ISSUE

01

February 2020

QUARTELY UPDATE
NATIONAL BUILDING CONTROL MANAGEMENT PROJECT

An Oifig Náisiúnta um Rialú Foirgneachta
NATIONAL BUILDING CONTROL OFFICE

N ational B uilding C ontrol O ffice

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@NBCOIreland

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 regard to their roles and functions administering and monitoring compliance with:

- Building Control Act 1990-2014
- Building Control Regulations
- Building Regulations
- S11 Inspections
- S11 Information requests
- Section 8 Enforcement
- Section 17 prosecutions
- Statutory Building Register.

BCAs are 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, Éanna Ó Conghaile, Letitia Hanratty, Richard Butler, Shirley Lambe, Kelda Minjon
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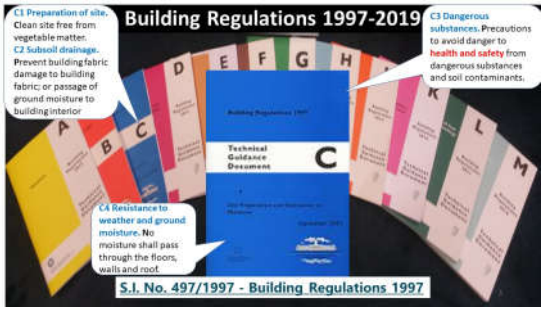
Buildings Regulations and Building Control.



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

SITE PREPARATION and RESISTANCE TO MOISTURE, (S.I. No. 497/1997) **Part C** compliance has a very important role to play in the public policy imperative of preserving public health and ensuring building durability. Compliance with Part C requires that the fabric of the building will not be damaged by site contaminants (dangerous substances) or that moisture will not permeate through the building and/or cause damage to the building fabric.

The WHO has categorised radon as a carcinogen. A Radon membrane contributes significantly to reducing the overall Radon concentrations. However, it is NO guarantee of a low radon level in the finished dwelling. TGD-C recommends a post occupation radon test to determine if high radon levels exist.

"All works must be carried out with proper materials …which are fit for the use for which they are intended and for the conditions in which they are to be used"

VIP Testing & Inspection Plan for Part C.

PART C COMPLIANCE REQUIREMENTS:

C1 Preparation of site - *The ground to be covered by a building shall be reasonably free from vegetable matter.*

C2 Subsoil drainage - *Subsoil drainage shall be provided if necessary, so as to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.*

C3 Dangerous substances - *Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building.*

C4 Resistance to weather and ground moisture - *The floors, walls and roof of a building shall be so designed and constructed as to prevent the passage of moisture to the inside of the building or damage to the fabric of the building. Site.*

On-Site Check list before and during work:

- **Ensure a clean site free from vegetation etc**
- **Radon Map –Building Regulations require that all new homes in High Radon Areas are installed with a radon barrier. Info radon@epa.ie**
- **Location of Radon Sump outlet-ensure any gas will not flow back into the house i.e. through a vent, window or door**
- **Underfloor fill –ask for certificates of compliance with "NSAI SR 21-2014 + A1 2016 Annex E aggregates for use under floors and footpaths"**
- **Radon Membrane -ask for "AGRÉMENT CERTIFICATE" and ensure it is continuous with Damp Proof Membrane (DPM) (include seals)**
- **In high water table areas or areas prone to flooding make sure site adequately drained**
- **Request certification for materials use in walls and roof, fit for purpose and fit for location**
- **Site management -ensure clean and tidy**
  1. **maintenance of Radon Membrane and DPM**
  2. **approach to repairs if damaged**

Indication of risk of a non-compliance

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Mairéad Phelan

Compliance Support

Frequent Queries

Q1. I am in the process of selling my house and although there is a Certificate of Compliance on Completion (CCC) on the Register linked to my house; it is included in the description of the 20-unit house development I live in. CCC Description "*10 Type 2A Houses; 1 4-Unit Apartment Block and 6 Type 2B Houses*". My house is Type 2B, no 20 Sycamore Street. The solicitor for the purchaser is insisting on a separate Certificate of Compliance on Completion which specifically identifies my house. Can you issue this Certificate for my house?

A1. Article 20F S.I. 9 of 2014 provides for the for inclusion of the CCC (signed by the builder and Assigned Certifier) on the Register, before the building is ***opened, occupied or used***. The CCC is accompanied documentation necessary to outline how the works or building as completed complies with the Building Regulations and is accompanied by the Inspection Plan as implemented.

"*A CCC may refer to works, buildings, including areas within a building, or developments, including phases thereof, and relevant details shall be clearly identified on the CCC itself*"; therefore it is in order to have one CCC supported by a schedule of Ancillary Certificates for a number of individual buildings. This should satisfy solicitors regarding compliance with the Building Control Regulations.

Ref; Code of Practice for Inspecting and Certifying Buildings and Works S8.2 (c).

"*A development, where the CCC has been registered will be deemed to comply with the certification procedures of the Building Control Regulations*". S8.4 "*buildings completed for occupation on a phased basis e.g. houses or apartment blocks; a CCC for each phase may be submitted separately. CCC may refer to works, buildings, including areas within a building, or developments, including phases. In such circumstances, one or more CCC may be referenced to a single Commencement Notice*".

Note: For ease of reference thereafter, it is preferable that each building unit has an individual CCC, but this is not a statutory requirement.

support@nbco.gov.ie

Southern Regional Building Control Committee Chair Tim Kelleher with his Kerry Team-Promoting a Culture of Compliance with the Building Regulations

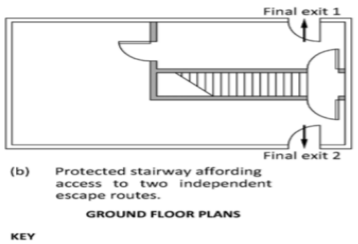
The Regional Building Control committees are key to collaboration on Building Control matters, current compliance issues and the promotion of the standardisation of the delivery of Building Control across the 31 Building Control Authorities

Q2 FAQ 70 Part B "*Fire Safety Volume 2 Dwelling Houses*" Building Regulations 2017-TGD-1.3.9.7 Final Exits-Clarify?

A2. ***1.3.9.7 Final Exits*** *"Any final exit door in a dwelling house or a door which gives direct access to a balcony as provided in 1.3.7 should be provided with simple fastenings (thumb latches or other readily openable mechanism) which can be operated from the escape side without the use of a key"*

Section 0.1.17 defines a final exit as '***The termination of an escape route from a building giving direct access to a street, passageway, walkway or open space, and sited to ensure the rapid dispersal of persons from the vicinity of a building so that they are no longer in danger from fire and/or smoke***'.

The reference to "**Any**" in Section **1.3.9.7** refers to the door on the primary escape route usually the front door i.e. the door of the hallway serving the dwelling. In such scenarios the patio or back door may still be locked by key and do not have to be readily openable. The only scenario where more than one door may need to be readily openable is where the stairs delivers the occupant between two areas (either of which could be on fire) and in such cases the "**Final exit**" may be either of the doors see diagram 2(b) (attached for your reference) in which case both the "**Final exits**" should be readily openable. For the purposes of clarity, the reference to door to Balcony is where the door is being used as an alternative escape instead of a window as per Section 1.3.7.1. of TGDB 2017



(b) Protected stairway affording access to two independent escape routes.

GROUND FLOOR PLANS

Q3 Can a Building Control Authority invalidate a Commencement Notice if the drawings are stamped "Planning Drawings"?

A3. A Commencement Notice gives notice to the Building Control Authority of the intention to carry out works or building, thereby, giving the Building Control Authority time to plan/schedule building control assessments and inspections, to promote compliance with the Building Regulations, i.e. "*I, hereby give notice in accordance with Part II of the Building Control Regulations 1997 to 2014 that it is intended to carry out the development as described below commencing on the date of..* ".

The basic requirements for all Commencement Notice types is the submission of a completed "*Form of Commencement Notice*" accompanied by:

(a) general arrangement drawings – plans, sections and elevations – prepared for building control purposes;

(b) a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date;

(c) the completion of an online assessment, via the Building Control Management System, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations (Parts A to M); ref; Code of Practice for Inspecting and Certifying Buildings and Works p15 S5. *Lodgement of Plans and Documentation*

Therefore, while the Commencement Notice validation process is not a technical assessment it is in order for a Building Control Authority to request confirmation from an owner that the "*general arrangement drawings – plans, sections and elevations" as submitted are "prepared for building control purposes*". support@nbco.gov.ie

Market Surveillance Authorities

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 (CPR) i.e. *European Union (Construction Products) Regulations 2013* (S.I. No. 225 of 2013); and have a key role to play in communicating relevant information on CPRs. "***Guidelines for Market Surveillance Authorities V1.0 June 2017***" provides guidance to Authorised Officers undertaking this role.

Circular BC 02-2019 - Role of Market surveillance authorities and impact of Brexit.

Circular BC 05 -2018 – Market Surveillance Authorities and the use of ICSMS for Market Surveillance.

support@nbco.gov.ie

Brexit - Construction Products Regulation Transition

During 2020, the UK will continue to follow EU rules and the EU will continue to treat the UK as if it were a member state. This transition period is due to end on 31 December 2020.

The Construction Products Regulation (EU) No 305/2011 (CPR) is European Union (EU) legislation that sets out rules for the marketing of construction products in the EU. It is aimed at reducing technical barriers to trade and ensuring the free movement of certain construction products within the EU. Ref. CPR on DHPLG website. Where a construction product covered by a harmonised standard is being placed on the EU market, the CPR requires the manufacturer to draw up a 'declaration of performance' (DoP) and affix a 'CE' marking to the product.

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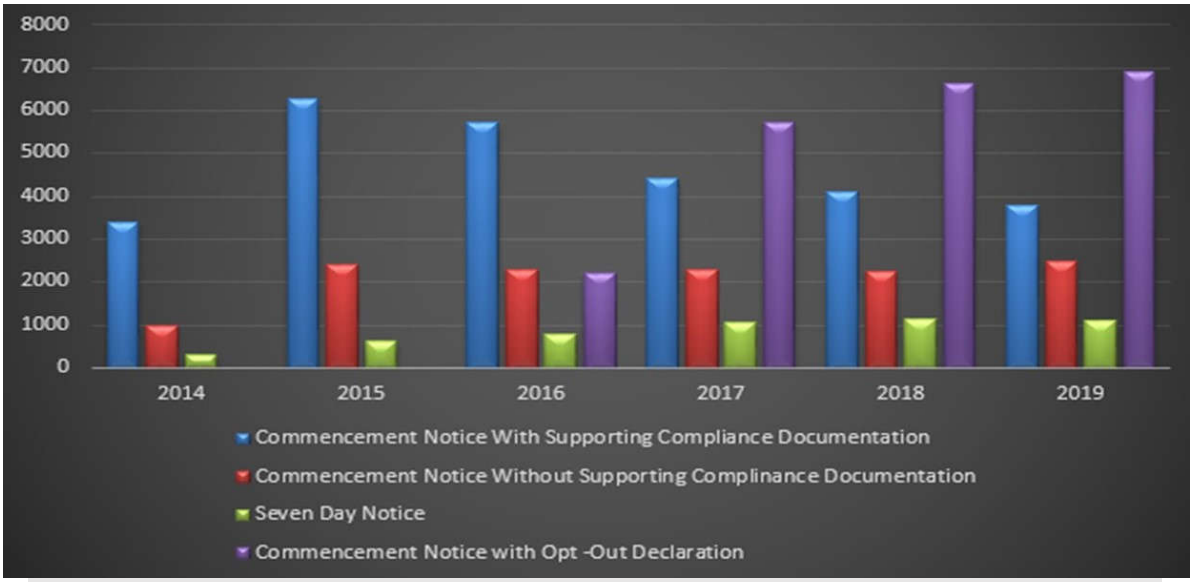
IS-BCMS Construction Activity and Brexit



Construction Activity to end of December 2019

Homepage Intro

Building Control Management system [BCMS]

A commencement notice is required to give notice to Building Control Authorities of the erection of such buildings, or classes of buildings, or the carrying out of such works, or classes of works, as may be specified in the regulations.

BCMS

Essential Maintenance Notice
Due to essential maintenance, we regret that there will be no access to the BCMS from 5 p.m. on Friday 14 February, until 8 a.m. on Monday 17 February. We apologise for any inconvenience caused. If you have any queries, please email support@nbco.gov.ie

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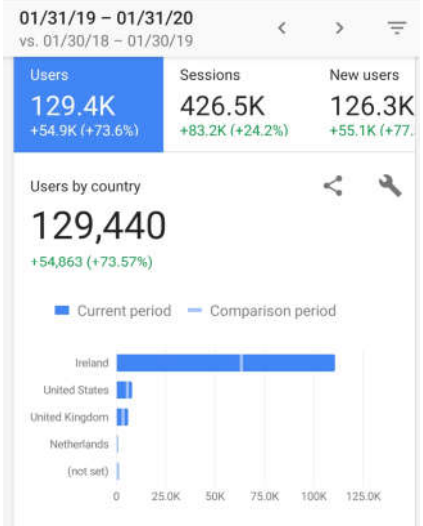
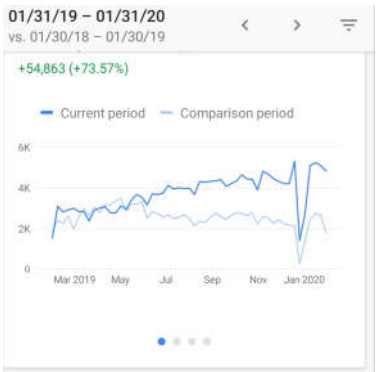
Essential Maintenance Notice.

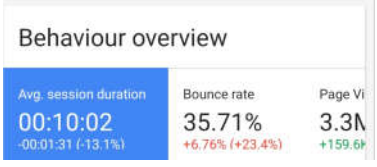
If you have any queries, please email support@nbco.gov.ie

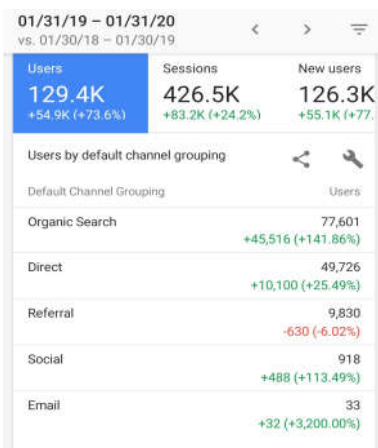
Sabrina McDonnell C.Eng NBCO



Commencement Notice Type- 1st January to 31st December 2019	End December
Commencement Notice with Opt Out Declaration	6928
Commencement Notice Without Compliance Documentation	2469
7 Day Notice	1115
Commencement Notice with Compliance Documentation	3773
Total Commencement Notices All types	**14,285**
CRM stakeholder queries closed- i.e. phone, info@localgov.ie	310
From Inception (2014)	**End December**
Customers-Registered users	115,344
Compliance Documents	1,392,056
Certificate of Compliance of Completion	24,065







BCMS NBCO have completed a BCMS infrastructure upgrade. (Production and UAT environments). This upgrade will enhance system security, enable greater capacity as well as address site speed issues. In addition, the NBCO has embarked on the process of preparing a tender for the complete renewal of the BCMS as the BCMS and its critical underlying technology is now 6 years old. This tender process from publish to award which started in January 2020 will be completed in December 2020.

Applications Module in Test

Brexit- Transition-CPR

Manufacturers, importers, distributors and authorised representatives must continue to comply with the CPR when placing construction products on the Irish/EU market.

UK 'notified bodies' continue to have the status of EU 'notified bodies'; they are able to perform conformity assessment tasks for the purposes of the CPR.

Irish 'distributors' of UK construction products have the same obligations under the CPR as before Brexit.

Builders, designers, specifiers, certifiers and construction professionals should prepare for possible impacts to supply chains when the transition period ends. They should examine their supply chains to ensure suitable construction products with appropriate documentation demonstrating compliance will be available after 2020. In the construction sector about 40% of trade is with the UK.

If you plan on trading with the UK in 2021 you will need a unique Economic Operators Registration and Identification (EORI) number. Register for an EORI number through Revenue's online services section.

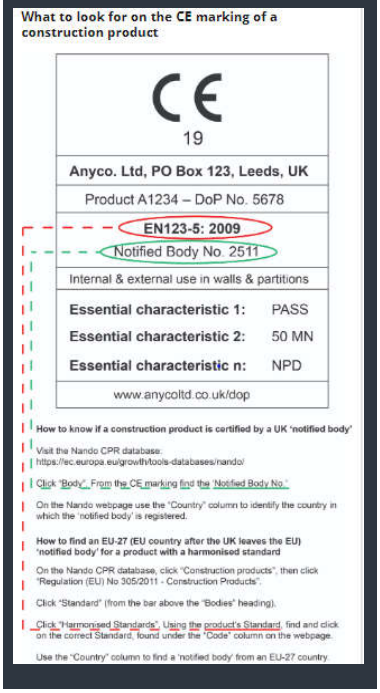
Support and guidance

National Standards Authority of Ireland (NSAI).
Email brexitunit@nsai.ie or phone 01-807 3800.

If in doubt, operators should consider taking professional advice.

The 'Nando' EU commission website provides the full listing of all current EU-wide 'notified bodies'.

Notifying Authority – Dept. Housing Planning, Local Government



2020 STRENGTHENED INSPECTION REGIME

Building control reform has been a key priority for government since 2011 the focus on the building control reform agenda has primarily been on ensuring strong and effective regulation in the building control system and the construction industry while improving compliance with the building regulations. The review of the inspection policy with a view to building control authorities carrying out risk based targeted inspections is making more efficient and effective use of resources available to inspectors.

A key component of this will ensure that fire safety inspections of new building works during construction to check compliance with Part B of the building regulations are carried out by competent local authority personnel. Building Control @ Dublin City Council have this in place.

The main objective, for the NBCO in rolling out Building Control Inspections 2020 is to have all Building Control Authorities set up and using mobile devices to carry out their Building Control inspections in the first instance.

Phase 2 will see the roll out of a standardised Risk-Assessment Approach for BC Authorities to use when identifying projects for inspection.

Phase 3 will see the roll out a National Map where BC inspections will be mapped and linked to BCMS.

All inspections carried out by the 31 Building Control Authorities will be collated monthly by the NBCO.

In 2020 particular emphasis will be placed on Part L (Conservation of Fuel and Energy) and B (Fire Safety Certificate) compliance inspections and buildings with declarations to Opt-Out of statutory certification.

Letitia Hanratty, MRIAI. NBCO

BUILDING CONTROL OFFICER -Timber Frame

NSAI Standards

Irish Standard
I.S. 440:2009+A1:2014

Timber frame construction, dwellings and other buildings (including amendment 1, consolidated)

NSAI Register-26 Certified Timber Frame Manufactures.
IRISH TIMBER FRAME Manufacturers' Association https://www.itfma.ie/

Roles and Responsibilities - Should be agreed with all designers prior to commencement of each Project. (Section **4 – 4.1** Domestic Dwellings and **4.2** Apartment Buildings)

Design requirements in IS 440:2009+A1:2014

Design of Timber Frame to Eurocode 5

Steel elements to Eurocode 3 and Masonry to Eurocode 6 (Also Current Addition of SR 325 Recommendations for the design of masonry structures should be followed).

Provision of clear and comprehensive design information and structural calculations to client.

Signing -off on any out-house designs (e.g. roof trusses, metal web joists etc.)

Provision of a Structural Design Certificate

Timber Frame Manufactures should provide comprehensive site erection instruction, construction details and site fixing schedule including instructions for: proprietary materials, internal linings including plasterboard (refer to Cl. 6.5.5.1 internal linings), cavity barriers (refer to Cl. 5.7, Cl. 6.5.12 and Figure 36) and fire stops (refer to Clause 5.8, Cl. 6.5.13 and figure 37). wall ties (Clause 5.9, Cl. 6.4.4.2) These should also be Part D Compliant).

Annex A Provides guidance on differential movement (eaves, window sills and doors, at heads of openings at services, portal frames and any other hard points)

Suitable wall ties should be specified for the likely level of differential movement; generally wall ties should able to withstand movement of at least 12 mm.

Annex B Provides an example of site checklist for timber frame construction.

Richard Butler CEng. Registered Surveyor

Education & Training

IT Carlow- LEVEL 7 CERTIFICATE IN BUILDING CONTROL MANAGEMENT *nominated for an Excellence in Education Award by Engineers Ireland.*

Coordinated and delivered by the Institute's Extended Campus, the "*Certificate in Building Control Management*" commenced mid-October and has delivered Module 1, 2 and 3 in each of the 5 Regional training centres to over of 100 participants. Module 4-6 inclusive will be delivered January -March 2020.

L-R Members of NBCO and National Building Control Management Project Advisory Board. Sinéad Murphy Senior Engineer Building Control Fingal & Chair Eastern & Midlands Building Control Region rep; Orla Fitzgerald MRIAI Construction Industry Council rep; Kelda Minjon NBCO MSc IS-Support; Éanna Ó Conghaile NBCO CEng; Paul Clegg Executive Manager DCC; Mairéad Phelan CEng, Head NBCO; Sabrina McDonnell NBCO CEng; Letitia Hanratty NBCO MRIAI.

122 Participants-From BCAs, LA Housing, Planning, Contractors, Consultants, Assigned Certifiers - 50% LAs	Module 1 Legislative Framework	Module 2 BCMS, ICSMS Documentation	Module 3 Part A-M Regulations Compliance	Module 4 Inspections & Reporting	Module 5 Enforcement, Case-studies	5 Module 6 Culture of Compliance
Ballincollig Regional Training Centre (26)	31/10/2019	19/11/2019	07/01/2020	11/02/2020	10/03/2020	14/04/2020
Castlebar Regional Training Centre (31)	29/10/2019	26/11/2019	14/01/2020	14/02/2020	13/03/2020	20/04/2020
Roscrea Regional Training Centre (27)	01/11/2019	29/11/2019	17/01/2020	17/02/2020	20/03/2020	24/04/2020
Ballycoolin 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 (15)	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.**

Date for Diary 18th February Part L /NZEB NBCO/DHPLG/BCO Seminar Killeshin, Hotel Portlaoise contact support@nbco.gov.ie

2020 IBCI Building Control Conference 25th and 26th March Radisson Blu Hotel, Sligo

CPD NBCO 2020 List of 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"

ibci

S.I. No. 263/2019 - Building Regulations (Part F Amendment) Regulations 2019 **Means of Ventilation**.

Technical Guidance Document TGD F **details guidance on how to comply with Part F and requires that Mechanical Ventilation with Heat recovery systems should be designed, commissioned and maintained and/or adjusted by *competent designers and installers.***

NSAI established a Ventilation Validation Registration Scheme | NSAI that certifies an individual as a competent independent third party to validate that a ventilation system has been installed, balanced and commissioned to meet the minimum requirements of TGD F - Ventilation (2019) Building Regulations. Checks and measurement methods broadly follow the guidance given in I.S. EN 14134: 2019: Ventilation for buildings – Performance testing and installation checks of residential ventilation systems.

Further information is available in the NSAI "*Ventilation Validation Registration Scheme Master Document*".

What are the Benefits?

For consumers, the benefits of Ventilation validation are far-reaching in terms of energy efficiency of the dwelling improvement and indoor air quality improvement, providing enhanced comfort and health benefits to the occupant. Home owners can be reassured that, at the time of validation, the ventilation system as installed in their dwelling provide the minimum ventilation rates as required under TGD to Part F - Ventilation (2019).

As a result, Homeowners can be reassured that best practice has been achieved to comply with Part F1 i.e.

a) **limit the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and**
b) **limit the concentration of harmful pollutants in the air within the building.**

Clause 1.2.1.2 of TGD to Part F - Ventilation (2019) of the Building Regulations requires that provision should be made to facilitate transfer of air and cross ventilation between rooms, e.g. a 10 mm gap should be provided under doors. Ventilation systems will require regular maintenance to clean filters and establish that equipment is operating correctly.

ISSUE

02

May 2020

QUARTELY UPDATE
NATIONAL BUILDING
CONTROL
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NBCO National Building Control Office

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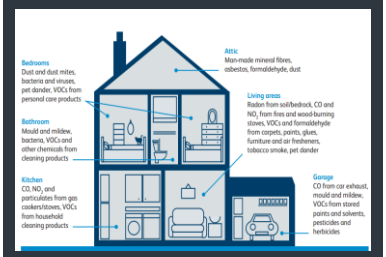

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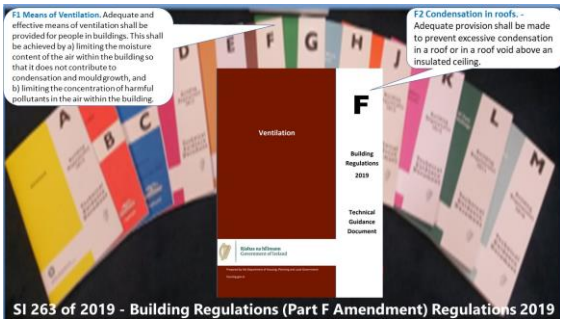

Regulations (Building Regulations) are made for the health, safety and welfare of people in or about buildings. *For us all, life on Earth depends upon the air we breathe and our ability to extract oxygen from it for energy creation.*

VENTILATION, (S.I. No. 263/2019) **Part F** compliance has a very important role to play in public health and buildings must also be able to breath. Ventilation is the process by which stale indoor air is replaced with clean/fresh outdoor air through purpose provided openings and through cracks and gaps in the building envelope. This may be accomplished by either natural or mechanical means.

The quality of the air indoors is important, because it is here that we spend the majority of our time –whether that is at home, at work, at school, in shops or in vehicles

Covid-19 has reinforced the importance of proper indoor ventilation for respiratory health, particularly in our homes where many have been confined to for the past number of weeks.

The average household or 4 produces a lot of moisture- 7.5 litres/day or 54/L/Week. To preventing condensation and mould growth is to keep Relative Humidity below 60%

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PART F COMPLIANCE REQUIREMENTS:

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

a) limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and

b) limiting the concentration of harmful pollutants in the air within the building.

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.

Ventilation is necessary to provide a healthy and comfortable internal environment for the building's occupants. The main task of ventilation is to remove polluted indoor air from a building and replace it with 'fresh' outside air.

Ventilation can also serve other roles -for instance "permanent ventilation openings" can provide an air supply to open flued combustion appliances (Part J) and "purge ventilation" provided by window openings can also summertime overheating risk". There are different types and sources of pollution within the home, for example:

- Moisture e.g. from washing, cooking.
- Carbon monoxide (CO) and oxides of nitrogen e.g. from combustion alliances, smoking.
- Volatile organic compounds (VOCs), e.g. from aerosols & formaldehyde found in some furniture.
- Allergens e.g. from house dust mites.
- CO2 e.g. from humans & combustion appliances.
- Environmental tobacco smoke (ETS).
- Odours e.g. from cooking, bodies and pets.

On-Site Check list before and during work:

- Design Calculation based on Natural/ CMEV/MVHR to be installed
- Accessible MVHR/No Rigid Duct
- Commissioning, Validation Certificate (By NASI Registered Validator), and User Information
- Roof Ventilation design

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Mairéad Phelan

Compliance Support

THE ASSIGNED CERTIFIER

"Assigned Certifier" means the competent, **registered professional** person assigned by the **Building Owner** to **inspect** and **certify works** in accordance with the **Building Control Regulations**; **"Inspection Notification Framework"** or **"INF"** has the meaning set down in **section 7.3 of this Code of Practice; "Inspection Plan"** has the meaning set down in **section 7.1 of this Code of Practice;**

Roles and Duties (Section 3 of Code of Practice)

Assigned Certifier's Role (Section 3.5 of Code of Practice)

The Assigned Certifier is assigned by the Building Owner as required under the Building Control Regulations. **They undertake** to **inspect**, and to **co-ordinate** the **inspection activities** of others during construction, and to **certify the building or works on completion**. The role of Assigned Certifier does not include responsibility for the supervision of any builder. They may or may not be a member of the design team. The Assigned Certifier should: -

(a) provide & sign the relevant statutory certificates - the form of Certificate of Compliance (Undertaking by Assigned Certifier) at commencement & the Certificate of Compliance on Completion;

(b) co-ordinate the ancillary certification by members of the design team & other relevant bodies for the Certificate of Compliance on Completion;

(c) identify all design professionals & specialists, in conjunction with the Builder, from whom certificates are required;

(d) identify all certificates required and obtain them;

(e) co-ordinate and collate all certification of compliance for completion in conjunction with the Builder;

(f) in consultation with the members of the design team, plan and oversee the implementation of the Inspection Plan during Construction;

(g) prepare the Preliminary Inspection Plan and oversee adherence to this plan, and on completion provide the Inspection Plan as implemented;

(h) on termination or relinquishment of their appointment make available to the Building Owner all certification prepared and inspection reports carried out;

(i) act as the single point of contact with the Building Control Authority during construction;

(j) seek advice from the Building Control Authority, in respect of compliance matters relating to the building or works where disputes or differences of opinion arise between the parties to the project &

(k) maintain records of inspection.

****

Tipperary County Council Team- Promoting a Culture of Compliance with the Building Regulations

Southern Regional Building Control Committee

John Hoctor, Kate O Keefe, Ray O Leary

ASSIGNED CERTIFIER UNDERTAKING

The **Assigned Certifier Signs** the **Undertaking by Assigned Certifier** at Commencement Stage; and undertake accept the role of Assigned Certifier i.e.

'*In accordance with the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, I undertake to use reasonable skill, care and diligence, to inspect the building or works and to coordinate the inspection work of others and to certify, following the implementation of the inspection plan by myself and others, for compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works to which the accompanying Commencement Notice together with the plans, calculations, specifications, ancillary certificates and particulars listed in the schedule thereto refer.*'

The Assigned Certifier Signs Part B of the Certificate of **Compliance on Completion** and confirms that "*that I am the **Assigned Certifier** assigned by the owner to **inspect** and **certify the building or works** concerned*".

6. *Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the **Annex (see attached)**.*

7. *I now **confirm** that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.*

8. *Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.*

****

Building Control Prosecution Dublin City Council V Mc Donagh

Situation -Complaint regarding works to a retail unit compromising access. Inspection identified, building extended by C.100m^2; material alterations undertaken; contravening Building Regulations, Part K (Stairways) & Part M (Access & Use); new stepped approach rendered the previously accessible building inaccessible for people with disabilities.

Action- Building Control search; No Fire Safety Certificate or Commencement Notice for works; Company Registration Office (CRO) occupiers registered office address & company directors.

Land registry & rates search for the building owners' details & names of the liable occupants for the year in question. Details cross referenced with Planning.

Building owner notified of breaches of Building Control Regulation i.e. failure to submit a Commencement Notice (Article 8) & secure a Fire Safety Certificate (Article 12) & the impending prosecution.

Multiple Building Control Act, Section 11 information requests to building owner to demonstrate compliance with Parts K & M. No response.

Section 8 Notice (Enforcement Notice) setting out the works required to rectify deficiencies served on Building owner.

Summons served in respect of offences contrary to Section 11 (failure to furnish information) and Section 16 of the Act for breaches of the Building Control Regulations (failure to give Notice to Commence and secure a Fire Safety Certificate).

Outcome District Court, Defendant offered a plea in respect of Article 8 &12 in return for Section 11 withdrawal; Judge refused; proceeded to hearing.

Penalties imposed in respect of Article 8 & 12 Summons, with one month to pay; dismissed Section 11 conviction (failure to submit information) as Defence alleged information sent. Enforcement Notice not appealed; designer furnished the Building Control Authority with information outlining how the works would be brought into compliance. Fire Safety regularised by way of Fire Safety Certificate.

MARKET SURVEILLANCE AUTHORITIES

The 31 Building Control Authorities are **market surveillance authorities** for construction products that fall within the scope of the Construction Products Regulation (CPR)

REVIEW OF THE CONSTRUCTION PRODUCTS REGULATION

EC video presentation of review process: https://www.youtube.com/watch?v=DR5v68gyVPQ&feature=youtu.be.

A document available at: https://ec.europa.eu/docsroom/documents/40762/attachments/1/translations/en/renditions/native assesses the impact and preparation of new proposal. The EC invites stakeholder feedback on the five indicative options outlined in this document, via a survey, which is open until **31 August 2020** and available at the following link: https://ec.europa.eu/eusurvey/runner/FutureOptionsForTheReviewOfTheCPR.

The design of apartments, in Ireland, has evolved over recent years, as design teams learn from best practice around the world. Open plan apartments are becoming increasingly popular. Additional guidance amending TGD B 2006 published February 2020 includes;

Clarification *with respect to the provision of common alarm systems in buildings containing flats and;*
the provision of refuge spaces generally in the lobby or escape stairs in buildings containing flats

***Inclusion of a new Section specifying provisions for open plan flats*:**
Guidance on the fire protection required for the kitchen area,
Appropriate maximum travel distance within an open plan flat,
Provision of sprinkler protection within the open plan flat, sprinklers have a proven international performance in controlling fires,
enhanced fire detection and alarm systems, smoke detectors in all habitable rooms and risk areas,
clarity on adequate separation of the main kitchen cooking appliances from the escape route,
A minimum fire resistance requirement for the exit door from the flat.

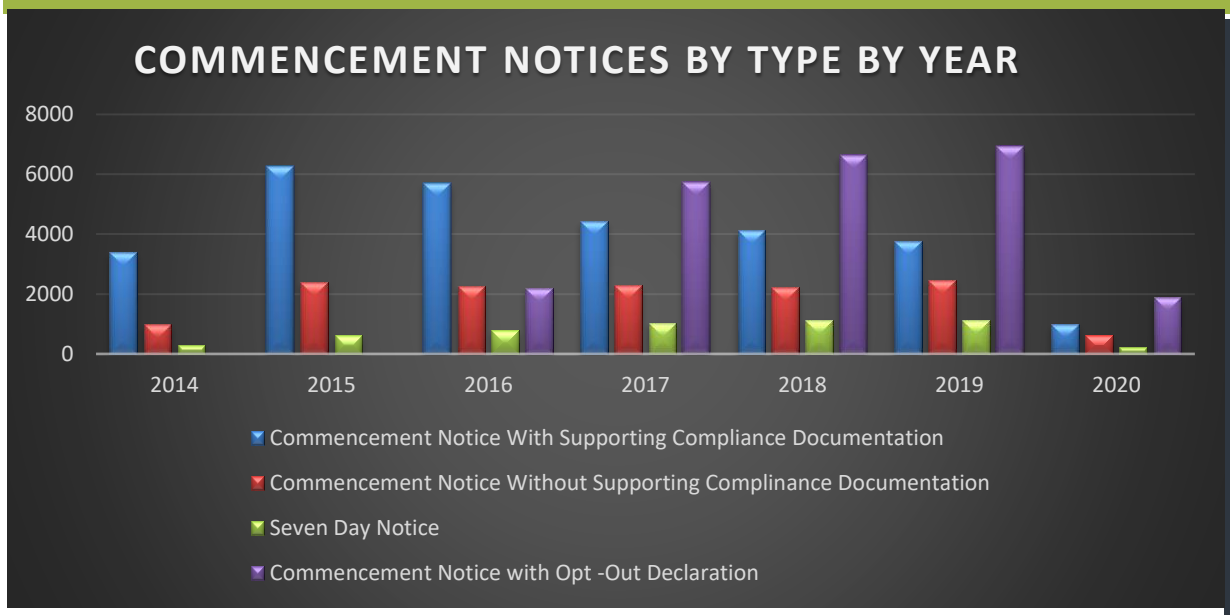
Inclusion of a new Section *relating to extended corridor travel distances,*
Provision of appropriate ventilation systems for corridors / lobbies.

Inclusion of a new Section *relating to domestic sprinkler systems* etc,

Link: Building Regulations – 2006 Technical Guidance Document B – Fire Safety

I.S. 10101: The New National Rules for Electrical Installation NSAI Webinar https://www.nsai.ie/about/news/i.s-10101-the-new-national-rules-for-electrical-installations-webinar-long-version/

IS-BCMS Construction Activity and Brexit

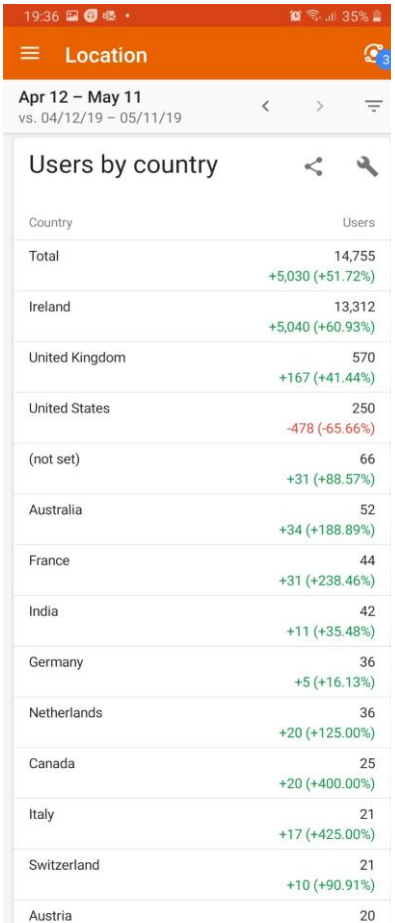


Construction Activity to end of April 2020

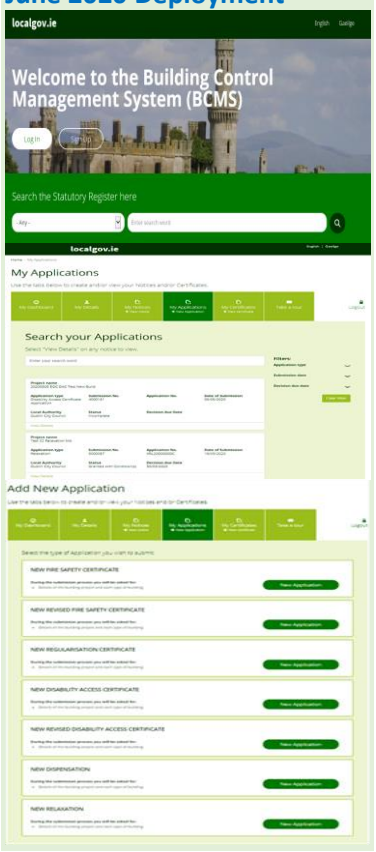
Commencement Notice Type - from 1st January 2020	End January 2020	End February 2020	End March 2020	End of April 2020
Commencement Notice with Opt Out Declaration	561	1058	1589	1898
Commencement Notice Without Compliance Documentation	196	360	513	635
7 Day Notice	84	141	216	230
Commencement Notice with Compliance Documentation	315	573	910	993
Total Commencement Notices All types	**1156**	**2132**	**3228**	**3756**
CRM stakeholder queries - closed- i.e. phone, info@localgov.ie	312 - Freshdesk Closed Cases	662- Freshdesk Closed Cases	1200- Freshdesk Closed Cases	1451- Freshdesk Closed Cases
From Inception (2014)	**End January 2020**	**End February 2020**	**End March 2020**	**End of April 2020**
Customers-Registered users	115,815	116,795	117,947	118,482
Compliance Documents	1,397,716	1,422,154	1,448,780	1,459,837
Certificate of Compliance of Completion	24,242	24,699	25,264	25,437

Public Service Innovation Fund 2020 – Open Data Portal- The NBCO participate in the Public Service Innovation Network This Action focus, is to promote innovation across the public service. In this regard the NBCO has been successful in an application from the Innovation Fund for the development of an -Open Data Portal**;** enabling real-time access to building activity government agencies & industry etc. to inform decision making & facilitate economic planning & development. www.ops2020.gov.ie/innovation

COVID-19 Crises Notices -for works being completed for public safety and, for those who need critical care are being managed by the NBCO to assist the HSE and Building Control Authorities to deal with this crisis. The primary focus is on the delivery of special facilities in the quickest and most efficient way possible while ensuring the health, safety and welfare of people in and around buildings. All works will be followed up. 23 Covid-19 Notices have been placed on the Building Register. https://www.localgov.ie/en/bcms/search?search_api_views_fulltext=covid



Applications Module in Test- June 2020 Deployment



Brexit- Transition-CPR

Manufacturers, importers, distributors and authorised representatives must continue to comply with the CPR when placing construction products on the Irish/EU market.

UK 'notified bodies' continue to have the status of EU 'notified bodies'; they are able to perform conformity assessment tasks for the purposes of the CPR.

Irish 'distributors' of UK construction products have the same obligations under the CPR as before Brexit.

Builders, designers, specifiers, certifiers and construction professionals should prepare for possible impacts to supply chains when the transition period ends. They should examine their supply chains to ensure suitable construction products with appropriate documentation demonstrating compliance will be available after 2020. In the construction sector about 40% of trade is with the UK.

If you plan on trading with the UK in 2021 you will need a unique Economic Operators Registration and Identification (EORI) number. Register for an EORI number through Revenue's online services section.

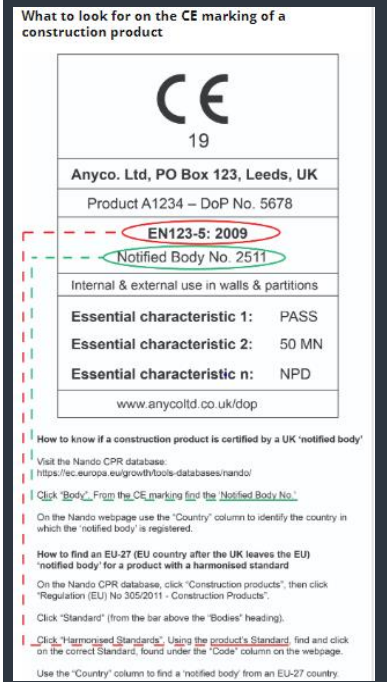
Support and guidance

National Standards Authority of Ireland (NSAI).
Email brexitunit@nsai.ie or phone 01-807 3800.

If in doubt, operators should consider taking professional advice.

The 'Nando' EU commission website provides the full listing of all current EU-wide 'notified bodies'.

Notifying Authority – Dept. Housing Planning, Local Government



NSAI Standards under the

NSAI Act 1996 functions are to develop, publish and promote standards that facilitate trade and provide a basis for technical regulation. The construction industry is dependent on the voluntary standardisation process, nationally and internationally, to establish and share best practice, support regulation and provide national guidance to international standards and specifications.

There is significant ongoing work in standardisation by NSAI Technical Committees in support of the construction sector in Ireland. NSAI Standards serves as a conduit to facilitate national experts to participate in national and international standards development work.

In the construction arena NSAI Standards supports:

- 14 national technical committees (e.g. fire safety, concrete, &timber standards Committees etc.)
- over 100 national technical bodies (e.g. sub-committees, working groups) and
- upwards of 300 experts

The NSAI Aggregates Panel operates under the Roads Standards Consultative committee (RSC) and is Chaired by Michael Byrne (ex Roadstone); consists of 20 Members representing a wide stakeholder base (includes NBCO and DHPLG Building Standards).

Other WG's under the remit of the Roads Standards Committee are the Asphalt, Bituminous binders, Surface Treatments and Road Equipment WGs.

The Aggregates Panel in conjunction with experts from the Concrete Consultative Committee are currently revising S.R. 18, Irish National guidance to EN 13139:2002 *Aggregates for mortar*. This document will undergo public consultation during the third quarter of 2020. Interested parties are invited to comment on the document through NSAI's '*Your Standards, Your say*' https://www.nsai.ie/standards/your-standards-your-say/

Other NSAI publications developed by the Aggregates Panel include:

S.R. 16: 2016 Guidance on the use of I.S. EN 12620:2020+A1:2008 - Aggregates for concrete

SR 21: 2014+ A1: 2016 Guidance on the use of I.S. EN 13242:2002+A1:2007 Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction.

SR. 21 was revised in response to the Recommendations from the Report of the Pyrite Panel 2012

I.S. 888:2016 Code of practice for the procurement and use of unbound granular fill hardcore material for use under concrete floors. I.S. 888 was developed in response to the Recommendations from the Report of the Pyrite Panel 2012

S.R. 17:2004 Guidance on the use of I.S. EN 13043:2002 – Aggregates for bituminous mixtures and surface treatments for roads, airfields and other trafficked areas.

For more information on ongoing standards work in NSAI Standards Technical Committees supporting national and international standardisation, see the NSAI Construction Standardisation database found here: https://www.nsai.ie/standards/sectors/construction-standards/

for Brexit Series Part 1-CE Marking What you need to know video https://www.nsai.ie/about/news/brexit-series-part-1-ce-marking-what-you-need-to-know/

Education & Training

IT Carlow- LEVEL 7 CERTIFICATE IN BUILDING CONTROL MANAGEMENT *Education Award by Engineers Ireland*. @itcarlow Due to demand IT Carlow taking bookings for 2020-2021 online, using the link here for **Extended Campus Application Form.** https://www.itcarlow.ie/study/lifelong-learning/extended-campus/extended-campus-application-form.htm . 2019/2020 Module 1-6 Completed

Applications Module -Fire Safety Certificate Training in NBCO HQ-No 3 Palace Street Dublin 2.

18th February Part L /NZEB NBCO/DHPLG/BCO Seminar Killeshin, Hotel Portlaoise -70 attendees -Eventbrite registration

Organised by Kelda Minjon NBCO

Speakers, Mairéad Phelan NBCO, Martin Ryan Cork Fire/Building Control, Edel Murray DHPLG, Bernadette McArdle Louth Housing/Building Control, Emmanuel Bourdin DHPLG, Orla Coyle SEAI, Colin Gallagher Fingal Building Control,

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

TGD F – Part F - Ventilation 2019

Condensation in Roofs (Refer to Note on localgov.ie BCMS for more details)

The Requirement F2

Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.

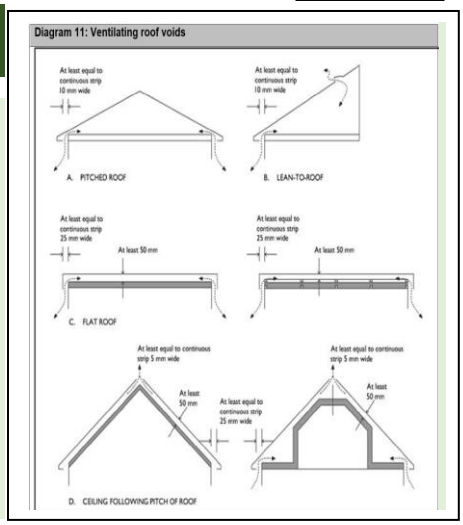
2.1 General

2.1.1 Condensation in a roof and in the spaces above insulated ceilings should be limited so that, under normal conditions

(a) the thermal performance of the insulating materials, and

(b) the structural performance of the roof construction will not be substantially and permanently reduced.

2.1.2 The traditional method of limiting condensation in roof spaces is through the provision of adequate ventilation for cavities or attic spaces on the cold side of the roof insulation. Alternatively, where such cavities or spaces are absent, an effective vapour barrier is provided on the warm side of the insulation so that vapour from the building cannot permeate the insulation. **Paragraphs 2.1.3 to 2.1.19** give some guidance on good practice in relation to noncomplex buildings of normal design and construction, where the primary mechanism for achieving the limitation of condensation is the ventilation of roof voids or cavities. Effective limitation of condensation can also be achieved by other means including the use of vapour permeable or breathable roofing membranes. Where such methods are used, regard should be had to the requirements of Part D of the Building Regulations with regard to the use of proper materials and the guidance given in the Technical Guidance Document to Part D in that regard. Also see NBCO Q1 Newsletter p4



ISSUE 03

September 2020

QUARTELY UPDATE
NATIONAL BUILDING CONTROL MANAGEMENT PROJECT

An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE

NBCO National Building Control Office

3 PALACE STREET
DUBLIN 2
D02 T277

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 regard to their roles and functions administering and monitoring compliance with:

- Building Control Act 1990-2014
- Building Control Regulations
- Building Regulations
- S11 Inspections & Information Requests
- Section 8 Enforcement
- Section 17 prosecutions
- Statutory Building Register.

BCAs are the designated enforcement authorities for:

- 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, Éanna Ó Conghaile, Richard Butler, Shirley Lambe, Kelda Minjon
E: support@nbco.gov.ie

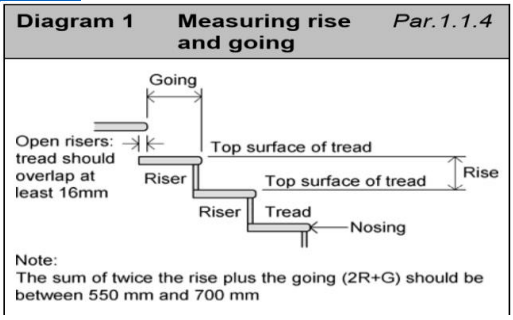
Buildings Regulations and Building Control.

Regulations (Building Regulations) are made for the health, safety and welfare of people in or about buildings. *For us all, our homes, leisure and workplace buildings must be constructed with proper air, light, and comfort levels, with the mitigation of health issues from slips, trips, falls, noise etc.*

STAIRWAYS, LADDERS, RAMPS AND GUARDS (S.I. No. 180/114) **Part K** compliance has a very important role to play in health and safety of people in or about buildings. In 2003, there were over twice as many deaths due to falls on or from steps and stairs as there were due to exposure to smoke, fire and flames in England and Wales. Nearly 20% of the non-fatal domestic accidents on stairs happen to children less than 4 years of age, and 70% of the fatal accidents occur to adults over 65 years of age. HSE research suggests that falls are the most common cause of injury in children who must go to hospital. 50% of all injuries in children under the age of 5 are due to falls. windows or balconies, steps and stairs etc. All building users must have safe passage with protection from falling and falling objects.

HSA-Safer Work Stairs and Steps- well worth a read;
https://www.hsa.ie/eng/Topics/Slips_Trips_Falls/High-risk_Areas/Stairs_and_Steps/

PART K COMPLIANCE REQUIREMENTS:
Stairways, ladders and ramps shall be such as to **afford safe passage** for the users of a building.
Technical Guidance Document(TGD)K, **Sub-section 1.1** Stairways and Ladders **1.1.1 Paragraphs 1.1.2 to 1.1.20 give some guidance on good practice insofar as it relates to non-complex buildings** of normal design and construction.
Length of Flights 1.1.11 There should not be more than sixteen risers in any one flight. **A flight containing one or two risers in private stairs should be situated at the bottom of the stairs**. For stairs suitable for use by ambulant disabled people, see guidance in
Handrails 1.1.17 Stairs should have a handrail on at least one side if it is 1000 mm wide or less; and on both sides if it is wider. The top surface of the handrail should be between 900 mm and 1000 mm measured vertically above the pitch line, and between 900 mm and 1100 mm above the landing. Handrails should give firm support; be constructed and fitted as to be capable of being readily gripped by hand and safely used.
Stairs serve different functions in a building e.g. a means of escape, a means of access for ambulant disabled people or a means of vertical circulation, or sometimes a combination of these. Functional requirements and guidance on compliance for stairs are given in various Parts of the Building Regulations namely: **Part K (Stairways, Ladders, Ramps and Guards)** for stairs in general; **Part B (Fire Safety)** for escape, and **Part M (Access and Use)** for stairs suitable for ambulant disabled people in Supplementary guidance on the design of stairs to help achieve compliance with the Building Regulations



Compliance Support

Questions & Answers

Q1 ***"Lighting and Part M - in context of lighting CIBSE and BS8300 updated lighting lux in latest standards"***

A1 *"Currently due to the Part M TGD referencing the older standard there would be no requirements to enforce it under the current Part M (2010) Access and Use, requirements of the building regulations. However it is good for industry to be promoting best practice and we welcome it, also the designers may take the approach to use the new standards for other reasons e.g. Health and safety regulations etc. (depending on the use of the building and number of people accessing it).*
The primary responsibility for compliance with the requirements of the Building Regulations rests with the designers, builders and owners of buildings.
Interpretation of the legislation is, ultimately, a matter for the Courts and implementation of the Building Control system is a matter for the local Building Control Authority.
This NBCO has no function in assessing whether any particular proposal complies with the Building Regulations.
Enforcement of the Building Regulations is a matter for the local Building Control Authority."

Q2 ***"What Notices, Applications and Certificates can be submitted online via the BCMS"***

A2 localgov.ie

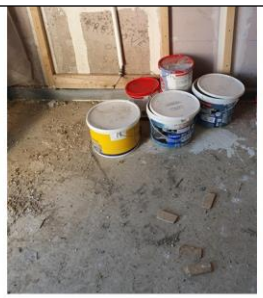
1. COMMENCEMENT NOTICE FOR DEVELOPMENT (With Compliance Documentation)
2. 7 DAY NOTICE Building Control Acts 1990 and 2007 (Article 20A)
3. COMMENCEMENT NOTICE FOR DEVELOPMENT (with Opt Out Declaration)
4. COMMENCEMENT NOTICE FOR DEVELOPMENT (Without Compliance Documentation)
5. CERTIFICATE OF COMPLIANCE ON COMPLETION (Article 20F)
6. FIRE SAFETY CERTIFICATE (ARTICLE 13)
7. REVISED FIRE SAFETY CERTIFICATE (Article 20A (2))
8. REGULARISATION CERTIFICATE Article 20C(2)
9. DISABILITY ACCESS CERTIFICATE (Article 20D(3))
10. REVISED DISABILITY ACCESS CERTIFICATE (Article 20E(2))
11. DISPENSATION FROM A PART OF THE BUILDING REGULATIONS
12. RELAXATION OF A PART OF THE BUILDING REGULATIONS

Article 5(6) Building Control Regulations provide for the BCMS i.e. the "*Building Control Management System" which means 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*"

Q3 ***"BCMS 2020 Alerts"***

A3

1. BCMS Alert 01/2020 - 2020 Guidance on Timber Roof Trusses in Dwellings
2. BCMS Alert 02/2020- Brexit - Construction Products Regulation



Back on Site-Wicklow County Council Building Control Officer Tony McManus Inspecting for Compliance with Building Regulations

Compliance with Section 3 Internal Fire Spread (Structure), Technical Guidance Document B, Volume 2, 2017. In particular
B8 Internal fire spread (structure):
(2) (a) A wall common to a dwelling to a dwelling house and to one or more adjoining buildings shall be so designed and constructed that it offers adequate resistance to the spread if fire between those buildings.

Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

Enforcement- Dublin Building Control, Promoting Compliance.

Eurospar Retails Unit, 1-3 Hanover Street East, Dublin 2 Dublin City Council –v- Triode Newhill Management Services Limited.

This matter first came before the District Court for hearing on the 9 th July 2019 and Judge Gearty was sitting in Court 8. After the matter was opened to the Court by Counsel for the city council, Mr Moran solicitor for the defendants advised the court that Triode Newhill Management Services Limited would be pleading guilty to the offence. He also then made a submission in relation to the Director John Clohessy being prosecuted. Judge Gearty noted the early plea and noted that in the circumstances (where there was going to be a conviction against the company for the same offence) this usually did not proceed. She asked for the city council's view on this course of action and rose to allow this to be considered. After consultation the court was advised that the summons against Mr Clohessy could be struck out with no order and the judge made note of same. As the matter now related to penalties and conviction the court required evidence of the offence. Mr Kevin O'Malley gave his evidence, but court adjourned the matter until the 10th September 2019. The matter was then before the Court on the 10th September 2019 and evidence was given by Kevin O'Malley for the city council in relation to the offence.

Judge John Brennan in his decision noted that the company had been well warned well and that it was a flagrant breach of the regulations. In particular he noted that there was a full year where the defendants did absolutely nothing where there was wholesale breaches and were only dealt with at the 11th hour. These were serious long-standing breaches and for that reason he was convicting, and fining. Judge noted that there were no previous convictions and that there were several other retail units owned by the defendant which was a mitigating factor for them. In terms of aggregate aggravation, he noted that there were three warning letters, that no action was taken and that this was a large commercial unit not simply a corner shop. He was satisfied to that the matter would have been remedied in a period of 2 to 3 weeks from the evidence put before him. He noted that this was a calculated and significant breach which could have had serious consequences, He convicted (allowing for a plea in mitigation) and imposed a fine of €4500. The issue of costs after some debate was adjourned to the 12 December 2019 to allow the parties time to obtain further information and engage a legal cost accountant if necessary. On the 12th December 2019 Judge Brennan confirmed the conviction and fined the Defendant €4,500 and awarded the City Council its costs in the amount of €10,000.00 (which amount is inclusive of VAT), with all of the said monies to be paid to the City Council within 3 months from the 12th December 2019. The Court also fixed recognisance in the sum of €2,000 (own bond) in the event of appeal by the Defendant.

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Q4 ***"SEAI Updates to the Part L Compliance Report"***

seai
SUSTAINABLE ENERGY AUTHORITY OF IRELAND

A4 The Part L compliance report has been updated to include additional security features. As part of these updates, the BER assessor responsible for the creation of the report will now be displayed within the top section of the report and security features will make it more difficult to make any unauthorized editing of the Part L reports.

Part L Reports for Unpublished BERs

If the Part L report is generated prior to the BER being published the text 'BER is not published' will appear on the top of the Part L report. A 'DRAFT' watermark will also be displayed across each page of the report.

In order to generate a final Part L report, BER assessors will need to first publish the BER assessment and then return to DEAP to generate the Part L report.

Part L Reports for Published BERs

If the Part L report is generated after the BER has been published, the BER number will be displayed as a grey watermark across each page of the report.

****

Q5 ***"What is Major Renovation"***

A5 Major Renovation is here more than 25% of the surface area of the building envelope undergoes renovation.
Building envelope is the entire surface area of a building through which it can lose heat to the external environment or the ground, including all heat loss areas of walls, windows, floors and roof. The surface area should be calculated using internal dimensions.

Q6 ***"What is Non-Traditional Construction"***

A6 Non- Traditional construction are all constructions other than solid or cavity wall and/or block wall construction.

Q7 ***"What is Modern Methods of Constructions (MCC)"***

A7 Modern Methods of Constructions (MCC) whose parts are wholly or in part manufactured off-site or on-site by contemporary methods. It includes complete housing built in factories through to new, site-based technologies.

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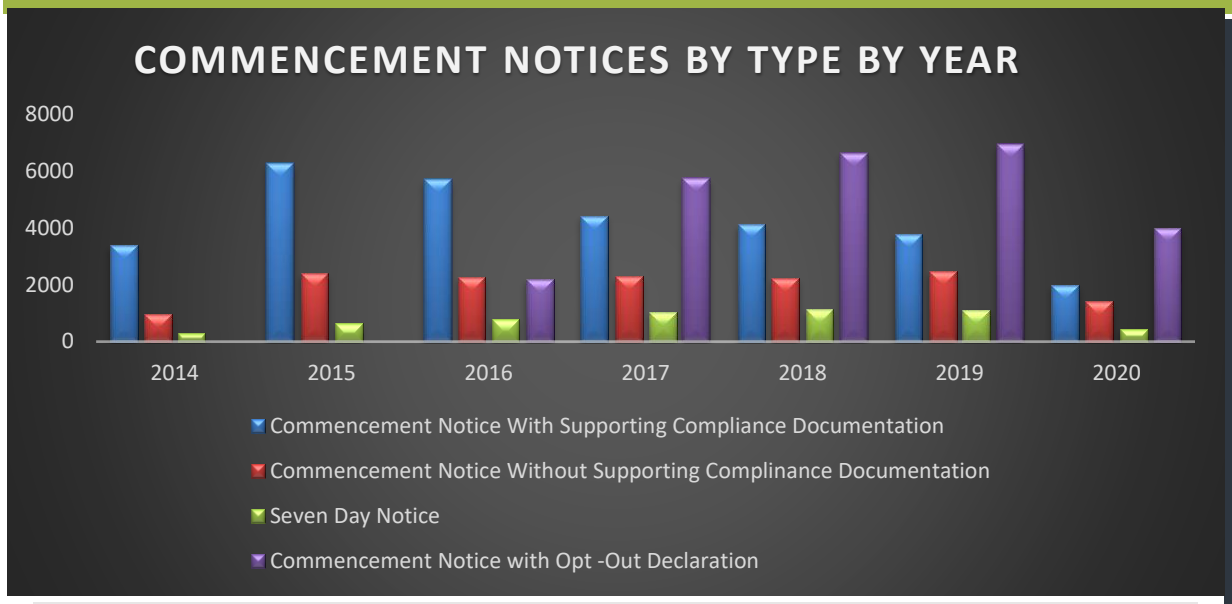
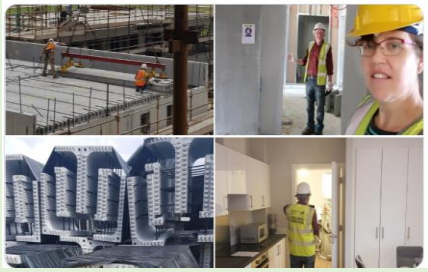
IS-BCMS Construction Activity and Brexit



Construction Activity to end of August 2020

Commencement Notice Type - from 1st January 2020	End May 2020	End June 2020	End July 2020	End of Aug 2020
Commencement Notice with Opt Out Declaration	2296	2947	3550	3995
Commencement Notice Without Compliance Documentation	758	984	1226	1398
7 Day Notice	267	322	402	450
Commencement Notice with Compliance Documentation	1139	1426	1763	1975
Total Commencement Notices All types	4460	5679	6941	7818
CRM stakeholder queries - closed- i.e. phone, info@localgov.ie	662-	1200-	1451-	3345-
Application Type – Valid/Invalid				Aug 2020
Fire Safety Certificate FSC, FSC-RV, FSC-RG				86
Disability Access Certificate DAC, DAC-RV				67
Dispensation / Relaxation				3
Application Type – RI/FI/TA				
Fire Safety Certificate FSC, FSC-RV, FSC-RG				27
Disability Access Certificate DAC, DAC-RV				12
Dispensation / Relaxation				0
Application Type - Granted/Refused/Granted with Conditions/Recommended				
Fire Safety Certificate FSC, FSC-RV, FSC-RG				41
Disability Access Certificate DAC, DAC-RV				38
Dispensation / Relaxation				2
Total Applications All types				276

Building control inspection today in Dublin 15. Residential units in construction/complete using modern methods of construction. Great progress in a whole new Covid world. @NBCOIreland @EngineerIreland



Back on site,

Sinéad Murphy and Aidan Smith

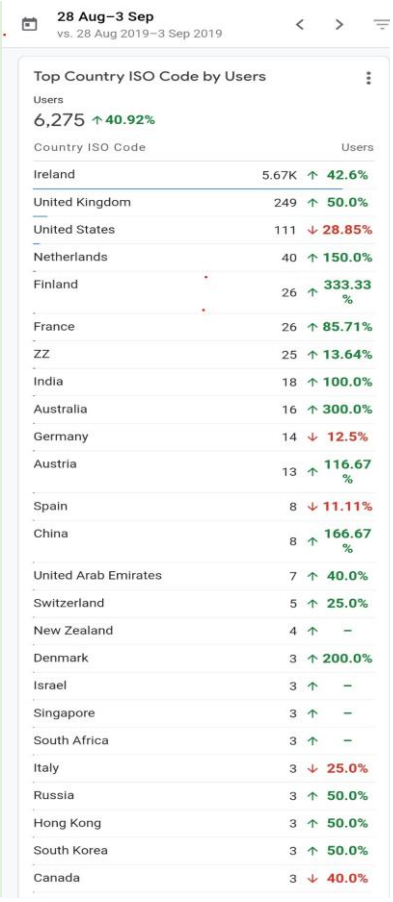
Building Control Fingal promoting compliance with the building regulations through inspections.

****

Inspections 2020- Building Control Authorities

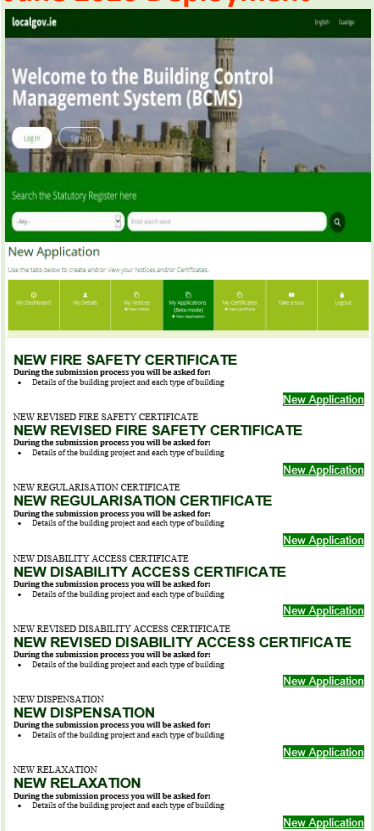
January 1st to 30th April, the 31 Building Control Authorities Carried out:

- **441 desk-top inspections of plans submitted with Commencement Notices;**
- **6354 on-site inspections;**
- **issued 281 Section 11 Requests for information and**
- **Requested/Checked/Received 3998 compliances in relation to BERs.**



Applications Live- On BCMS

June 2020 Deployment



Brexit- Transition-CPR

Manufacturers, importers, distributors and authorised representatives must continue to comply with the CPR when placing construction products on the Irish/EU market.

UK 'notified bodies' continue to have the status of EU 'notified bodies'; they are able to perform conformity assessment tasks for the purposes of the CPR.

Irish 'distributors' of UK construction products have the same obligations under the CPR as before Brexit.

Builders, designers, specifiers, certifiers and construction professionals should prepare for possible impacts to supply chains when the transition period ends. They should examine their supply chains to ensure suitable construction products with appropriate documentation demonstrating compliance will be available after 2020. In the construction sector about 40% of trade is with the UK.

If you plan on trading with the UK in 2021 you will need a unique Economic Operators Registration and Identification (EORI) number. Register for an EORI number through Revenue's online services section.

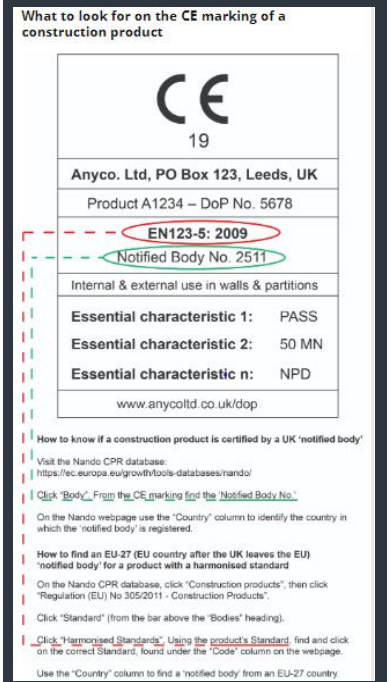
Support and guidance

National Standards Authority of Ireland (NSAI).
Email brexitunit@nsai.ie or phone 01-807 3800.

If in doubt, operators should consider taking professional advice.

The 'Nando' EU commission website provides the full listing of all current EU-wide 'notified bodies'.

Notifying Authority – Dept. Housing Planning, Local Government



Irish Medical Journal Official Journal of the Irish Medical Organisation ˜ Established 1867˜ FEBRUARY 2014 Volume 107 ■ Number 2

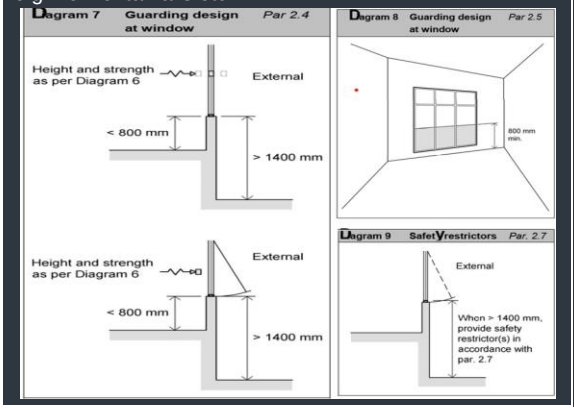
Epidemiology of High Falls from Windows in Children
B Freyne, J Doyle, R McNamara, AJ Nicholson

"*Falls from a height result in significant morbidity and mortality worldwide. The study describes children who fell from a height presenting or referred to Children's University Hospital Temple St. over a 2-year period. Forty-five falls were identified, 33 falls (73.3%) were in children less than 5 with boys being three times more likely to fall. Forty-four falls were from windows, 31 from < 12 feet and 7 were witnessed. Injury severity Scores (ISS) correlated to height of fall; both deaths fells from >24ft. A publicity campaign is warranted to highlight the frequency of injury following falls from windows. Building legislation is required to safeguard high windows and balconies.***"**

Part K -Building Regulations TGD

Guarding should be provided for any window, the sill of which is more than 1400 mm above external ground level and is less than 800 mm in height above internal floor level (Diagram 7). Where a window is capable of being opened, special care must be taken to ensure that the guarding must always remain in place and effective.

2.6 In buildings which are likely to be used by children under five years old, guarding should be so constructed that a 100 mm diameter sphere cannot pass through any openings in the guarding. Guarding should not be readily climbable and be designed in such a way as to discourage young children from climbing it. Features in the guarding that might provide a foothold should be avoided e.g. horizontal rails etc.



NSAI | National Standards Authority of Ireland:

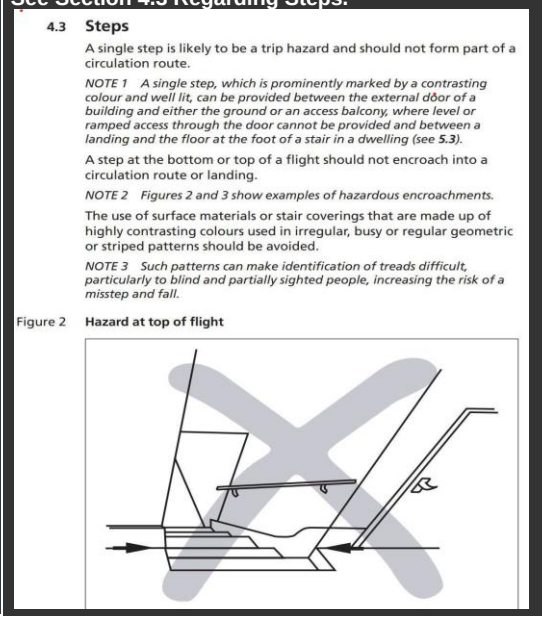
The following 4 Aggregate Standards

1. EN 13043 Aggregates for bituminous mixtures and surface treatments for roads, airfields and other trafficked areas,
2. EN 13242 Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction,
3. EN 12620 Aggregates for concrete,
4. EN 13139 Aggregates for mortar) are being combined by CEN/TC 154 into one standard.

This new standard is called "**Aggregates for construction works**" (prEN 17555) and comprises 2 parts:
Part 1 contains the harmonised elements
Part 2 is not harmonised and contains supporting information

BS 5395-1:2010 Stairs –Part 1: Code of practice for the design of stairs with straight flights and winders.

See Section 4.3 Regarding Steps.


4.3 **Steps**

A single step is likely to be a trip hazard and should not form part of a circulation route.

*NOTE 1 A single step, which is prominently marked by a contrasting colour and well lit, can be provided between the external door of a building and either the ground or an access balcony, where level or ramped access through the door cannot be provided and between a landing and the floor at the foot of a stair in a dwelling (see **5.3**).*

A step at the bottom or top of a flight should not encroach into a circulation route or landing.

NOTE 2 Figures 2 and 3 show examples of hazardous encroachments.

The use of surface materials or stair coverings that are made up of highly contrasting colours used in irregular, busy or regular geometric or striped patterns should be avoided.

NOTE 3 Such patterns can make identification of treads difficult, particularly to blind and partially sighted people, increasing the risk of a misstep and fall.

Figure 2 **Hazard at top of flight**

Education & Training

Certificate in Building Control Management NFQ Level 7 10ECTS

Coordinated and delivered by the Extended Campus department at the **Institute of Technology Carlow**, a new course will commence in October 2020 and be delivered using a hybrid approach which is a learner-centred process involving digital, printed, live and recorded class activities using IT Carlow's virtual learning environment Blackboard collaborate. Recognised as the minimum standard in building control it will cover six topic areas.

1. Built Environment Legislation Overview
2. Administrative Functions, Building Control Management System (BCMS)
3. Building Regulations Overview
4. Inspections and Inspection Procedures & Policy
5. Enforcement – Legal with Case Studies
6. Compliance and Support

Fee is €500 per learner. Places are limited, early booking is advisable. Applications can be made using the link below: https://www.itcarlow.ie/study/lifelong-learning/extended-campus/extended-campus-application-form.htm Select the "Certificate in Building Control Management" from course drop down menu. Any queries: extendedcampus@itcarlow.ie

Other Online Webinars by NBCO/Engineers Ireland

https://www.youtube.com/channel/UCCCjy80kctZ34oujewzgKEA **NBCO YouTube**

10 videos detailing BCMS user registration, Commencement Notice, CCC published.

"***20200827 National Building Control Office, Dublin City Council & Engineers Ireland Joint Webinar***" (Pat Nestor)
"***20200820-NBCO-EI-Webinar- S.I. No. 243 of 2012 - PART 3-243***" (Richard Butler)
"***20200814 NBCO-EI-Webinar-Online Applications, Disability Access Certificate***" (Éanna Ó Conghaile)
"***20200806 NBCO-RIAI-Webinar, BCMS Online submission of Fire Safety Certificates***" (Sabrina McDonnell)
"***20200723 NBCO-EI-Webinar, BCMS Online submission of Fire Safety Certificates"*** (Sabrina McDonnell)
"***20200620 "Apartments and building standards; Design aspects; Life cycle reports March 2018 apartment planning guidelines" NBCO & Housing Agency*** (M Phelan)

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 Authorities-Promoting Compliance with the Building Regulations
Cavan County Council Building Control -Back on Site- Inspecting

Pat Gaynor and Niall Patterson Building Control Cavan with Éanna Ó Conghaile NBCO

ISSUE

04

December 2020

QUARTELY UPDATE
NATIONAL BUILDING CONTROL MANAGEMENT PROJECT

An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE

National Building Control Office

3 PALACE STREET
DUBLIN 2
D02 T277

@NBCOIreland

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 regard to their roles and functions administering and monitoring compliance with:

- Building Control Act 1990-2014
- Building Control Regulations
- Building Regulations
- S11 Inspections;
- S11 Information requests
- Section 8 Enforcement
- Section 17 prosecutions
- Statutory Building Register.

BCAs are the designated enforcement authorities for:

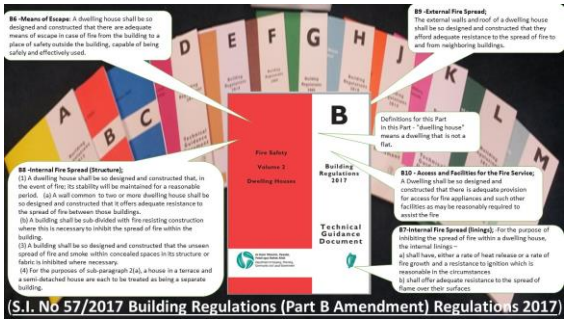
- Market Surveillance and EU (Construction Products Regulations (SI No. 225 of 2013);
- Building Energy Rating Certificates EU (Energy Performance of Buildings) Regulations (SI No. 243 of 2012);
- Registration of multi-storey -LG (Multi-storey Buildings) Act 1988.

Donegal Building Control Officer, Donna Butler inspecting to ensure compliant buildings.

NBCMP Team

Mairéad Phelan, Sabrina McDonnell, Éanna Ó Conghaile, Richard Butler, Shirley Lambe, Kelda Minjon
E: support@nbco.gov.ie

Buildings Regulations and Building Control.



(S.I. No 57/2017 Building Regulations (Part B Amendment) Regulations 2017)

Regulations (Building Regulations) are made for the health, safety and welfare of people in or about buildings Part B Fire- ***buildings must have a fire detection and alarm systems a safe place of refuge for people to escape, walls with resistance to fire spread and access for fire brigade. Multi-units should have fire doors which must be kept closed and a fire should be contained in a room or the unit where it started for a specified period to allow people to escape.***

FIRE SAFETY – Volume 2 , (S.I. No 57/2017 Building Regulations (Part B Amendment) Regulations 2017)

Technical Guidance Document B – Dwelling Houses addresses fire safety precautions which must be adhered to, to ensure the safety and escape of occupants, firefighters and those close to the building in the event of a fire.

The **Building Regulations 1997 - 2019** set out the minimum legal requirements to be complied with to ensure the health, safety and welfare of people in and about buildings. The **Building Control Act 1990 - 2014** places a statutory obligation on owners, designers and builders to design and build in accordance with the requirements of the Building Regulations. The **adoption of the Eurocodes** as the appropriate suite of standards for the structural design of buildings/ structural elements inherently means that the fire performance of such works must be demonstrated using **European test standards (EN). Where buildings are designed in accordance with the Eurocodes and are required by Part B of the Building Regulations to have a fire performance then this fire performance, specified under TGD B, 2017 must be demonstrated in accordance with the European test methods.**

****

Mairéad Phelan

PART B- DWELLING'S COMPLIANCE REQUIREMENTS:

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

B7-Internal Fire Spread (linings); -For the purpose of inhibiting the spread of fire within a dwelling house, the internal linings – a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circum-stances

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

B8 -Internal Fire Spread (Structure);

(1) A dwelling house shall be so designed and constructed that, in the event of fire; its stability will be maintained for a reasonable period. (a) A wall common to two or more dwelling house shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings.

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

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

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

B9 -External Fire Spread;

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

B10 - Access and Facilities for the Fire Service;

A Dwelling shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire

Definitions for this Part

in this Part - "dwelling house" means a dwelling that is not a flat.

****

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017

Introduction
The adoption of the Eurocodes as the appropriate suite of standards for the structural design of buildings/ structural elements inherently means that the fire performance of such works must be demonstrated using European test standards (EN).
Where buildings are designed in accordance with the Eurocodes and are required by Part B of the Building Regulations to have a fire performance then this fire performance, specified under TGD B, 2017 must be demonstrated in accordance with the European test methods.

Purpose
The purpose of this supplementary guidance document is to support compliance with the fire resistance provisions as specified in Technical Guidance Document B Volume 2 - Dwelling houses (TGD B - Fire Safety Volume - 2 Dwelling houses 2017).

Fire Resistance
There is often confusion between Fire Resistance and Reaction to Fire. Fire resistance is the measurement of the ability of a material or system to resist, and ideally prevent, the passage of fire from one distinct area to another. Reaction to fire is the measurement of how a material or system will contribute to the fire development and spread. While individual products used in construction e.g. plasterboard, timber, steel, aluminum, etc. will have a "Reaction to Fire" designation based on various tests carried out, this does not mean that the construction has a fire resistance.
Constructions requiring fire resistance must be considered against various criteria in relation to their fire resistance for standard fire exposure. These are: R – mechanical resistance i.e. an ability to maintain loadbearing capacity, E – integrity i.e. an ability to maintain the integrity of the structure, I – insulation i.e. an ability to provide insulation from high temperatures. Therefore, the fire resistance of any construction is a result of the combination of the materials used, including their thickness, spacing and fixing of the materials (see Appendix A), together with the workmanship employed during assembly. In order to claim a specific fire resistance for a load bearing construction, it must be proven by test to the European test method, EN 1365 (series) Fire resistance tests for load bearing elements https://www.housing.gov.ie/sites/default/files/publications/files/supplementary_guidance_to_tgd_b_fire_safety_volume_2_-_dwellings_houses_final_-_copy.pdf

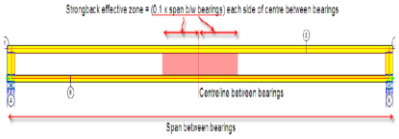
Donegal County Council Team-Promoting a Culture of Compliance - P Mullen, D Butler Building Control

Meath County Council Team-Promoting a Culture of Compliance John Sweeney Building Control Officer with NBCO Éanna Ó Conghaile

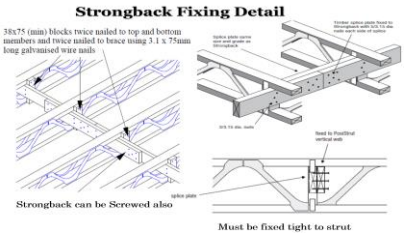
CORK BUILDING CONTROL MARTIN RYAN PROMOTING COMPLIANCE THROUGH INSPECTIONS

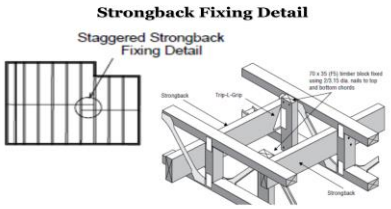
LOUTH BUILDING CONTROL AND FIRE EAMONN WOLFE & CONOR KING PROMOTING COMPLIANCE THROUGH INSPECTIONS

StrongBack are required To minimise Damping (i.e. Reduce vibrations and Deflection of the Floor).



Stongback required were Span Greater than **4.0 Metres** (or were specified by the Metal Joist manufacture).





Things to Check:

- The Joists are correct way up.
- The strongback is fixed correctly.
- The Lateral Restraints are installed as per the building designer requirements and in accordance with Part A.
- Multiply Joist (2 or 3 Ply Joist are Fixed as per Manufactures design)
- Fire Requirements, noggings, Plaster board Type, thickness, fixing.
- Floorboard Thickness, Board Edge Support.
- Fire Stopping of penetrations through floor assembly

****

Click below to go to NSAI website
Webinar Series | NSAI

How your Supply Chain could be impacted by Brexit With Mary White, NSAI and Neil McDonnell, ISME;

Brexit Readiness for the Construction Sector With Michael Smith, NSAI and John Wickham, Department of Housing;

CE Marking Products post-Brexit With Mary White, NSAI and Marcella Rudden, Local Enterprise Offices.

Brexit Readiness Action Plan gov.ie
The Brexit Readiness Action Plan sets out the steps that businesses and individuals need to take now, to be ready for the end of the Transition Period on 31 December 2020.
Stakeholders should be aware of the implications, and be ready for the changes, which will arise regardless of the outcome of negotiations between the EU and the UK. There is no room or time for complacency.

1. 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. (*i.e.* ***either*** • *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*** • *apply for a new certificate with an EU-27 'notified body'; on/or before the end of the transition period on 31st December 2020.*)
2. both authorised representatives and importers must be established in the EU-27.
3. UK Notified Bodies will lose their status as EU Notified bodies the end of the transition period.
4. the UK Accreditation Service will cease to be a national accreditation body within the meaning and for the purposes of Regulation No 765/2008

For Northern Ireland to Protocol on Ireland/NI (Article 185 of the Withdrawal Agreement).
Builders, specifiers, designers, certifiers etc., 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. https://www.housing.gov.ie/housing/building-standards/construction-products-regulation/construction-products-regulation

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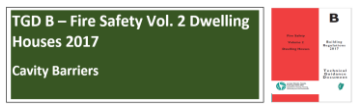
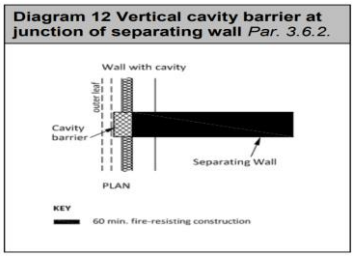


3.6.2 Provision of Cavity Barriers
Cavity barriers should be provided in accordance with the following: (a) At the top of an external cavity wall (masonry or framed construction) including any gable wall. (b) Vertically at the junction of separating wall and any such wall with an external cavity wall (see Diagram 12). (c) Above the enclosures to a protected stairway (see Diagram 11). (d) Around all openings (windows, doors, vents, service boxes etc.) in framed construction.



Non – Compliant Examples

IS-Building Control Management System Activity, Market Surveillance & Climate

Construction Activity to end of October 2020

Commencement Notice Type- from 1st January 2020	End Aug. 2020	End of Sep. 2020	End Oct. 2020
Commencement Notice with Opt Out Declaration	3983	4652	5,233
Commencement Notice Without Compliance Documentation	1372	1638	1,905
7 Day Notice	460	535	627
Commencement Notice with Compliance Documentation	1993	2310	2,596
Total Commencement Notices All types	**7808**	**9135**	**10,361**
CRM stakeholder cases/queries - closed- i.e. phone, info@localgov.ie	3217- Closed	3772 - Closed	4318 - Closed
From Inception (2014)	**End Aug. 2020**	**End of Sep. 2020**	**End Oct. 2020**
Customers-Registered users	123,426	124,889	126,174
Compliance Documents	1,556,591	1,591,173	1,628,271
Certificate of Compliance of Completion	27,024	27,570	28,180
Application Type- Valid/Invalid - from 1st January 2020	**End Aug. 2020**	**End of Sep. 2020**	**End Oct. 2020**
Fire Safety Certificates FSC, FSC-RV, FSC-RG	86	67	137
Disability Access Certificates DAC, DAC-RV	67	27	87
Dispensation / Relaxation	3	1	3
Application Type- RI/FI/TA	**End Aug. 2020**	**End of Sep. 2020**	**End Oct. 2020**
Fire Safety Certificates FSC, FSC-RV, FSC-RG	27	46	79
Disability Access Certificates DAC, DAC-RV	12	13	21
Dispensation / Relaxation	0	1	1
Application Type- Granted/Refused/Granted with Conditions/Recommended	**End Aug. 2020**	**End of Sep. 2020**	**End Oct. 2020**
Fire Safety Certificates FSC, FSC-RV, FSC-RG	41	268	322
Disability Access Certificates DAC, DAC-RV	38	214	264
Dispensation / Relaxation	2	15	15
Total Application All Types	**276**	**652**	**929**

BCMS building activity data is accessed and used in over 20 countries daily 365/24/7. The Public, Media, CSO, Business, Government, Development and Investment Agencies; Professions, Banks, etc. use this information. The NBCO has developed with the aid of a DPER Innovation grant a transparent data sharing tool of building commencement and completion data i.e. the **NBCO Open Data Portal** in line with the eGovernment Strategy. Further datasets from Fire Safety/Disability Access Certificates; Relaxations and Dispensations & Enforcement will be added.

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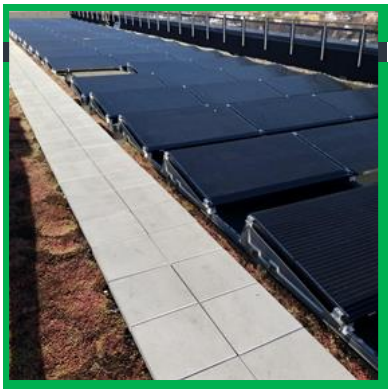
Dermot Brannigan Fire & Building Control Monaghan County Council promoting compliance through training (Above)

Dublin City Council Building Control - checking construction products @ Dublin Port with Customs (Below)

Market Surveillance

European Union (Construction Products) Regulations 2013 (S.I. No.225 of 2013 (link is external) provides for the establishment of Building Control Authorities as the Market Surveillance Authorities for construction products; who with Revenue/Customs have enforcement powers for dealing with counterfeit or fraudulent construction products.

Construction works as a whole and in their separate parts must be fit for their intended use, taking into account the health and safety of persons involved throughout the life cycle of the works. Subject to normal maintenance, construction works (i.e. dwellings) must satisfy these basic requirements for an economically reasonable working life of 50-60 years. For Brexit readiness the NBCO are taking on a National Market Surveillance Role to support the sector and the 31 Building Control Authorities.



How to Comply with Building Regulations in the context of Photovoltaic (PV) Systems & Green Roofs with regards to Climate Action Policy.

Local Authorities are promoting Climate Action Policy (Article 44 for Built Environment) with designers using Green roof to meet the requirement of Sustainable Urban Drainage Systems (SuDS) where water infiltrates at a slower rate to the drainage system and ultimately to water courses.

A green roof is a layer of vegetation planted over a waterproofing system that is installed on top of a flat or gently sloping roof. (Note roof should be C4 compliance with Building Regulations).

Green roofs can give a wide range of benefits including surface water management, urban cooling and combating the urban heat island effect, biodiversity, air quality, health and wellbeing, noise reduction, and potential for carbon sequestration. Green Roofs also provide excellent pollutant removal ability which is circa 70-90% for heavy metals and suspended solids.

The installation of PV Systems directly above a green roof containing vegetation could result in a fire or fire spread if not considered by **designers at design stage** and the vegetation may be combustible depending on weather conditions.

The green roof may meet the requirements of B4 of the Building Regulations (i.e. due to space separation in accordance with Table 4.3 Part B 2006). **A Fire risk assessment should be undertaken to ensure that PV system does not create a fire risk to the building or adjoining building**.

The roof must have adequate resistance to the external spread of fire as required by Part B4 of the Building Regulations. The roof covering or decking under the Photovoltaic system arrays shall be of non-combustible materials (such as pavers or pebbles or other proprietary fire-retardant products) and shall include a fire break between the arrays and any green roof, if provided, to reduce the likelihood of fire spread from the PV installation to the roof insulation or vegetation if such a fault occurs.

Shane Harding Executive Engineer
Fingal County Council

****

Note: From the *1st November* 2020, all new dwellings commencing construction must be designed in accordance with the Requirements of Part F 2019.
The transitional arrangements of *Part F* 2019 regulations of the building regulations allowed dwellings which applied for planning permissions before Nov 2019 to use the old 2009 Part F, but only if the dwelling got to wallplate by November 2020.

TGD F - The Requirement[1]

Means of Ventilation F1
T Adequate and effective means of ventilation shall be provided for people in buildings. This shall be achieved by:
(a) limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and
(b) limiting the concentration of harmful pollutants in the air within the building.

Section 1 - Mean of Ventilation
1.2.1.10 Ventilation systems should be **designed by competent designers**. Systems should be installed, **balanced and commissioned by competent installers** e.g. Quality and Qualifications Ireland accredited or Education Training Board or equivalent. Systems, when commissioned and balanced, should then be validated by a competent person to ensure that they achieve the design flow rates. **The validation should be carried out by a person certified by an independent third party** to carry out this work, e.g. Irish National Accreditation Board (INAB), National Standards Authority of Ireland (NSAI) certified or equivalent. *Detailed information on the installation and commissioning of ventilation systems is provided in Installation and Commissioning of Ventilation Systems for Dwellings Achieving Compliance with Part F*

Guidance is given in I.S. EN 14134: 2019: Ventilation for buildings – Performance testing and installation checks of residential ventilation systems.
The **Tester Register** is operated by The National Standard Authority of Ireland **NSAI**.
https://www.nsai.ie/certification/agrement-certification/ventilation-validation-registration

Installation and Commissioning of Ventilation Systems for Dwellings Achieving Compliance with Part F.
https://www.housing.gov.ie/sites/default/files/publications/files/installation_and_commissioning_guide_part_f_with_corrections_since_publication.pdf
There are three types of ventilation system outlined in the Building Regulations:

- Centralized Continuous Mechanical Extract Ventilation
- Centralized Mechanical Ventilation with Heat Recovery
- Natural Ventilation

See Section 4 of the NSAI "Ventilation Validation Registration Scheme Master Document" for further guidance.
All measuring instruments need to present a valid annual calibration certificate annually.
The Tester will need to pass an air flow proficiency test (clause 8.3) of the NSAI "Ventilation Validation Registration Scheme Master Document".

- The Tester will need to demonstrate that they can correctly configure the dwelling prior to measuring the flow rate in the ventilation system.
- The Tester retains adequate documentary evidence when carrying out a validation check.
- The Tester must issue third party "Ventilation validation Certificates".

Further information and examples are available in the **NSAI *"Ventilation Validation Registration Scheme Master Document".***
https://www.nsai.ie/images/uploads/general/D-IAB-009_Ventilation_Validation_Reg_Scheme_Master_Doc_Rev_1.pdf

Education & Training

IT Carlow- LEVEL 7 CERTIFICATE IN BUILDING CONTROL MANAGEMENT
@itcarlow 98 students graduating academic year 2019/2020, 76 students commenced in September for academic year 2020/21.
https://www.itcarlow.ie/study/lifelong-learning/extended-campus/extended-campus-application-form.htm .

Galway County Council (Above) Kevin Mulrennan and Galway City Council (Below) Raymond O Reilly. promoting compliance through visibility on sites

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

TGD A – Structures (2012)
Floor Joists for Dwellings – Lateral Restraints for Metal web joist.

Locations of Lateral Restraints by Building Designer (**Note:** This is not covered by the Metal Web Joist Designer)
1.1.3.24 Walls should be strapped to floors at first floor level at intervals not exceeding 2000 mm as shown in Diagram 6 (a) and (b) by 30mm x 5 mm galvanised mild steel or stainless steel tension straps which have a minimum 30 mm x 5 mm section conforming to I.S. EN 845-1. For corrosion resistance purposes, the tension straps should be material reference 14, 16.1 or 16.2 (galvanised steel) or other more resistant specifications including reference 1 or 3 (austenitic stainless steel). The declared tensile strength of tension straps should not be less than 8kN.
Straps need not be provided -
(a) in the longitudinal direction of joists, if the joists are at not more than 800 mm centres and have at least
(i) 90 mm bearing on the supported walls, or
(ii) 75 mm bearing on a timber wall plate at each end,
(b) in the longitudinal direction of joists where the joists are carried on the supported wall by joist hangers in accordance with I.S. EN 845-1 of the restraint type shown in Diagram 6 (c), at not more than 800 mm centres,
(c) where floors are at or about the same level on each side of a supported wall as shown in **Diagram 6**
(d) and contact between floors and wall is either continuous or at intervals not exceeding 2000 mm. Where contact is intermittent, the point of contact should be in line or nearly in line on plan.
(Note: Metal web Joists have specific details and guidance on Lateral Restraints– Always refer to manufactures design guidance)