Guards (2014)
Part M—Access and Use (2010)
- 4 Pillar Project
- Training
- Compliance Support
- IT-Enabler/BCMS
- Inspections
National Building Control Management Project

• Compliance & Support
Compliance Support - chair Mairead Phelan NBCO
“Promote a Culture of Compliance”

Quality – Building Control Service Delivery (Inspectors, Administrators Professionals)

Five key delivery elements:

1. Campaigns
   BCMS@LocalAuthority.ie
2. Reporting NOAC, PSROG, CCMA, LGMA, Board, Dept Returns - KReports 2019
4. CRM Queries Freshdesk-support@nbco.gov.ie
5. GDPR/FOI - data

<table>
<thead>
<tr>
<th></th>
<th>Feb</th>
<th>May</th>
<th>July</th>
<th>Sep</th>
<th>Nov</th>
</tr>
</thead>
<tbody>
<tr>
<td>21st</td>
<td>23rd</td>
<td>25th</td>
<td>26th</td>
<td>21st</td>
<td></td>
</tr>
</tbody>
</table>

Building Control Activity

<table>
<thead>
<tr>
<th>Commencement Notice Type: from 1st January 2018</th>
<th>End of December 2018</th>
<th>End of January 2019</th>
<th>End February 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement Notice with Opt Out Declaration</td>
<td>6645</td>
<td>493</td>
<td>598</td>
</tr>
<tr>
<td>Commencement Notice Without Compliance Documentation</td>
<td>2245</td>
<td>183</td>
<td>195</td>
</tr>
<tr>
<td>7 Day Notice</td>
<td>1128</td>
<td>64</td>
<td>102</td>
</tr>
<tr>
<td>Commencement Notice with Compliance Documentation</td>
<td>4132</td>
<td>318</td>
<td>364</td>
</tr>
<tr>
<td>Total Commencement Notices All types</td>
<td>14150</td>
<td>1058</td>
<td>1259</td>
</tr>
<tr>
<td>CRM stakeholder queries closed - i.e. phone, <a href="mailto:info@localgov.ie">info@localgov.ie</a></td>
<td>4509</td>
<td>165 - CRM closed cases</td>
<td>243 - CRM closed case</td>
</tr>
</tbody>
</table>

From Inception (2014)

<table>
<thead>
<tr>
<th>Customers-Registered users</th>
<th>December 2018</th>
<th>January 2019</th>
<th>February 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>98126</td>
<td>100203</td>
<td>101301</td>
<td></td>
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<tr>
<td>Compliance Documents</td>
<td>1061832</td>
<td>1091422</td>
<td>1110875</td>
</tr>
</tbody>
</table>

Over 101,000 registered users i.e. customers

Over 1,110,000 Compliance documents submitted

Over 57,516 building projects in BCMS

Over 52,000 valid building projects
National Building Control Management Project

• Training
National Building Control Management Project

Training - chair
Colin Gallagher Fingal

"Promote a Culture of Compliance"

Competent - Professional Building Control Personnel (Inspectors, Administrators Professionals)

Four Key Delivery Areas

1. Annual CPD
2. Certificate in Building Control Management
3. A-M of Building Control Part L Eventbrite
4. MSc Building Control

| L01 | Demonstrate specialist knowledge of the legislative framework in the context of buildings and building control together with the roles and duties in the administration and regulation of building control in Ireland. |
| L02 | Demonstrate the ability to utilise the Building Control Management System (BCMS) to facilitate the electronic administration of building control matters. |
| L03 | Display an in-depth knowledge of the legislative framework governing the design of buildings and works to provide for the health, safety and welfare of people in and around buildings. |
| L04 | Demonstrate specialised knowledge of the powers of inspection of Building Control Officers and the requirement for taking, maintaining and keeping records. |
| L05 | Recognise the powers of enforcement possessed by Building Control Authorities and demonstrate a detailed understanding of the enforcement processes. |
| L06 | Identify how the Code of Practice for Inspecting and Certifying Works is used in the enforcement of building regulatory compliance. |
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**

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**Read Roles & Duties**
Inspections- chair Seamus Coughlin CFO Cork

“Promote a Culture of Compliance”

Targeted Risk-Based Inspections

Inspectors, Administrators Professionals

Four Key Delivery Areas

1. Standardised Inspection Programme.
2. Standardised Inspection Methodology.
3. Inspector Competency.

- 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

Figure 1. An Enforcement Pyramid for Regulatory compliance.
Source: Reducing the risk of policy failure. Challenges for Regulatory Compliance. OECD
FAQ 53. What process / methodology should you consider to ensure compliance with Building Regulations for Multi-Unit developments?

<table>
<thead>
<tr>
<th>TABLE 1-METHODOLOGY FOR COMPLIANCE WITH BUILDING REGULATIONS</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>A- STRUCTURE</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>B -FIRE SAFETY</td>
<td></td>
<td></td>
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<tr>
<td>C- SITE PREPARATION &amp; RESISTANCE TO MOISTURE</td>
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<td></td>
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<tr>
<td>D- MATERIALS AND WORKMANSHP</td>
<td></td>
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<tr>
<td>E- SOUND</td>
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<td></td>
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<td>F- VENTILATION</td>
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<tr>
<td>G- HYGIENE</td>
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<tr>
<td>H- DRAINAGE AND WASTE DISPOSAL</td>
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<tr>
<td>J- HEAT PRODUCING APPLIANCES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>K- STAIRWAYS, LADDERS, RAMPS AND GUARDS</td>
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<td></td>
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<tr>
<td>L- CONSERVATION OF FUEL AND ENERGY</td>
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<tr>
<td>M -ACCESS AND USE</td>
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</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
Inspections - Continuing with our Crowd Design & Mentoring Philosophy
Competent- Professional-Building Control Officers

Change management initiated from the sector CCMA

Inspection Module Working Group- 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-Dublin)*

- Sub-group 2(SG2) *Inspection Methodology*- Agreed on an 8-step inspection process; *(Andrew Macilwraith-Cork)*

- Sub-group 3(SG3) *Inspector Competency Requirement* - assessed required competencies for Building Control Inspectors, and *(Bernadette McArdle-Louth)*

- Sub-group 4(SG4) *Inspection IS i.e. Survey 123/ArcGis* - working to standardise *(Colin Barden Wexford, John Sweeney/Cianan Gallagher Meath, Colin Campbell, Fingal)*.

Inspection App developed Wexford → proof of concept Meath → pilot Fingal → roll-out to Louth → followed by etc i.e. programme to be agreed with region chairs...

- Tablet based-Online and offline Capability

- BI tool to mine risk from Online Assessment with a GIS off-the-shelf app
Sub-group 4(SG4) Inspection IS i.e. Power BI with Survey 123/ArcGis - KISS

- Working to standardise (Colin Barden Wexford, John Sweeney/Cianan Gallagher Meath, Colin Campbell, Fingal).

Premises Risk Indexing Method (PRIME)
Colin Barden, Wexford
Power BI tool
Applied to Online Assessment Data
Sub-group 4(SG4) Inspection IS i.e. Power BI with Survey 123/ArcGis  -KISS

Power BI Dashboard

Colin Barden, Wexford
Based on PRIMe – Part B

Incrementally build on risk by adding Part A, C to M as roll-out and use progresses

Roll-out programme to be agreed by NBCO & Regional Chairs
Sub-group 4(SG4) Inspection IS -KISS

• Working to standardise (Colin Barden Wexford, John Sweeney/Cianan Gallagher Meath, Colin Campbell, Fingal).

Option 1 : Survey123/ArcGis
• Access AGOL -each BCA own License
• Download Survey123 Connect
• Load agreed excel to open in App(require to publish it to get it to load)
• Open on Android device by installing survey123 App

Instructions to be circulated by NBCO

Option 2 : QGIS or other
Building Control Management - localgov.ie

• Information System - BCMS

Sabrina McDonnell, BEng, MSc

"Delivering better outcomes and efficiency through innovation and excellence in ICT"
Information System
IS-BCMS chair
Dominic Byrne Fingal HIS

“Promote a Culture of Compliance”

Effective & Efficient Building Control Administration (Inspectors, Administrators Professionals, Owners, Builders, Designers, Assigned Certifiers)

Two Key Delivery Areas
1. BCMS 1.5-refresh
2. BCMS 2.0 –cloud based design & integration with other IS
BCMS 1.5-Applications Module-Update

FIRE SAFETY CERTIFICATE / DISABILITY ACCESS CERTIFICATES/DISPENSATION/RELAXATION
STREAMLINE PROCESSES; REDUCE ADMINISTRATIVE BURDEN;
IMPROVE EASE OF DOING BUSINESS

- Applications Working Group established
- Design/Tender - process for Online Applications, Fee Payment, Validation and grant of FSC’s / DAC’s/Disp/Relax
- Surveys & Consultation with Building Control Authorities-Regional Committees
- Q1 2019 End to End Testing ongoing → Sandbox → UAT → Deployment
  https://uat.providentcrm.com/BCMS-Applications/
- Q2 2019 Deliver as a Pilot

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
Certificate Type: Fire Safety Certificate Application (FSC)
Name: LFSC-79
Location of the proposed development: SR0037657
Building: LFSC-79
Development Description: Test
Assigned to: Admin FSC
Creator: Admin FSC
Type of building or works: Construction of new building

Location
LAT: 53.3645748
Street: Strandville Avenue East
Town: test
Eircode:
LONG: -6.219970703125
Address Line 2:
County: Carlow

System Info
Date Created: 21/03/2019 06:11am
CRM Creator: FFW API User
Date Modified: 21/03/2019 06:11am
Modified by: FFW API User
Building Control Management - localgov.ie

- Construction Activity - 2017/18/19

- 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...

What is the context of Building Control in the

- Must Commence within 14-28 days of Validation of Commencement Notice
- Must Complete to Comply with the Requirements of the 2nd Schedule to the Building Regulations Part A-M

Part A - Site
Part B - Fire
Part C - Site
Part D - M
Part E - Soil
Part F - Ventilation
Part G - Hygiene
Part H - Drains
Part J - Health
Part K - Standards
Part L - Consent
Part M - Access

Buildings In Control
Fire
No Professional Planning & Environment
Contract No
Other Register
In Charge
Multi Unit
Statutory Building Control Register
7 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
7. Information Note 2-2019 Brexit - Construction Products and Implications for Economic Operators

Approx 4531 CRM closed 2018
Freshdesk
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Ongoing Challenges

- Technological Advances
- Commencement Notices-non-submission
- Ditto Certificates of Compliance on Completion
- Commencement Notices with Opt-Out Declaration – misunderstanding
- Building Regulations industry knowledge deficit
- Relevant Building Control Training
- Coordination within Local Authority’s
- Coordination between Local Authorities
Promoting a Culture of Compliance with the Building Regulations

The National Building Control Management Project is managed by Dublin City Council to provide oversight, support & direction for the

Buildings and Building Control

This Issue

National Building Control Office P.1
Inspections P.2
IS-BCMS & Compliance Support P.3
Training P.4
Thank You

Building Control Officers

Certifiers

Effective, Efficient Oversight, Support & Direction for Owners, Builders, Designers & Assigned

Single Standardised System Operated across the Local Authority Sector

National Building Control Management Project (NBCMP) Project

NBCMP as a Shared Services System

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

Promote a "Culture of Compliance"

Vision & Enabler

Provide for an Improved Inspection and Enforcement regime

Governance:

Advisory Committee

Collaboration:

Three Regional Building Control Committees.

BCMS - Building Control Management System