



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 development, standardisation and implementation of Building Control as an effective shared service in the 31 Building Control Authorities (BCAs) who fund the project; through the four pillars of:

- 1) Training
- 2) Inspections
- 3) Compliance Support and
- 4) IS-BCMS (Building Control Management System)

Collaboration is through three Regional Building Control Committees Eastern & Midlands, Northern & Western and Southern. A "National Building Control Advisory Committee" advise on the strategic direction and guidance.

NBCMP Team

- Mairéad Phelan, Project Manager
Sabrina McDonnell, IS-BCMS Manager
Shelly O Riordan, NBCO Manager
Shirley Lambe, Compliance Support
Kelda Minnon, Compliance Support

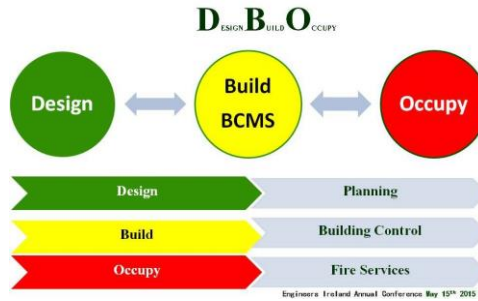


This Issue

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Buildings and Building Control

DEVELOPMENT-Life Cycle Strategic Management



Building for sustainable communities requires a complex interaction of forward planning (economic, physical and social), development control (planning, building and environmental) and community interaction (safety, health & wellbeing).

The stakeholders are many and varied and the process entails a series of sequential, interrelated, standardised and complex activities.

Building Control is the link in achieving sustainable buildings and communities. Construction errors can have lasting consequences which are both costly and difficult to rectify thus requiring effective Building Control Authorities and an efficient fit for purpose Building Control Management System (BCMS).

Building and construction is subject to a wide range of regulations and regulators. Health and safety, the competent person, the use of reasonable skill, care and diligence in carrying out works are at the core of building and construction legislation. The **Building Regulations** legislate for safe, accessible, environmentally sustainable buildings while the **Building Control Regulations** provide for matters of procedure, administration and control for the purposes of securing the implementation of, and compliance with, the requirements of building regulations.

The **BCMS** collates Building Control Compliance Data in the form of *Notices, Applications, Certificates* and *Declarations* along with the completion of an *Online Assessment* as prescribed in the Building Control Regulations 1997-2018.

The prescribed "*Online Assessment*" informs a risk-based inspection regime.

182 administrative, technical and professional staff are engaged in Building Control across the 31 Building Control Authorities.

Roles & Duties of Building Control Authorities

The CCMA/NBCMP “[Framework for Building Control Authorities V1.1 2016](#)” provides guidance for Building Control Authorities (BCAs) with respect to undertaking their functions under the Building Control Acts 1990 to 2014 which include:

- Administration of the Building Control Regulations
- Monitor compliance with the Building Control Act and Regulations through Inspections— Section 11
- Take Enforcement Proceedings in cases of default – Section 8
- Bring prosecution proceedings against defaulters – Section 17
- Maintain the Statutory Building Control Register

Beyond their statutory function under the Building Control Acts, BCAs are also the designated enforcement authorities for the purposes of ensuring compliance with other legislation as follows:

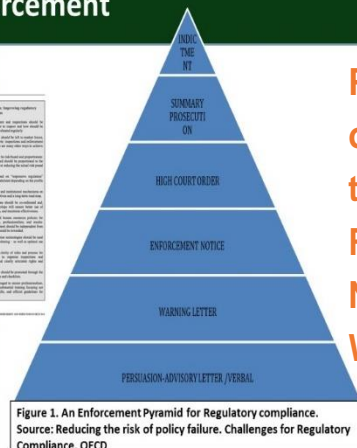
- Marketing of Construction Products in line with European Union (Construction Product) Regulations 2013 (SI No. 225 of 2013); Appendix I
- Building Energy Rating Certificates in line with the European Union (Energy Performance of Buildings) Regulations 2012 (SI No. 243 of 2012); Appendix II
- Registration of multi-storey buildings for the purposes of the Local Government (Multi-storey Buildings) Act 1988.

Inspections

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



Effective compliance underpins markets, protects the environment, rights and safety of the citizen. Categories of non-compliance ‘fraud’ or ‘negligence’:

- Deliberate default;**
- Gross carelessness;**
- Insufficient care;**

“**Enforcement**” covers all activities aimed at promoting compliance and reaching regulations’ outcomes; i.e. information and prevention, inspections, and enforcement actions in the narrower sense (warning, enforcement notices, fines, prosecutions etc.) arising in connection with regulatory inspections by authorised persons.

“**Inspections**” are one of the most important ways to enforce regulations and improve regulatory compliance.

“**Inspections**” cover any type of visit or check conducted by authorised persons on products, buildings or works, activities, documents i.e. “on-site” or “desk-top”. Refer to, [Circular Letter BC 03/2017](#) for definitions.

The NBCMP Inspection Working Groups’(WG) role is to inform and provide industry expertise for the design, implementation and operation of the NBCMP standardised inspection process which includes recommendations in relation to:

- Implementation of a standardised inspection programme protocol.
- Implementation of a standardised Inspection Methodology.
- Inspector Competency Requirement.
- IT/BCMS inspection module and mobile inspection application.
- Update as required the “Online Assessment” which informs the risk-based inspection regime.

Reference links;
[Risk assessment decision making tool for building control bodies](#)
[Code of Practice for Inspecting & Certifying Buildings & Works](#)
 September 2016.

Promoting a Culture of Compliance with the Building Regulations and the NBCMP Inspection Working Group

The WG have agreed that the sources of the Inspection Programme include:

1. Risk Based
2. Random Based
3. Complaint Based
4. Site- Follow-up / Repeat Inspection / Enforcement
5. Non-Technical Building Control Inspections
6. Inspections Related to Statutory Applications

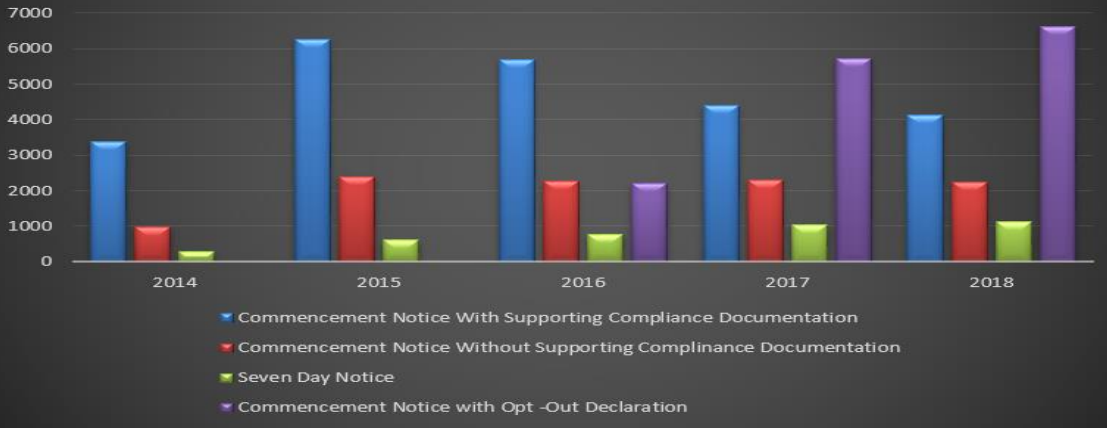
The WG have agreed an 8-Step Inspection Methodology:

1. Legislation
2. Works which **May** be Inspected
3. Inspection Types
4. Inspection Programme
5. Inspection Methodology- actual inspection steps
6. Record of Inspection
7. Decision
8. Reporting

The WG have submitted **Building Control Inspector competencies** to DHPLG.

The WG are investigating the use of a BI risk-assessment tool with an inspection GIS app. to **record inspections.**

COMMENCEMENT NOTICES BY TYPE BY YEAR



IS-BCMS & Compliance Support



Compliance Support

Brexit Preparedness

https://ec.europa.eu/info/brexit/brexit-preparedness_en

EC [NOTICE TO STAKEHOLDERS – WITHDRAWAL OF THE UNITED KINGDOM AND EU RULES IN THE FIELD OF INDUSTRIAL PRODUCTS](#), dated 10

January 2018, confirmed that UK Notified Bodies will lose their status as EU Notified bodies when the UK leaves the EU. That Notice stated that manufacturers, distributors, importers and authorised representatives of construction products will need to take the necessary steps to ensure that they hold certificates under the responsibility of an EU27 Notified Body to demonstrate compliance for products placed on the EU market post-Brexit. In practice, this means either arranging for a transfer of certificates from a UK notified body to an EU27 Notified Body or applying for a new certificate with an EU27 Notified Body. The Commission's latest publication, the Questions and Answers document, provides further guidance and clarification on the rules.

On 01 February 2019, the EC published [QUESTIONS AND ANSWERS RELATED TO THE UK'S WITHDRAWAL FROM THE EUROPEAN UNION WITH REGARD TO INDUSTRIAL PRODUCTS](#). The document gives guidance in relation to Industrial Products in the event of the UK leaving the European Union without a ratified withdrawal agreement or ordered transition period. It relates to construction products covered by the Construction Products Regulation (EU) No 305/2011. Manufacturers, distributors, importers and authorised representatives must comply with their obligations and responsibilities under Regulation (EU) 305/2011 when placing a construction product on the EU market

Assessment and Verification of Conformance

NSAI Brexit Unit BrexitUnit@NSAI.ie
<https://www.nsa.ie/brexit>

The DHPLG is responsible for policy and regulation of building standards, including implementation of the Construction Products Regulation (CPR). It is the Notifying Authority for construction products covered by CPR (EU) No 305/2011 and is assessing applications from bodies seeking to become Notified Bodies in Ireland. The 'Nando' EU commission web site provides the list of European wide Notified Bodies- link <http://ec.europa.eu/growth/tools-databases/nando/>

IS-BCMS Administration of Building Control

IS-BCMS Development

The IS-BCMS is now 5-years old. The IS-BCMS WG in this and GDPR context approved a complete system review to include the maintenance of functionality of existing system and a proposal for future strategy.

Existing System BCMS; a support and security contract is in place to include, patching, hardening, testing, back-ups and maintenance of production and UAT.

Future Strategy an OGP tender has been published for the services of a solutions architect to lead the detailed market research and technical specification based current and future business requirements; to select a single provider IS-BCMS system.

IS-BCMS Applications Module

Fire Safety Certificates; Disability Access Certificates: Dispensations from and Relaxation of a Requirement of the Building Regulations.

The project has been completed to Milestone 12 with test scripts, data directories and process maps completed. Load Testing on Production & PEN/Vulnerability Testing on UAT have yet to be carried out. Sandbox URL to be provided to each BCA and Industry Representative Groups for second phase of Familiarisation and Feedback. Training of the working group and some industry representatives will take place 3rd week in February 2019.

CRM will be deployed to production in the 1st instance.

A small industry pilot will be deployed for Drupal.

IS-BCMS Online Assessment

"The completion of an online assessment, via the BCMS, of the proposed approach to comply with the requirements of the 2nd Schedule to the Building Regulations" is a legislative requirement of S.I. 9 of 2014.

Part A-Consequence Class? Do the works include a balcony?

Part B-Is a Fire Engineered solution proposed? Has a cladding or curtain wall system been proposed?

Part C-Is site located in a high radon area?

Part D-Have you ensured that the design includes the use of proper materials, fit for the purpose and intended location and be constructed in a workmanlike manner?

Part E-provision made to provide reasonable resistance to impact and airborne sound, where required?

Part F-adequate means of ventilation provided for people in buildings and to prevent excessive condensation?

Part G-How is drinking water provided?

Part H-How is surface water to be drained? and foul water to be drained from the site?

Part J-Location of primary fuel storage?

Part K-adequate provision for guarding to stairs, ladders, floors and balconies?

Part L-Has a Part L specification based on DEAP / NEAP been completed?

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

Correspondence from NBCO to the 31 BCAs

KReports v3.0

Name: dhplg%2019% Search Clear Advanced Search ?

Title	Module	List Type	Date created	Date changed	Assigned User
<input type="checkbox"/> DHPLG Quarterly Returns No New Buildings Commenced This Year 2019	Building Projects	pivot	16/01/2019 03:38pm	16/01/2019 03:46pm	Sabrina McDonnell
<input type="checkbox"/> DHPLG Quarterly Returns No Change of Use Commenced This Year 2019	Building Projects	pivot	16/01/2019 03:41pm	16/01/2019 03:50pm	Sabrina McDonnell
<input type="checkbox"/> DHPLG NOAC P1 2019	Building Projects	pivot	16/01/2019 03:44pm	16/01/2019 03:51pm	Sabrina McDonnell
<input type="checkbox"/> DHPLG Quarterly Returns No Extensions Commenced This Year 2019	Building Projects	pivot	16/01/2019 03:40pm	16/01/2019 03:51pm	Sabrina McDonnell
<input type="checkbox"/> DHPLG Quarterly Returns No Material Alterations Commenced This Year 2019	Building Projects	pivot	16/01/2019 03:42pm	16/01/2019 03:52pm	Sabrina McDonnell

Dear Building Control Officer,

The following reports have been updated for 2019 and are available for running and making returns to the Department:

DHPLG NOAC P1 2019 is a report based on the number of Valid Notices with Date Submitted/Received equal to this year. The four reports beginning with **DHPLG Quarterly Returns** are based count of the field No. of buildings of this building type for Valid Notices with Commencement Date of this year.



National Building Control Office, Dublin City Council,
3 Palace Street, Dublin 2, D02 T277



NBCMP Professional Development

Annual CPD Recommendation; "20180206-NBCMP Recommended Building Control CPD Course List-D01-M Phelan" circulated to each Local Authority Training Officer."

Minimum Competency in Building Control Course Overview

LASNTG website, courses scheduled in five training centres according to demand-expressions of interest to

lasntg@tipperarycoco.ie

Note BCMS e-mail Campaigns

BCMS Information Note 1-2019 Guidance on Intermediate Floors in Dwelling.

BCMS Information Note 1 - 2018 Guidance on Timber Frame Walls

Upcoming Events-

IBCI, Building Control, Conference 2019, 27th and 28th March 2019

The Lyrath Estate, Paulstown Road, Kilkenny

Building Control Officers, Fire Officers, Building Surveyors, Access Officers, Engineers, Architects, Building Inspectors, Housing Inspectors, and Administrative Staff involved with Building Control in Central and Local Government. Bookings should be made as soon as possible and any queries to Tom Johnson, IBCI Conference Director at 0868151387 or email to thomasjohnson43@gmail.com

Speakers

- Sarah Neary**, Principal Advisor, Department of Housing, Planning, Community and Local Government
- Mairead Phelan**, Chartered Engineer, Project Manager, National Building Control Office
- Michael Mansell** Civil Engineer and Building Control Officer in Cork City Council
- Doug Richie** Bachelor of Building Science and Building Control Manager at Homebond
- John Wickham**, Building Standards Advisor, Department of Housing, Planning, Community & Local Government
- Eamonn Smyth** Building Standards Advisor, Department of Housing, Planning, Community & Local Government.
- Jonathan Jennings** Building Surveyor. Head of Heating and Ventilation Division, Glen Dimplex
- Colin Gallagher** Senior Executive Engineer, Member of IBCI & Building Control Officer at Fingal County Council

Market Surveillance Campaign 2019 DHPLG in cooperation with NBCO

Wastewater Treatment systems within the scope of EN 12566 series must be CE Marked, since 1 July 2013.

- Regulation No (EU) 305/2011 <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2011:088:0005:0043:EN:PDF>
- European Union (Construction Products) Regulations 2013 <http://www.irishstatutebook.ie/2013/en/si/0225.html>
- CE Marking of Construction Products—Step by Step
- EN 12566-Small wastewater treatment systems for up to 50 PT — Part 1: Prefabricated septic tanks, Part 3: Packaged and/or site assembled domestic wastewater treatment plants, Part 6: Prefabricated treatment units for septic tank effluent
- S.R. 66:2016 Standard Recommendation providing guidance to wastewater treatment products in compliance with the EN 12566 series of standards
- For preview of scope, refer to: <http://shop.standards.ie/nsai/Details.aspx?ProductID=680200>

For queries buildingstandards@housing.gov.ie

Note "Guidelines for Market Surveillance Authorities-V1 0- June 2016" contact NBCO for cop

Revised Building Control Regulations 1997-2018

This Revised Statutory Instrument has been updated to incorporate S.I. 526 of 2018 and is an administrative consolidation of Building Control Regulations 1997. <http://revisedacts.lawreform.ie/eli/1997/act/496/front/revised/en/html>

Bringing Back Homes – Manual for the reuse of existing buildings

The Bringing Back Homes manual is aimed at property owners, members of the public, local authorities and those stakeholders in the construction industry who are interested in developing vacant buildings. The manual provides clear and detailed guidance on how current policy and regulatory requirements apply to this form of development.

<https://www.housing.gov.ie/housing/home-ownership/vacant-homes/vacant-homes>

Access to Department Circulars

The following link will bring you to the new eCirculars Home Page for access to Department Circulars: <https://dhplg.sharepoint.com/sites/circulars/ecirculars/SitePages/Home.aspx>

NBMP FAQs

https://www.localgov.ie/sites/default/files/20180305-faqs_national_building_control_project_v1.1.pdf

Search within the Statutory Register

<https://www.localgov.ie/en/bcms/search>

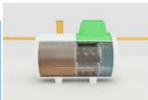
Market Surveillance Campaign 2019

Wastewater Treatment systems within the scope of EN 12566 series must be CE Marked, since 1 July 2013.

If you are a:

- Manufacturer,
- Importer,
- Retailer/distributor,

of wastewater treatment units including septic tanks you should pay attention to the rules for CE Marking.



Over the coming weeks, the Market Surveillance Authority for construction products will be checking the CE Marking of wastewater treatment units including septic tanks within the scope of EN 12566 parts 1, 3 and 6.

The objective of the Market Surveillance Authority is to ensure that only products compliant with the Construction Products Regulation (EU) No. 305/2011, are placed on the market.

If you receive a visit, the Market Surveillance Authority will primarily check that you have applied the CE Marking correctly and that you have all the required documentation in place.

The Market Surveillance Campaign 2019 is co-ordinated by the Department of the Housing, Planning and Local Government in co-operation with the Market Surveillance Authorities and the National Building Control Office. For all queries, please email: market surveillance@housing.gov.ie



Builders, specifiers, designers, certifiers etc., should be aware of the changes above. They should ensure that the CE Marking/ Declaration of Performance and relevant product-related documentation is appropriate to demonstrate and ensure compliance with the Building Regulations. Further information on the compliance with the Construction Products Regulation is available at the following link: <https://www.housing.gov.ie/housing/building-standards/construction-products-regulation/construction-products-regulation>

National Building Control Office, Dublin City Council, 3 Palace Street, Dublin 2, D02 T277

Northern and Western Region

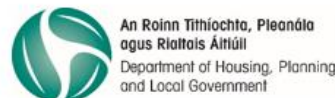


Meeting Dates 2019

Northern & Western Region
5th February; 11th June;
10th September; 5th November

Eastern & Midlands Region
7th March; 7th June;
5th September; 7th November

Southern Region
27th February; 29th May;
24th September; 3rd December



Roles & Duties of Building Control Authorities

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provides guidance for Building Control Authorities (BCAs) with respect to undertaking their functions under the Building Control Acts 1990 to 2014 which include:

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- Registration of multi-storey buildings for the purposes of the Local Government (Multi-storey Buildings) Act 1988.



Inspections Working Group Chaired by Seamus Coughlin Chief Fire Officer Cork County Council- members L-R Sabrina McDonnell NBCO, Colin Barden Wexford Fire Services, Andrew Macilwraith, Cork Fire & Building Control, Eoin O Dowd DHPLG, Bernadette McArdle Louth Building Control & President of Irish Building Control Institute, Martin O' Flaherty Wexford Building Control, Simon Dolphin DHPLG, Tony McManus Wicklow Building Control.

Part A – Structure (ref. TGDA 2012)

- Number of wall ties per m² in cavities >100mm. (1.1.3.27 & SR 325)
- Spacing wall ties around opes. (Diagram 9 & SR 325)
- Notches & holes in timber joists. (1.1.2.5)
- Strapping of walls and floors. (1.1.3.24)
- Strapping of walls and roofs. (1.1.3.25)

Part B – Fire Safety (TGD B 2017)

- Installation of smoke alarms in all habitable rooms. (1.3.6)
- Use of optical smoke detectors on ground floor. (1.3.6.3)
- Correct location of fire alarms (min 300mm from other features). (1.3.6.3)
- Height of escape windows. (1.3.7.1)
- Fire stopping at the top of party walls. (Diagram 10)
- Spacing of screw fixing in timber frame party walls. (See manufacturer's instructions)
- Fire Resistance of floors (testing to EN standards). (See manufacturer's instructions)

Note: Works commencing after 1st July 2017 must comply with Part B 2017 (Fire Safety in Dwelling Houses)-calls for a higher level of fire detection & resistance than TGD B 2006 superseded.

Part C – Site Preparation & Resistance to Moisture (TGD C 2004)

- Weep holes above windows (particularly brick). (TGD C 2004 & SR 325 2013)
- Weep holes in timber frame. (9.7.15 & IS 440:2009)
- Sealing of service penetrations in radon barrier. (2.13)
- Openings in rising walls to aid radon extraction. (2.15)
- Under floor fill material – Use of gas permeable material (SR21 – as amended in 2016)
- Use of sand blinding to protect radon barrier. (Relevant Agrément Cert)

Part E – Sound (TGD E 2014)

- Location of vent pipes & other opes near party walls. (Diagram 6, 10, 15)
- Double coursing of blockwork in party walls. (Diagram 14)
- Sound resisting cavity stops in party walls. (Diagrams 5 & 18)
- Sound isolation and decoupling of drylined party walls. (Diagram 8)

Part F – Ventilation (TGD F 2009)

- Background ventilation in utility rooms. (Table 1)
- Background ventilation calculations, including air tightness factor. (Table 2)
- Ventilation of pitched roofs at wall plate level. (Diagram 11)
- Ventilation of flat roofs. (Diagram 11)

Part G – Hygiene (TGD G 2008)

- Insulation of raised cold water storage tanks within the roof space. (1.9.2)
- Moisture resistant board to support cold water cistern. (Diagram 3) Insulation of underground cold water pipes. (Diagram 1)

Part H-Drainage & Groundwater (TGD 2010)

- Protection of pipes in rising walls from settlement (not solidly built in). (Diagram 12)

Part J - Heat Producing Appliances (TGD J 2014)

- Provision of Carbon Monoxide alarms. (1.5)
- System Chimneys – requirements for Carbon Monoxide alarms. (1.5.2.1)
- Provision of notice plates for hearths and flues. (1.8)
- Minimum hearth sizes for stoves. (Diagram 12 & 18)
- Permanent ventilation to stoves where MVHR systems are installed

Inspections

Martin Ryan, Fire & Building Control Cork County Council -outlines common non-compliances identified during building.

Part K – Stairways, Ladders, Ramps and Guards (TGD K 2014)

- Height of windows above finished internal floor level. (– Paragraph 2.4)

Part L – Conservation of fuel and energy (TGD L 2011)

- Correct fitting of cavity wall insulation boards without gaps
- Insulation, thermal bridging and ventilation at junction of wall & ceiling
- Access to cisterns, services and fittings in the roof space. (Appendix B.5)
- Air pressure testing of houses which don't use the backstop value of 7. (1.5.4.7)
- Thermal Bridging details & Quality assurance. (Approved Construction details)
- Thermal Bridging details
 - Dormer windows
 - Steel columns supporting bay windows
 - To structural steel above openings

Part M – Access and Use (TGD M 2010)

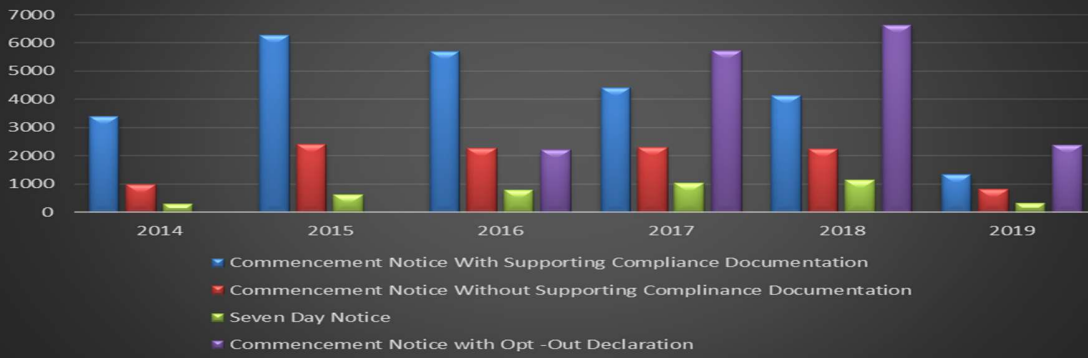
- Edge protection to slopes & landings at the main entrance. (Paragraph 3.1.2.1)
 - WC doors width relative to adjacent corridor widths. (Table 4 & Diagram 33)
 - Corridor width to allow turning into the accessible WC. (Table 4 & Diagram 3)
 - Provision of clear unobstructed space within accessible WC. (Diagram 34)
- *****

VIP- Ensure Competent

designers, assigned certifiers, builders, and ancillary certifiers. **Watch for Rapid Build Issues** i.e. typically designed factory-built structures or structural elements in either wood, steel or modular form, transported to site for completion. Bad workmanship, ill-prepared site conditions e.g. re-cutting, bending open-web steel joists reducing the structural integrity etc.

IS-BCMS & Compliance Support

COMMENCEMENT NOTICES BY TYPE BY YEAR



IS-BCMS Administration of Building Control-Sabrina McDonnell NBCO

IS-BCMS Development

The IS-BCMS was 5-years old on the 1st March 2019.

Existing Strategy; secure, maintain, support & complete full Building Control functionality i.e. deploy the full suite of Building Control Prescribed Forms required to submit online Notices, Applications, Declarations, Certificates of Compliance and receive Grants.

Future Strategy; an OGP tender was publication & evaluation took place for the services of a solutions architect to lead the detailed market research & technical specification based on current and future business requirements; to select a single provider IS-BCMS system.

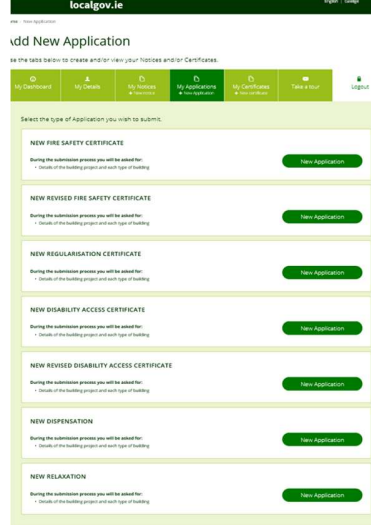
IS-BCMS Applications Module

Applications for Fire Safety, Disability Access Certificates & Building Regs Relaxation or Dispensation.



The Applications working group met in Palace Street, 23rd May for test workshop. The deployment model will be a small phased, industry pilot. The sandbox (Frontend Drupal & Backend CRM) is available with Feedback Widget & digital copies of BCMS Online Applications User Guide; Online Applications Exercise & List of Notification Emails & Recipients.

Applications Module screenshot



Online Applications Exercises;

- Create a new application for "Disability Access Certificate" (DAC)
 - Create a new application for "Regularisation Certificate. (FSC-RG)
 - Create a new "Relaxations".
- Test submissions, "Validation", Reassignment, request for Further Information, Extension of Time (EOT) Accept EOT, Grant with Conditions, appeal.

Compliance Support

Brexit Preparedness

https://ec.europa.eu/info/brexit/exit-preparedness_en

Thermal Envelope Explained
Colin Gallagher Built

Environment Inspectorate
Fingal County Council

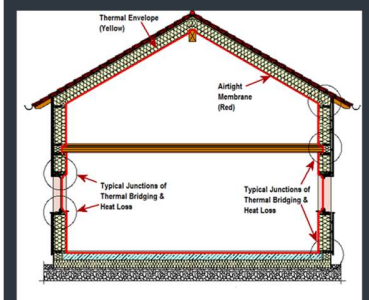
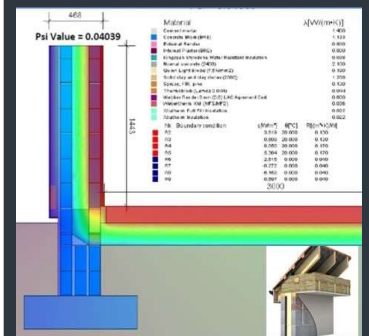
Air tightness

Definition of Air Permeability "The average volume of air that passes through one square meter of the building envelope when subject to a 50 Pascal pressure difference across the building structure"



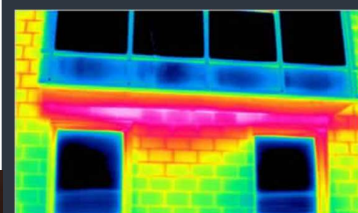
Thermal Envelope

Thermal insulation & airtightness barrier should form a continuous line.

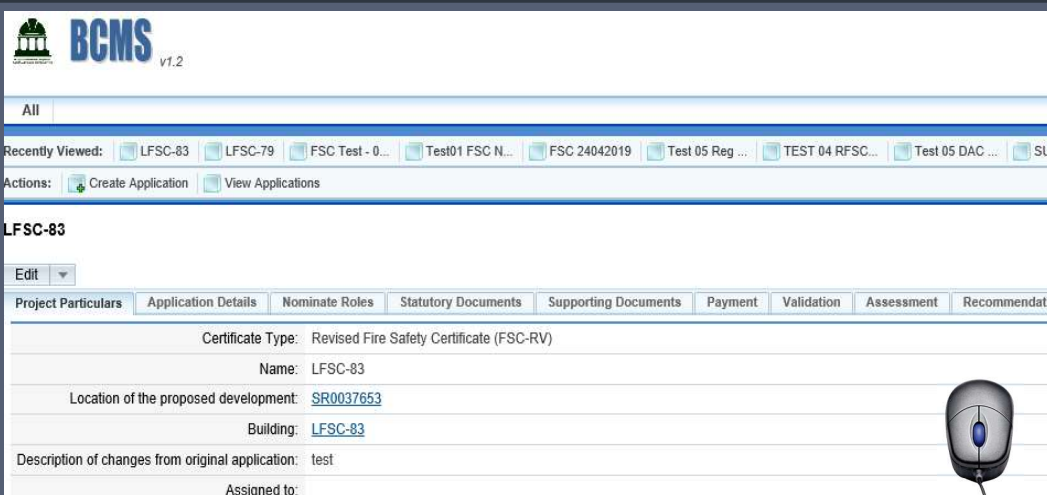


Thermal bridging

A thermal bridge is an area where there is reduced insulation, which results in a higher u-value creating heat loss, potential for condensation and mould. Some research suggests that up to 25% of internal heat loss is through thermal bridges.



Applications Module Workshop-NBCO 3 Palace Street



RISK-BASED INSPECTION MANAGEMENT

Priority Band

Risk Score

People

Manage

Building

Sleep

Time

Exposure

Probability

Severity

BCMS Online Assessment

Colin Barden ACFO
Wexford County Council & Project Mgr. BCMS Online Assessment-discusses his work on risk-assessment. Pre-mortem carried out in Wexford County Fire Service where we considered a major fire, with potential significant loss of life, and how we would answer questions that might arise. Although we are doing many of the right things, such as applying limited resources to areas where we see most risk, we had no formal system in which we could justify our actions or allocation of scarce resources; no system which we could use to show the impact of our activities (i.e. we would expect a lessening of risk given our interventions).

To build a system based on risk requires a model based on data, to effectively assess Premises A v. Premises B; which one to pick as having most risk, and why, and build from that (effectively A/B Testing). I developed a multi-level mathematical model called the Premises Risk Indexing Method (PRIME) which was refined with a focus group using Bayesian inference (a rapidly growing field of Data Science & Business Intelligence i.e. become 'less wrong' with more data). This fed into the **BCMS Online Assessment**, the Building Control data collection system for assessment of the risk of a non-compliance with the Building Regulations which collects 40+ data points per Commencement Notice and provides a ready source of data to make us 'less wrong' when *prioritising Building Control projects* for further review and/or inspections. Bayesian model STEPS for Building Control takes into account People, Management and Building factors; and considers and assesses the 40+ data points from the Online Assessment under the following headings:

People	S - Sleep	T - Time	E - Exposure
Management	P - Probability	S - Severity	
Building			
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
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39	39	39	39
40	40	40	40

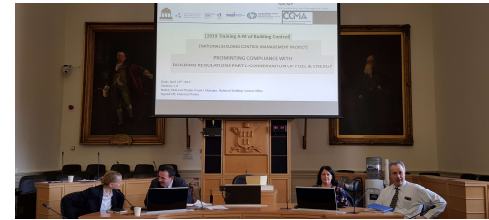
To inform the further development of software I built a "Minimum Viable Product (MVP)". The MVP for STEPS is currently going through the NBCO Inspections Working Group for comment and will be accessible here @ (paper to be circulated) <https://sites.google.com/view/stepsforbcms/home>

Training

NBCO Project update – Professional Qualifications:

- Institute of Technology Carlow, P2P "Certificate in Building Control Management"
- Waterford Institute of Technology CE1 "MSc in Building Regulatory Compliance"
- A-M of Building Control-12, 1/2-day Seminars-speakers from DHPLG, NBCO & Industry partners.

Part L delivered 18th April, City Hall to Promote Compliance with Part L as part of the Building Control Authorities contribution to "adaptation measures taken to reduce Ireland's vulnerability to the negative impacts of climate change". Sample templates requests S11 for Compliance with Part L; & BER advertising compliance under Part 3 Paragraph 12 of S.I. No. 243 of 2012 European Union (Energy Performance of Buildings) Regulations 2012-circulated to Building Control Authorities by NBCO for use.



National Building Control Office, 3 Palace Street, 31 Building Control Authorities working together to "Promote a Culture of Compliance with the Building Regulations"

Evacuation of Nursing Homes (Adequate Staffing Considerations):

Andrew Macilwraith SEFO & Ian O'Sullivan ACFO (FP) – Cork County Fire & Building Control Department

As we all know every time we design, inspect, or certify a nursing home, evacuation considerations in the event of a fire are uppermost on our mind. Adequate staffing is particularly important for evacuation, particularly at night when staffing could be at its lowest level. The Northern Ireland Firecode: Health Technical Memorandum 84 - Fire Safety in Residential Care Premises provides some useful guidance in this area. Premises are categorised into small, medium, or large depending on the number of resident beds as follows:

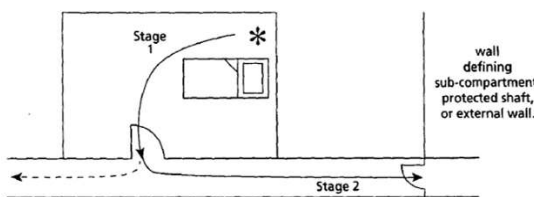
- Small premises 1 - 3 residents;
- Medium premises 4 - 9 residents;
- Large premises 10 or more residents.

Based on this Firecode, the majority of our nursing homes are probably in the large premises' category with more than 10 residents.

For all premises, other than small premises, the number of beds within a sub-compartment, with a minimum fire resistance of 30 minutes, are limited based on the staff numbers available to assist in the event of an evacuation being needed. In medium and large premises, the maximum number of resident beds permitted in each sub-compartment is shown in the table below;

Number of staff awake and available	Max. Number of beds in a sub-compartment
less than 2 staff awake at all times	5
2 or 3 staff awake at all times	7
4 or more staff awake at all times	9

In small premises no requirements are made, as the number of residents is limited to three. The Firecode also stipulates that the maximum number of beds in any one bedroom shall be four. We would suggest that adequate staffing should be a key consideration, both during the design stage and the management stage, of any nursing home and this Firecode may give some useful guidance in this respect.



Construction of Building Fabric

Insulation Location

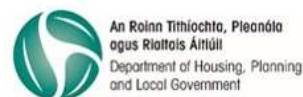
- Cavity wall (with no insulation U-value is 1.5W/M²K)



Internal Insulation



External Insulation





September
2019

31 Building Control Authorities Promoting a Culture of Compliance with the Building Regulations

The CCMA/NBCMP "Framework for Building Control Authorities V1.1 2016"

provides guidance for Building Control Authorities (BCAs) with respect to undertaking their functions under the Building Control Acts 1990 to 2014 which include:

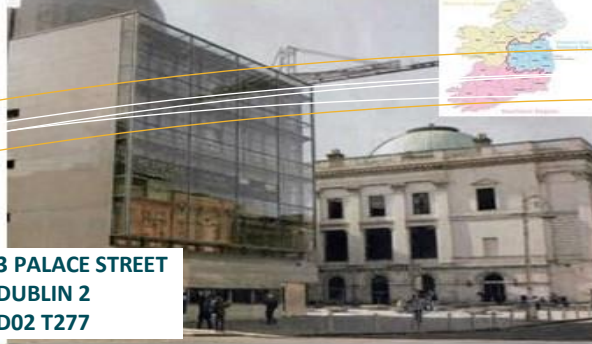
- Administration of the Building Control Regulations
- Monitor compliance with the Building Control Act and Regulations through Inspections— Section 11.
- Take Enforcement Proceedings in cases of default – Section 8.
- Bring prosecution proceedings against defaulters – Section 17.
- Maintain the Statutory Building Control Register.

BCAs are also the designated enforcement authorities for the purposes of ensuring compliance with:

- Marketing of Construction Products in line with EU (Construction Product) Regulations 2013 (SI No. 225 of 2013); Appendix I
- Building Energy Rating Certificates in line with the EU (Energy Performance of Buildings) Regulations 2012 (SI No. 243 of 2012); Appendix II
- Registration of multi-storey buildings under the LG (Multi-storey Buildings) Act 1988.

NBCMP Team

Mairéad Phelan,
Sabrina McDonnell,
Shirley Lambe, Kelda Minjon
E: support@nbco.gov.ie



31 PALACE STREET
DUBLIN 2
D02 T277

NATIONAL BUILDING CONTROL OFFICE

31 Building Control Authorities

@NBCOIreland

Buildings Regulations and Building Control.



The Building Control Acts provide for the health and safety of persons in or about buildings, access for all and the conservation of fuel and energy. Materials and workmanship must be fit for the purpose they are intended and the circumstances and conditions in which they are to be used. To achieve compliance buildings and works must comply with all twelve parts of the Building Regulations i.e.

1. Part A Structure
2. Part B Fire Safety
3. Part C Site preparation & Resistance to Moisture
4. Part D Materials and Workmanship
5. Part E Sound
6. Part F Ventilation
7. Part G Hygiene
8. Part H Drainage and Waste Water Disposal
9. Part J Heat Producing Appliances
10. Part K Stairways, Ladders, Ramps and Guards
11. Part L Conservation of Fuel and Energy
12. Part M Access and Use

This Issue



National Building Control Office **P.1**

Compliance Support **P.2**

IS-BCMS, Construction Activity & Brexit **P.3**



Education **P.4**

DHPLG Building Standards, DES & BCA **P.4**

Full Regulatory Compliance in relation to Building Works requires expertise in many fields and a cross-compliance integrated risk-based inspection regime. No one profession or academic discipline has a monopoly over the built environment which is an interdisciplinary field; which requires addressing the design, construction, management and use over time to ensure full compliance.

Without full compliance our quality of life suffers, i.e. our health, social behavior and our productivity.

For example, take Part E Sound; **"Sound Design"!**

E1 Sound: Each wall and floor separating a dwelling from, (a) another dwelling or dwellings, (b) other parts of the same building, (c) adjoining buildings, shall be designed and constructed in such a way so as to provide reasonable resistance to sound.

E2 Reverberation: The common internal part of a building which provides direct access to a dwelling shall be designed and constructed so as to limit reverberation in the common part to a reasonable level.

E3 Definitions for this Part: In this Part "Reverberation" means the persistence of sound in a space after a sound source has been stopped.

Sound affects us psychologically, cognitively and behaviourally. Sound is the invisible architecture as there is a tendency to design with our eyes and forget our ears. In particular "sound design" in health and educational establishments is paramount.

Interesting TED talk on sound.

<https://www.youtube.com/watch?v=y5nbWUOc9tY>

Frequent Queries

Q1. I cannot nominate my builder even though he is registered with BCMS.

A1. Role nomination requires that all nominees are fully registered on BCMS. Full registration involves signing up via localgov.ie/en/bcms and completing a BCMS profile, located under 'My Details'.

For those in charge of completing a Commencement Notice, it is always best to check with all nominees to ensure each have a registered BCMS account to avoid potential delays in submission. Alternatively, you can ask your BCA staff to check the BCMS system to ensure all parties are registered.

Q2. I have a new email address. How do I change the email address on my profile?

A2 The email address is a unique identifier for each account. Therefore, it cannot be changed. The user must register a new account with the new email address. They can then contact NBCO at support@nbco.gov.ie and the projects associated with the old email address will be migrated over to the new account.

Q3. The builder on my project has changed. How do I reflect this change on my Valid Commencement Notice?

A3. In accordance with the Building Control (Amendment) Regulations 2014 (SI No. 9/2014); If a building owner changes either the person assigned to inspect and certify the works or the builder, then the building owner shall within 14 days notify the building control authority of the change by submitting, electronically or otherwise, the appropriate notices of assignment and forms of undertaking, reflecting the up-to-date arrangements in this regard.

Similarly, if a change of ownership of works or a building occurs prior to completion, the new owner shall within 14 days notify the building control authority electronically or otherwise that they are now the owner of the building or the works.

E: support@nbco.gov.ie

Compliance Support

LA information Note

Amendments to Valid/Invalid Commencement Notices and Certificates of Compliance on Completion

The validation of a Commencement Notice or Certificate of Compliance on Completion and placement on the Register is a statutory process. Therefore, there is no provision to withdraw, change or make amendments to a validated Commencement Notice or Certificate of Compliance on Completion, other than by Order of the Chief Executive/Delegated BCO. In the case of administrative errors, reasons in accordance with proper public administration must be noted on BCMS and the Commencement Notice.

Any amendments which the BCA deem acceptable in this case, can be made by the NBCO only subject to receipt of a Managers Order (Order of the Chief Executive/Delegated BCO).

Architects registered in Northern Ireland

The designer or architect on a submission or notice must be a Registered Member of the Royal Institute of Architects of Ireland. The applicant should contact them and explain the circumstances as RIAI have put a mechanism in place for such applicants.

BCA Circulations

The NBCO have circulated process document '**Compliance Support-Change of Roles on Valid Commencement Notices**'; to all 31 BCAs. This document reiterates that the validation status of Commencement Notice is not to be altered to facilitate a change of role and provides BCA staff with the steps required for changing roles in these circumstances.

This includes what forms are to be provided and steps needed to upload the new documentation.



Regional Building Control Committee Representatives

L-R *Tim Kelleher* representing the Southern Region;
Sinéad Murphy representing the Eastern and Midlands Region and
Pat Gaynor representing the Northern and Western Region.

The Regional representatives have the important task of representing the building control authorities on the National Building Control Board. The chair is Richard Shakespeare ACE, Dublin City Council; the Chief Fire Officers, DHPLG and Construction Industry Council are also represented. Here they can bring important building control issues, trends and progress to the table.

Q4. How do I reset my password?

A4. Go to the BCMS homepage www.localgov.ie/en/bcms. Click on **Login**. Select the '**Request New Password**' tab

Enter your email address and click 'Email New Password'

User account

User account

You will now have an email with the subject '**replacement login information**'.

If no email has been received please inform the user to check their Junk/SPAM folder.

If the email is not there, please contact NBCO @ support@nbco.gov.ie

Q5. Who is Authorised to sign A Building Control Statutory Form?

A5. Stakeholders in the Building Control Process include:

"Building Owner" who commissioned or paid for the works & who has legal entitlement to have such works carried out on their behalf;

"Design Certifier" signs the Certificate of Compliance (Design);

"Assigned Certifier" competent, registered professional assigned, in accordance with the BCAR;

"Builder" competent builder appointed, by owner, to build and supervise the works;

"Competent Person": having regard to the task he/she is required to perform & taking account of the size and/or complexity of the building/works, the person possesses sufficient training, experience & knowledge appropriate to the nature of the work to be undertaken;

Unless a person has legal entitlement under the Companies Act, an executed lease, a deed, power of attorney or caretaker's agreement, they can deny legal responsibility in a court of law to accept enforcement proceedings; in any event we cannot serve them on a third party.

A person who signs a statutory form must be competent to do so.

A person who signs a statutory form must be competent to do so.

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A person who signs a statutory form must be competent to do so.

Commencement Notice by Type by Year to End August 2019



Construction Activity to end of August 2019

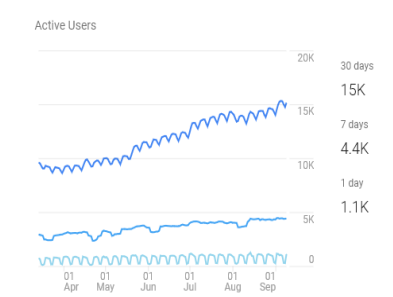
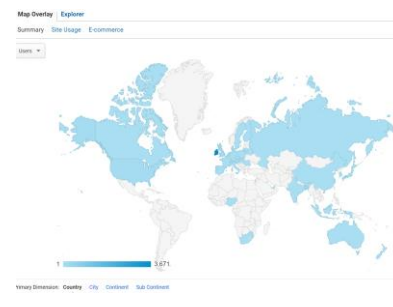
National Building Control Office

Welcome to BCMS

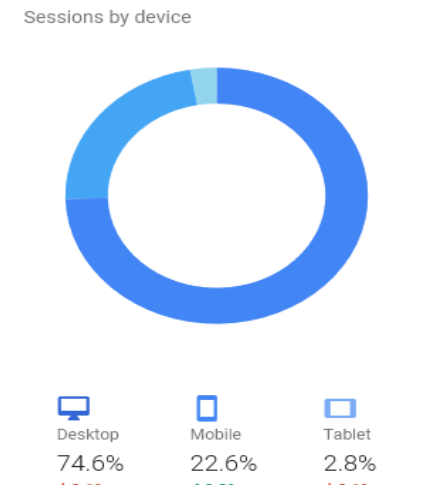
Log in Sign up

Commencement Notice Type- from 1 st January 2019	End August
Commencement Notice with Opt Out Declaration	5018
Commencement Notice Without Compliance Documentation	1768
7 Day Notice	760
Commencement Notice with Compliance Documentation	2655
Total Commencement Notices All types	10201
CRM stakeholder queries closed-i.e. phone, info@localgov.ie	3333- Freshdesk closed cases
From Inception (2014)	
Customers-Registered users	110,458
Compliance Documents	1278020

S.I. 9 of 2014 legislated for the "Building Control Management System" (BCMS), the information technology-based system developed to facilitate the electronic administration of building control matters by building control authorities as the preferred means of building control administration. Since the go-live date on the 1st March 2014, 100% of Commencement Notices from 44 countries have been submitted online through the BCMS. Website traffic has increased by 50% year on year with an average 1,000 users visit daily an increase of 300% since its go-live date and the system has operated 365/24/7 without interruption. 62,744 projects validated.



Country	Users	% of Total
Ireland	3,671	89.65%
United Kingdom	162	3.96%
United States	118	2.88%
(not set)	16	0.39%
Netherlands	15	0.37%
Germany	12	0.29%
France	11	0.27%
India	11	0.27%
Spain	8	0.20%
Finland	8	0.20%



Statutory Building Control Register

localgov.ie

Welcome to the Building Control Management System (BCMS)

Search the Statutory Register here

To search the statutory building control register, go to <https://www.localgov.ie/en/bcms/search>. Print a pdf copy of your submission or "Sign In" and download the register in csv or pdf. Search by LA, CN Ref Number, type etc.,

BCMS Search results

Filters

Country: Ireland, United Kingdom, United States, (not set), Netherlands, Germany, France, India, Spain, Finland

Users: 4,081

BCMS Alert 3 2019- Impact of a "no deal" Brexit

The following information regarding how to continue to comply with the Construction Products Regulation (EU) No 305/2011 (known as "the CPR") in the event of a No Deal Brexit was circulated to 110,000 registered users of the BCMS in the first week of September 2019 on behalf of DHPLG. For construction products currently reliant on a UK 'notified body', the manufacturers, importers, distributors or authorised representatives need to either:

1. arrange for a transfer of their files and the corresponding certificates from the UK 'notified body' (a 'notified body' registered in the UK) to an EU-27 'notified body', or
2. apply for a new certificate with an EU-27 'notified body'

Builders, Owners, Designers should ensure that the CE Marking/ Declaration of Performance & relevant product-related documentation demonstrates & ensures compliance with the Building Regulations. To establish if a construction product is certified by a UK 'notified body' refer to the following link: <https://www.housing.gov.ie/corporate/brexit/brexit-construction-products-regulation>

Do you manufacture or use CE-marked construction products as part of your work?

Are you a manufacturer or importer or distributor or authorised representative of construction products?

Are you a builder, specifier, certifier or construction professional?

If so, a 'no deal' Brexit might affect you!

Check the CE marks of products to find out if a 'no deal' Brexit might impact you

Current Situation	Impact of a 'no deal' Brexit
The Construction Products Regulation (CPR) requires that when certain construction products are placed on the EU market, the manufacturer must produce a 'declaration of performance' and place a 'CE' marking on the product.	UK 'notified bodies' (those registered in Great Britain or Northern Ireland) will lose their legal status as EU 'notified bodies' from the date the UK leaves the EU. Construction products relying on certification from a UK 'notified body' may not be placed on the EU market from the date the UK leaves the EU. This may affect supply chains and the availability of certain products.
Manufacturers, importers, distributors and authorised representatives have obligations and responsibilities in certain circumstances when placing a construction product on the market. Third parties called 'notified bodies' perform assessments of products and provide 'certificates of conformity'. They must be registered in an EU country.	An EU 'distributor' of UK construction products may become an 'importer' after the date the UK leaves the EU.
How to know if a construction product is certified by a UK 'notified body'?	Visit the Nando CPR database: https://ec.europa.eu/nando/cpr-database/ Click 'Body'. From the CE marking find the 'notified body No.'
On the Nando webpage use the 'Country' column to identify the country in which the 'body' is registered.	CE Marking: EN ISO 9001:2008
How to find an EU-27 EU country after the UK leaves the EU 'notified body' for a product with a harmonised standard on the Nando CPR database, click 'Construction products', then click 'Regulation: EU No 305/2011 - Construction Products'.	Essential characteristics: 1. 100mm
Click 'Standards' (from the bar above the 'Product Standards'). Using the 'Product Standards' column, find and click on the correct standard. From the 'Code' column on the webpage, use the 'Country' column to find a 'notified body' from an EU-27 country.	Essential characteristics: n. NPD
What will a 'no deal' Brexit mean for me?	
I am a manufacturer and my products are certified by a 'notified body' registered in the UK	I am a builder, a construction professional or an end user
Arrange for the transfer of files and the corresponding 'certificates of conformity' from the UK 'notified body' to an EU-27 'notified body'.	To limit disruption on construction sites, check your supply chain to ensure the construction products you need will be available after the UK leaves the EU.
Apply for a new 'certificate of conformity' from an EU-27 'notified body'.	Check that the relevant product-related documentation is appropriate to demonstrate and ensure compliance with the Building Regulations.
Either step should be taken before the UK leaves the EU.	
I am an importer or distributor of UK CE-marked construction products	I am an authorised representative for a UK CE-marked construction product
Contact the manufacturer to ensure they have updated the product's DoP, CE marking and have valid 'certificates of conformity' from the date the UK leaves the EU. Check for any additional responsibilities as an importer.	Check with your client that the products will have valid 'certificates of conformity' and DoPs from the date the UK leaves the EU.
As a manufacturer, importer, distributor or authorised representative (where applicable) you must comply with your CPR obligations and responsibilities when placing a construction product on the EU market.	

For more information, visit the Department of Housing, Planning and Local Government's webpage on Brexit and the Construction Products Regulation: www.housing.gov.ie/corporate/brexit/brexit-construction-products-regulation

If you plan on importing goods from the UK after Brexit, you, or a representative on your behalf, will need to complete customs formalities. For information on your customs responsibilities visit <https://www.revenue.ie/en/customs/>

For support and guidance on standards and certification contact the National Standards Authority of Ireland, which is an EU 'notified body':
 via email to: enquiries@standards.ie Telephone: 01 637 3000

Read the Brexit Preparedness Checklist to know the essential actions firms can take before 31 October 2019 to ensure they will still be able to trade with the UK after the EU: www.doh.gov.ie/en/brexit/brexit-preparedness-checklist

Learn More: www.gov.ie/en/

PUBLIC CONSULTATION on AMENDMENT TO TGD PART C-SITE PREPARATION & RESISTANCE TO MOISTURE

September 2nd, Housing and Urban Development Minister Damien English, T.D., announced his intention to amend Technical Guidance Document C (Site Preparation and Resistance to Moisture) to take account of the latest version of S.R.21:2014+A1:2016 and guidance on placement (use) of hardcore. The Public consultation documentation is available on the Department's website at the following link: click [here](https://www.housing.gov.ie/housing/building-standards/tgd-part-c-site-preparation-and-resistance-moisture/public-consultation) <https://www.housing.gov.ie/housing/building-standards/tgd-part-c-site-preparation-and-resistance-moisture/public-consultation>

Comments on the proposed amendment should be submitted on the 'Templates for Submissions' to buildingstandards@housing.gov.ie

PART L 2019-CONSERVATION OF FUEL & ENERGY

Minister for DHPLG, Eoghan Murphy, T.D., has signed into law amendments to Part L of the Building Regulations, giving effect to Nearly Zero Energy Building (NZEB) Regulations and Major Renovation Regulations that he signed earlier this year. The regulations aim to make all new residential dwellings 70% more energy efficient and emit 70% less carbon dioxide than the performance requirements in 2005. Existing dwellings undergoing a Major Renovation will be required to achieve a BER of B2 or equivalent.

PART F 2019-VENTILATION

In conjunction with this, Minister for Housing and Urban Development, Damien English, TD, has signed into law amendments to Part F of the Building Regulations, which relate to ventilation. The NZEB standard is achieved, in part, through improved air tightness in a building. New builds will require more effective ventilation systems to achieve the improved air tightness. Technical Guidance Documents have been published and include an extended range of compliance examples for new buildings and Major Renovations with a wide range of building services.

Link to TGD L 2019 click [here](https://www.housing.gov.ie/housing/building-standards/tgd-part-l-conservation-fuel-and-energy/technical-guidance-document-l-7)

<https://www.housing.gov.ie/housing/building-standards/tgd-part-l-conservation-fuel-and-energy/technical-guidance-document-l-7>

Link to TGD F 2019 click [here](https://www.housing.gov.ie/housing/building-standards/tgd-part-f-ventilation/technical-guidance-document-f-ventilation-2019)

<https://www.housing.gov.ie/housing/building-standards/tgd-part-f-ventilation/technical-guidance-document-f-ventilation-2019>

BUILDING CONTROL OFFICER -advice from Colin Gallagher CEng, BCO Fingal

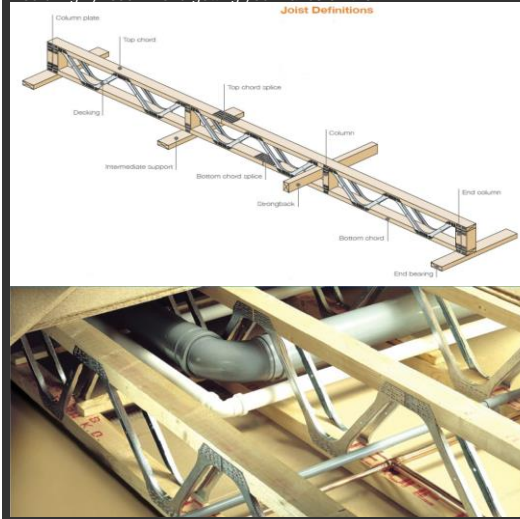
With the installation of mechanical ventilation, mechanical heat recovery and increase in the number of service pipes; open web joists have become a common place structural element on housing developments in the Fingal area. This represents a sudden shift from the traditional solid timber joists which was the commonplace structural floor support.

Furthermore, the increased requirements of Part L Dwellings 2019 (nZEB) will further drive the industry towards open web joists.

Key points to be aware of –

- These joists are factory made and therefore must be CE stamped and the building must be designed for these types of construction elements.
- Fire stopping was always a key factor but is more so now as fire could easily move within the open web joist frame
- Compartmentation is now a bigger issue as these structural elements are no longer solid pieces of timber.
- There is a top and bottom to these joists and they are not to be used upside down
- They can't be drilled, cut or wet. Also, do not remove web bracing.
- There is top chord hung joists and bottom chord hung joists depending on the design and supports
- There are particular details for restraints, strongback locations and lapping of joists.

The Technical guides from the manufacturers are particularly useful so I would highly recommend getting your hands on them.



IT Carlow & NBCO LAUNCH LEVEL 7 CERTIFICATE IN BUILDING CONTROL MANAGEMENT.

Coordinated and delivered by the Institute's Extended Campus department, this "Certificate in Building Control Management" will commence mid-October and be delivered in the Local Authorities five regional training centres located in Cork, Dublin, Mayo, Donegal and Tipperary. The programme, which will be recognised as the minimum standard in building control, will run over one year and include modules in: *Built Environment Legislation; Administrative Functions; Building Control Management System; Building Regulations; Inspections and Inspection Procedures & Policy; Enforcement - Legal with Case Studies and Compliance & Support.*



"Building Control Reform has been a key priority for Government since 2011. The 2014 Building Control Amendment Regulations (BCAR) have brought a new order and discipline to bear on construction projects and promotes a culture of compliance with the Building Regulations. Empowering the building control authority to exercise its role efficiently and effectively is fundamental to a well-regulated construction sector. This course is designed to support building control officers in undertaking their functions, promoting national consistency, leading to a quality public service delivered by the local authorities" commented Housing and Urban Development Minister Damien English. People interested in enrolling can do so by expressing interest with Carlow IT online, using the link [here](https://www.carlowit.ie).

Further CPD Training

NZEB Awareness training available from Waterford Wexford Education Training Board

<http://www.wwetbtraining.ie/nzeb>

Certifying Rapid Delivery Housing workshop at Stream G of Lean Construction Ireland Conference on 3rd Oct. in Croke Park

<http://lcconference.com/>

World NZEB Forum taking place 13th and 14th Nov in Dun Laoghaire

<https://worldnzebforum2019.com/>

Lean Construction Ireland National Conference 2019

<http://lcconference.com/register/>

NBCO has issued the Part A-M training calendar for 2019/2020-contact

support@nbco.gov.ie

National Building Control Office, 3 Palace Street, 31 Building Control Authorities working together to "Promote a Culture of Compliance with the Building Regulations"

BUILDING CONTROL OFFICERS WORKING WITH THE DEPARTMENT OF EDUCATION AND SKILLS (DES) FOR COMPLIANCE. UPDATE ON DEPARTMENT OF EDUCATION & SCIENCE (DES) SCHOOLS REMEDIATION PROGRAMME.

The DES carried out a programme of structural assessments in over 40 schools built by Western Building Systems (WBS) in late October 2018. One school building was closed, and immediate precautionary measures were put in place in 22 schools. The DES subsequently established a remediation programme for these schools. Substantial progress on the 22 schools that were included in the first phase of the Schools Remediation Programme was made during the Summer holiday period: with permanent structural remediation work carried out enabling the removal of precautionary measures in 14 schools. Certain fire remediation works also commenced at the beginning of the Summer holiday period for the remaining 8 schools.

Further detailed investigations on the remaining 17 schools were carried out over the Summer period in the second phase of the remediation programme. Some permanent remediation work is required in each of these schools.

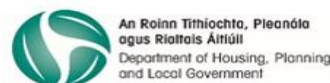
In the interim, some temporary engineering solutions and other precautionary measures are being put in place in some school buildings.

School principals and patrons are continually informed on progress of the Programme.

The Department has also been in regular contact with the DHPLG, the relevant Building Control Officers, and Fire Safety Officers across the country on the Programme.

For further details are available at the links below or click [here](https://www.education.ie/en/Press-Events/Press-Releases/2019-press-releases/PR19-08-14.html)

<https://www.education.ie/en/Press-Events/Press-Releases/2019-press-releases/PR19-08-14.html>





December
2019

31 Building Control Authorities Promoting a Culture of Compliance with the Building Regulations

The CCMA/NBCMP **“Framework for Building Control Authorities V1.1 2016”**

provides guidance for Building Control Authorities (BCAs) in undertaking their functions under the Building Control Acts 1990 to 2014 which include:

- Administration of the Building Control Regulations
- Monitor compliance with the Building Control Act and Regulations through Inspections– Section 11.
- Take Enforcement Proceedings in cases of default – Section 8.
- Bring prosecution proceedings against defaulters – Section 17.
- Maintain the Statutory Building Control Register.

BCAs are also the designated enforcement authorities for the purposes of ensuring compliance with:

- Marketing of Construction Products in line with EU (Construction Product) Regulations 2013 (SI No. 225 of 2013); Appendix I
- Building Energy Rating Certificates in line with the EU (Energy Performance of Buildings) Regulations 2012 (SI No. 243 of 2012); Appendix II
- Registration of multi-storey buildings under the LG (Multi-storey Buildings) Act 1988.

NBCMP Team

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**3 PALACE STREET
DUBLIN 2
D02 T277**

This Issue



National Building Control Office **P.1**

Compliance Support **P.2**

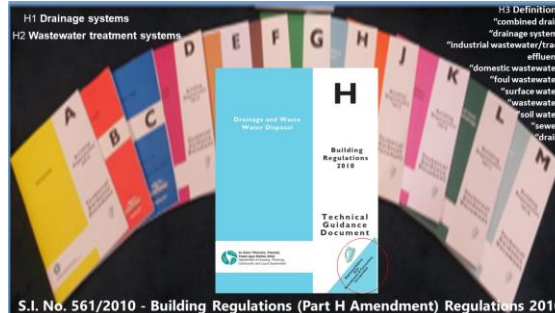
IS-BCMS, Construction Activity & Brexit **P.3**



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DHPLG Building Standards- BCA Issues **P.4**

Buildings Regulations and Building Control.



S.I. No. 561/2010 - Building Regulations (Part H Amendment) Regulations 2010

Regulations (Building Regulations) in a civilised society are made for the health and safety of the citizen and the protection of the environment.

DRAINAGE and WASTE WATER DISPOSAL, (S.I. No. 561/2010) **Part H** compliance has an increasingly important role to play in the public policy imperative of preserving public health and the quality of Ireland’s water resources in keeping with the EU Water Framework Directive.

To comply all Materials and workmanship must be fit for the purpose for which they are intended.

Compliance to ensure groundwater protection requires that pipes should have flexible joints which remain watertight and durable to withstand loads below ground for their lifetime i.e. 60-100 years. For guidance refer to **Table 7, p15, TGD Part H** i.e. the design must minimise the risk of blockage or leakage. **VIP Testing & Inspection Plan.**

Protecting public health requires proper design to prevent foul air from the drainage system from entering buildings under working conditions i.e. ventilation to prevent the build-up of gases and proper sealing of pipe/duct voids

Diagram 12 p26 TGD Part H-will also keep out vermin!

PART H COMPLIANCE REQUIREMENTS:

H1 Drainage systems:

- (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.

H2 Wastewater treatment systems:

- (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 emptying 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.

Circular Letters: BC 02/2011 & BC 06/2012

Frequent Queries

Q1. Nominated Date - what is the latest date that supporting compliance documentation can be presented to the Building Control Authority (BCA) or uploaded to the BCMS as part of the "Nominated date on which a valid Certificate of Compliance on Completion (CCC) is intended to be entered on the Register" process?

A1. Article 20F8 of [S.I. 9 of 2014](#) provides for a Nominated Date for the for inclusion of the CCC on the Register.

Where plans, calculations, specifications and particulars and the Inspection Plan as Implemented are submitted to a BCA on a date not more than 5 and not less than 3 weeks prior to a nominated date; the BCA shall at that point begin to consider the validity of the prospective CCC, so that the BCA is in a position to include the details of the CCC on the register on the nominated date provided that a valid CCC is received by the BCA on a date **not later than the date preceding the nominated date**. BCA has a full day for assessment. E.g. notified date, May 31st, BCMS facilitate upload until 23.59pm May 29th.

Ref; [Code of Practice for Inspecting and Certifying Buildings and Works](#) S8.3.

This BCA checks that there are no unresolved matters in relation to requests under **Section 11** of the Act or **Enforcement Notices** or conditions attached to **Fire Safety or Disability Access Certificates** etc; and checks the names of the Assigned Certifier and Builder as provided.

If the BCA is **not satisfied** that matters are in order it will notify the Assigned Certifier that a CCC cannot be accepted and give reasons why.

(d) If the BCA is **satisfied** that matters are in order; and a valid CCC (consistent with the project described in the relevant Commencement Notice and the documentation submitted 3 to 5 weeks earlier) signed by the Builder and Assigned Certifier is presented no later than one working day prior to the nominated date, the CCC will be included on the register on the nominated date.

support@nbco.gov.ie



Q3 Eastern & Midlands Regional Building Control Committee hosted by Fingal

The Regional Building Control committees are key to collaboration on Building Control matters, current compliance issues and the promotion of the standardisation of the delivery of Building Control across the 31 Building Control Authorities

Q2 How do I know my builder or designer is competent?

A2. "Competent Person": [Code of Practice for Inspecting and Certifying Buildings and Works](#) "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". Many "competent persons" will be members of a professional organisation relevant to their craft/profession.

Q2 Building Activity; Commencement Notices, Certificates of Compliance on Completion.

A2. For Building Activity search the [Statutory Building Control Register](#) on the [BCMS](#) localgov.ie website. Search by owner, builder, designer, assigned certifier, county, Commencement Notice Reference number, date etc. Sign in and download the register in csv/pdf for further mining. Note; if a Commencement Notice Description is not completed correctly the first search may not be accurate; recommend downloaded register.



Q3 Submitting a Commencement Notice with a Declaration to Opt Out of Statutory Certification?

A3. Before an owner decides to opt out of statutory certification, it is important that they familiarise themselves with their statutory obligations and read the DHPLGs' "[Information Note for Owners of new dwellings and extensions who opt out of Statutory Certification for building control purposes](#)"

The owner must declare:

"As the owner of the dwelling or extension, I hereby declare that, having regard to the provisions of Article 9(5) of the Building Control Regulations., I have decided to opt out of the requirement to subject the above building works to statutory certification.....

I understand my statutory obligation .. to ensure that the dwelling or extension is designed and constructed in accordance with the relevant requirements of the Second Schedule to the Building Regulations 1997 (as amended)."

"Homeowners should weigh up carefully the implications of a decision to opt out of the statutory certification process. The Opt Out Declaration relates to the Assigned Certifier process only. All works to which this validated Commencement Notice relates, must still comply with the Building Regulations (as amended)'. The cost associated with engaging the services of a registered construction professional for design, inspection and certification purposes is likely to be a key consideration. It is worth bearing in mind that a reasonable investment in the design, inspection and certification of works will pay dividends in terms of delivering a quality, compliant building. Prior to deciding on whether or not to avail of the opt out option, it is recommended that a homeowner should consult with their solicitor." **Click Confirmation on BCMS**

I have read the information note

Compliance Support

Construction Products Regulations

The 31 Building Control Authorities are the designated principal **market surveillance authorities** for construction products that fall within the scope of the Construction Products Regulation i.e. *European Union (Construction Products) Regulations 2013 (S.I. No. 225 of 2013)*.

[**Note;** [S.I. No. 225 of 2013](#) gives full effect in Ireland to the market surveillance provisions of the CPR Regulation (EU) No 305/2011 and designates Building Control Authorities as the Market Surveillance authorities for construction products. This is separate to their powers under the Building Control Acts 1990-2014].

The "[Guidelines for Market Surveillance Authorities V1.0 June 2017](#)" provides guidance on a consistent approach to Authorised Officers with respect to undertaking their functions under the EU (Construction Products) Regulations 2013 (S.I. No. 225 of 2013).

Note: All Construction Products placed on the market must have a "**Declaration of Performance**" and be affixed "**CE marking**" i.e. roads, housing, fencing, parks, water services, protective equipment etc.

"market surveillance" shall mean the activities carried out and measures taken by the body specified in Regulation 10 of these Regulations to ensure that construction products comply with the requirements set out in the relevant harmonised technical specifications and do not endanger health, safety or any other aspect of public interest protection; support@nbco.gov.ie

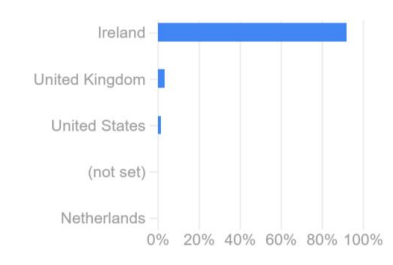
Commencement Notice by Type by Year to End November 2019



Construction Activity to end of November 2019

Commencement Notice Type- from 1 st January 2019	End November
Commencement Notice with Opt Out Declaration	6608
Commencement Notice Without Compliance Documentation	2363
7 Day Notice	1030
Commencement Notice with Compliance Documentation	3559
Total Commencement Notices All types	13560
CRM stakeholder queries closed i.e. phone, info@localgov.ie	4521- Freshdesk closed cases
From Inception (2014)	
Customers-Registered users	113,676
Compliance Documents	1,353,198

S.I. 9 of 2014 legislated for the "Building Control Management System" (BCMS), the information technology-based system developed to facilitate the electronic administration of building control matters by building control authorities as the preferred means of building control administration. Since the go-live date on the 1st March 2014, 100% of Commencement Notices from 44 countries have been submitted online through the BCMS. Website traffic has increased by 50% year on year with an average 1,000 users visit daily an increase of 300% since its go-live date and the system has operated 365/24/7 without interruption. 63,433 projects validated. 1350,000 compliance documents; 113,000 customers/users.



Page	Page Views	F
/en/bcms	73,066	
/en/bcms/dashboard	70,971	
/en/user?destination=bcms/dashboard	31,471	
/en/bcms/application=bcms/dashboard	25,787	
/en/bcms/new-notice	11,849	
/en/user/register?destination=bcms/dashboard	10,175	
/en/user/login?destination=bcms/dashboard	9,383	
/en	8,668	
/en/bcms/certificate?destination=bcms/dashboard	7,480	
/en/bcms/user?destination=bcms/dashboard	7,382	

BCMS CN Descriptions for Buildings and Works to Improve data quality.

3. a Description; require sufficient detail to enable validation assessment without ambiguity -should include Works and Buildings type to be commenced, the class/use; an outline of the description/composition; type of construction.

- **Address:** Denotes the building address of the building or works.
 - **Townland:** Denotes the townland of the building or works.
 - **3.a PROJECT PARTICULARS - DESCRIPTION OF PROPOSED DEVELOPMENT TO INCLUDE:**
 - **Works to be carried out:**
 - o Erection of a building (type)
 - o Extension to a building (detail type and an outline of the building that is being extended)
 - o Material Change of Use to a building (Detail clearly existing use to propo use)
 - o Material Alteration (clearly detail works to be carried out under A & B)
 - **Class/Use:**
 - o Dwelling; Flat; Shop; Offices; Retail Premises; Industrial Units; Hospital; Stadia
 - o School - educational institution (residential or non-residential) & teacher classroom numbers
 - o Storage, Assembly, Recreational Etc.
 - **Composition:** Gives a brief description of the building or works
 - o Detached, semi-detached, terraced middle, terraced end, multi-unit
 - o Stories- number; Basement; Balconies; Treatment systems
 - o Ancillary buildings
 - o Note any other unique features which impact on Part A-M compliance
 - o Number buildings; Number of Units; Number of Phases
 - o Glazing
 - o Etc
 - **Type of Construction**
 - o Masonry
 - o Timber Frame
 - o Composite
 - o Modular- Factory Production
 - o Frame-Steel/concrete etc
- Example-**
 1. Erection of a two-storey detached dwelling of masonry construction with waste treatment system (despacher) and detached garage. - 2 buildings.
 2. Erection of a 6 terraced single storey, timber-frame, three bedroom dwellings with porches; and the erection of one, 4 storey structural frame, multi-unit block with balconies, comprising of 24 apartment units over a basement carpark and associated site works including new site entrance to be constructed in two phases. - 7 buildings.

BCMS Alert 3 2019- Impact of a "no deal" Brexit

For a No Deal Brexit construction products currently reliant on a UK 'notified body', the manufacturers, importers, distributors or authorised representatives need to either:

1. arrange for a transfer of their files and the corresponding certificates from the UK 'notified body' (a 'notified body' registered in the UK) to an EU-27 'notified body', or
2. apply for a new certificate with an EU-27 'notified body'

Builders, designers, specifiers, certifiers and construction professionals should be aware of the impacts of a 'no deal' Brexit; ensure that the CE Marking/Declaration of Performance and relevant product-related documentation is appropriate to demonstrate and ensure compliance with the Building Regulations. To establish if a construction product is certified by a UK 'notified body' refer to the following link: https://ec.europa.eu/growth/tools-databases/nando/index.cfm?fuseaction=directive_notifiedbody&dir_id=33

Part C - PUBLIC CONSULTATION- TGD PART C-SITE PREPARATION & RESISTANCE TO MOISTURE

Closing date November 4th.

The Pyrite Panel Report (June 2012) recommended that the standard related to the use of hardcore material in dwellings and buildings be updated; to include specific testing, certification and traceability for hardcore material used in dwellings and buildings other than dwellings.

The report also recommended that following the publication of such a standard, a review of TGD C.

The revision of the standard was completed following a public consultation process and the revised standard, S.R.21:2014 + A1:2016, was published in 2016.

The proposed 2019 amendment to TGD C, is to take account of the latest version of the standard.

PART F – VENTILATION

[SI 263 of 2019 - Building Regulations \(Part F Amendment\) Regulations 2019](#)

Part F (Ventilation) of the Second Schedule to the Building Regulations 1997 – 2018 was amended to set effective standards of ventilation and support the measures introduced in Part L Regulations 2017 European Union (Energy Performance of Buildings) Regulations 2019– S.I. No. 538 of 2017 and S.I. No. 183 of 2019. See below - effective from the 1st November 2019 except as below for Part L.

F1 Means of Ventilation; Adequate and effective means of ventilation shall be provided for people in buildings.

This shall be achieved by

- limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and
- limiting the concentration of harmful pollutants in the air within the building.

F2 Condensation in roofs; Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.”

BUILDING CONTROL OFFICER -Part A-Wall ties - advice from Bernadette McArdle CEng, BCO Louth

Wall Ties-Watch for Proper spacing, fixing, number and quality of wall ties a continuous issue for Building Control Officers.

A1 Loading.: A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that the combined actions that are liable to act on it are sustained and transmitted to the ground -

- safely, and
- without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.

to comply guidance in TGD Part A 1.1.3.27 requires that; Wall ties should be provided in cavity walls and should comply with I.S. EN 845-1 and should be material references 1 or 3 in I.S. EN 845 Table A1 austenitic stainless steel. The minimum quantity of ties provided should be:

- 2.5 wall ties per square metre for cavity widths between 50mm and 75 mm
- 3 wall ties per square metre for cavity widths between 75 mm and 100 mm, and
- 4.9 wall ties per square metre for cavity widths between of 100mm and 150 mm.

Extra wall ties are required at the jambs of openings and movement joints as shown in Diagram 9 (for use of ties in other cavity widths, see pS.R. 325)



Education & Training

IT Carlow- LEVEL 7 CERTIFICATE IN BUILDING CONTROL MANAGEMENT.

Coordinated and delivered by the Institute's Extended Campus, the “*Certificate in Building Control Management*” commenced mid-October and has delivered Module 1 and Module 2 in each of the 5 Regional training centres to over of 100 participants; Module 3-6 inclusive delivered January -May 2020.



122 Participants from BCAs, LA Housing Planning, Contractors, Consultants, Assigned Certifiers - 80% LAs	Module 1 Legislative Framework	Module 2 BCAs, CMAS Documentation	Module 3 Part A-F Regulations- Compliance	Module 4 Inspections & Reporting	Module 5 Enforcement, Case-studies	Module 6 Culture of Compliance
Ballinacorney Regional Training Centre (26)	31/10/2019	19/11/2019	07/01/2020	11/02/2020	10/03/2020	14/04/2020
Carlow Regional Training Centre (21)	29/10/2019	18/11/2019	14/01/2020	14/02/2020	12/03/2020	23/04/2020
Roscrea Regional Training Centre (27)	01/11/2019	29/11/2019	17/01/2020	17/02/2020	20/03/2020	24/04/2020
Ballyoolin Regional Training Centre (29)	06/11/2019	04/12/2019	20/01/2020	26/02/2020	23/03/2020	27/04/2020
Stranorlar Regional Training Centre (19)	11/11/2019	09/12/2019	29/01/2020	02/03/2020	01/04/2020	30/04/2020

Due to demand IT Carlow taking bookings for 2020-2021 online, using the link [here](#) for **Extended Campus Application Form.**

Further CPD Training

[RIAI CPD Workshop Pilot: NZEB & TGD Part L Dwellings 2019 – New Dwellings & Major Renovations](#) ----- 5th December 2019

[Training on the use of DEAP 4.2 to demonstrate compliance with Part L of the Building Regulations](#) ----- 23rd January 2020

NBCO to issue 2020 Annual recommended CPD

National Building Control Office, 3 Palace Street, 31 Building Control Authorities working together to “Promote a Culture of Compliance with the Building Regulations”

The 31 Building Control Authorities Promoting Compliance with Part L as part of the Building Control Authorities contribution to “adaptation measures taken to reduce Ireland’s vulnerability to the negative impacts of Climate Change

Part L Conservation of Fuel and Energy: things to know

Part L - Conservation of Fuel and Energy – Dwellings -Part L for Dwellings sets the energy and carbon dioxide emissions requirements for new and existing buildings subject to the Building Regulations.

[SI 292 of 2019 - European Union \(Energy Performance of Buildings\) \(No.2\) Regulations 2019](#)

[SI 183 of 2019 - European Union \(Energy Performance Of Buildings\) Regulations 2019](#) -Apply to works in connection with the design and construction of a new dwelling and to works to an existing dwelling which undergoes a major renovation-1st November 2019; except where planning granted before 31st October 2019 and substantial works completed before 31st October 2020. The Building Regulations and the Building Control Regulations and the provisions of the Building Control Acts 1990 to 2014 apply to these Regulations.

“**building element**” means a technical building system or an element of the building envelope; “**building envelope**” means the integrated elements of the building which separate its interior from the outdoors environment; “**cost-optimal level**” means the energy performance level which leads to the lowest cost during the estimated economic lifecycle, where.....; “**dwelling**” means a house or flat forming a separate unit of residential accommodation; “**energy from renewable sources**” means energy from renewable non-fossil sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases; “**energy performance of a building**” means the calculated or measured amount of energy needed to meet the energy demand associated with a typical use of the building, which includes, inter alia, energy used for heating, cooling, ventilation, hot water and lighting; “**flat**” means separate and self-contained premises constructed or adapted for residential use and forming part of a building from some other part of which it is divided horizontally; “**major renovation**” means the renovation of a building where more than 25% of the surface of the building envelope undergoes renovation; “**nearly zero-energy building**” means a building that has a very high energy performance and the nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby; “**substantial work has been completed**” means that the structure of the external walls of the dwelling has been erected; “**surface of the building envelope**” means the entire surface of a building through which it can lose heat to the external environment or to the ground, including all heat loss areas of walls, windows, floors and roof; “**technical building system**” means technical equipment for the heating, cooling, ventilation, hot water, lighting or for a combination thereof, of a building or building unit; “**works**” includes any act or operation in connection with the construction, extension, alteration, repair or renewal of a building. **Exempted Dwellings:** (a) a national monument; (b) a protected structure or proposed protected structure.

Part L - Conservation of Fuel and Energy- Buildings other than Dwellings

[SI 538 of 2017 - Building Regulations \(Part L Amendment\) Regulations 2017](#)

“**major renovation**” means the renovation of a building where more than 25% of the surface of the building envelope undergoes renovation;

“**NEAP**” means the relevant version of the Non-domestic Energy Assessment Procedure published by the Sustainable Energy Authority of Ireland;

Building Control Authorities are requesting compliance with Part L for all Notices to Commence for which Part L applies.

