



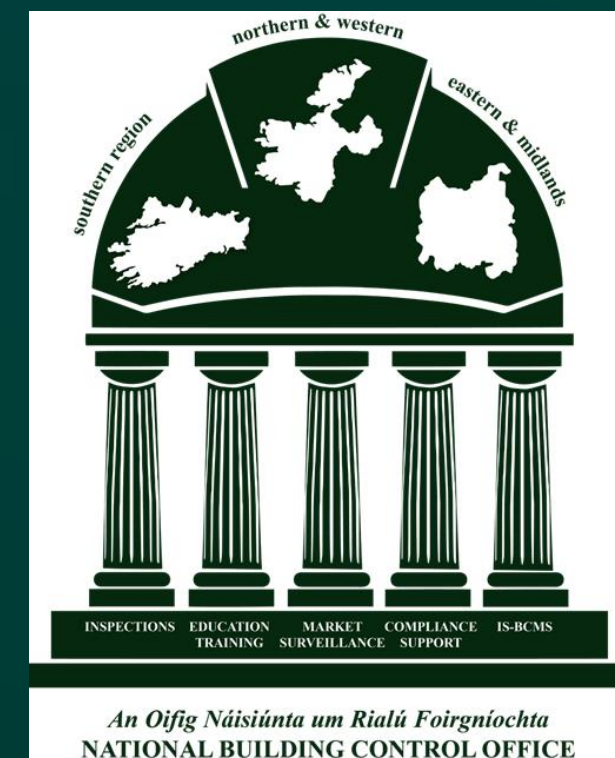
Rialtas na hÉireann  
Government of Ireland

# NBCMSO CPD Day – Commencement Notices

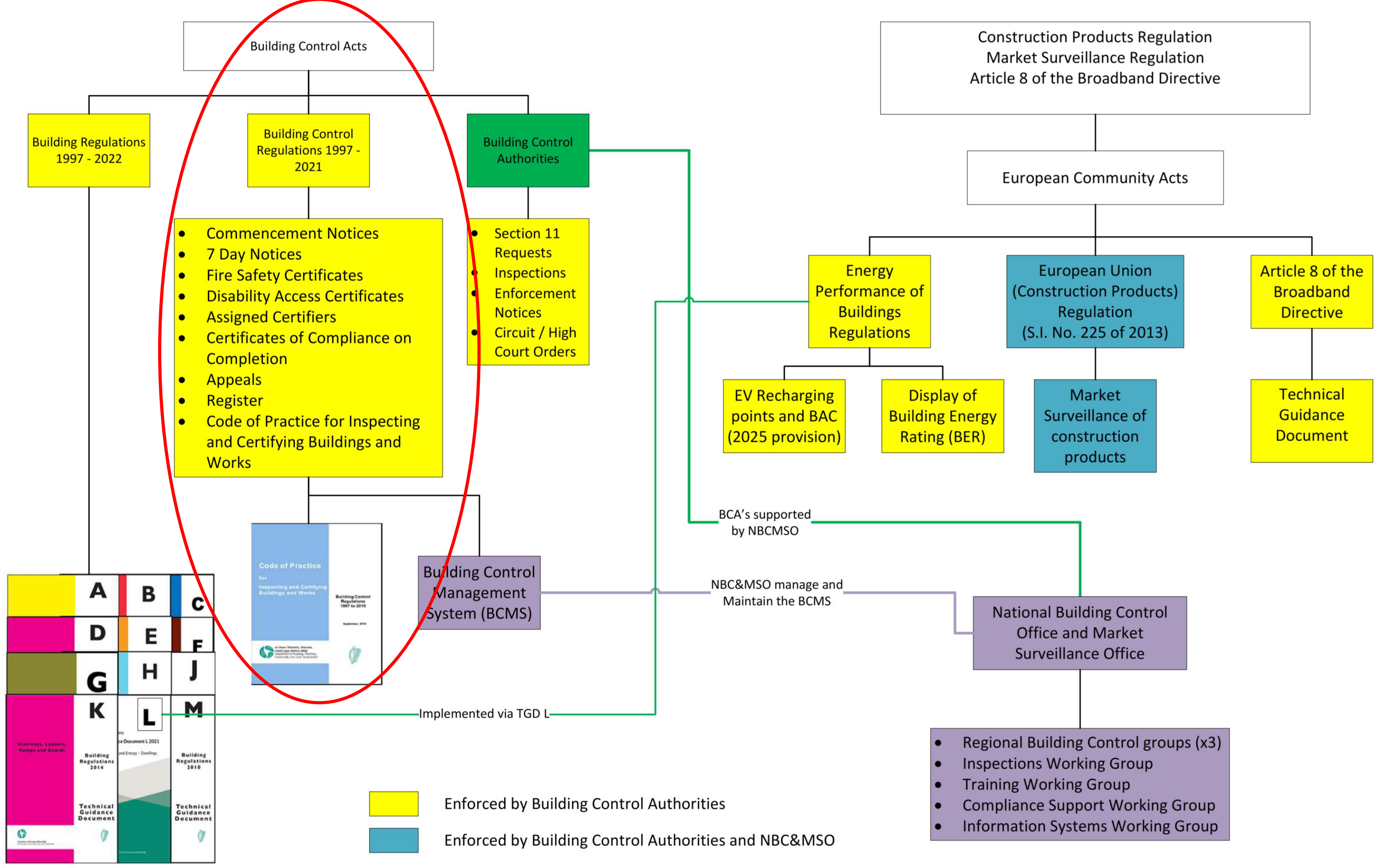
Eoin O'Dowd

Adviser, Department of Housing, Planning and Local Government

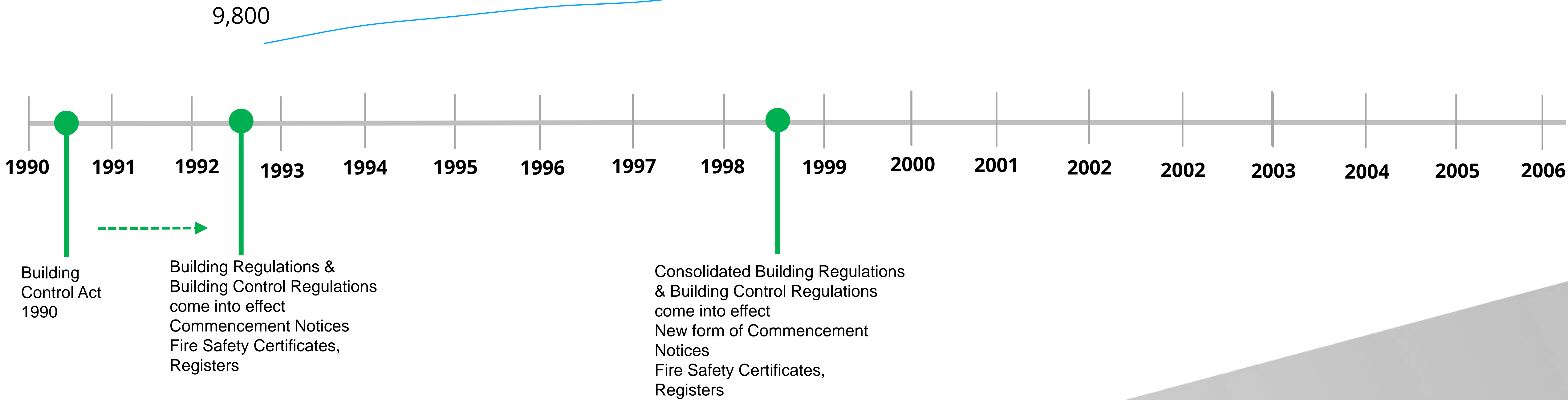
15 November 2023



# Legislative Framework



# 1990-2006



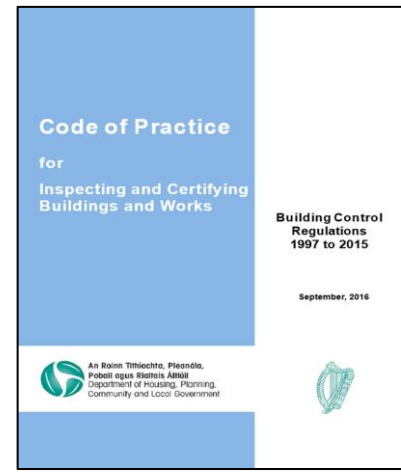
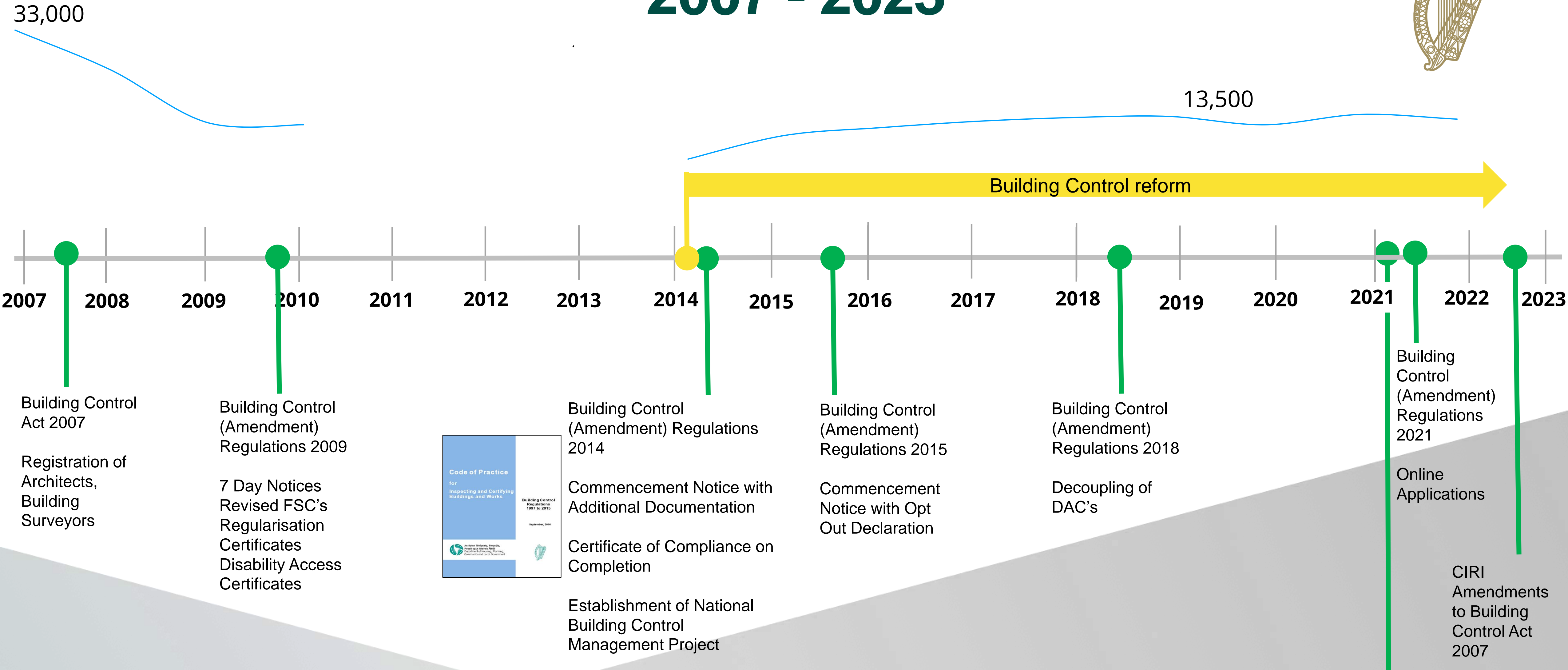


**LEGEND**

Better Regulation  
Enhanced Oversight



# 2007 - 2023



**Strengthening of Market Surveillance**  
 Designation of National Building Control & Market Surveillance Office as a Market Surveillance Authority for construction products  
 Market Surveillance Strategy focusing on extractive industries sector

# Building Control Regulations 1997-2021



- National Context
- Commencement Notices / 7 Day Notices





# Building Control Regulations 1997-2021



- **Form of Notice**
- Online Assessment
- Risk Assessment
- Documents
- Revised Notices / Additional Information
- Validation

Start Complete

Please complete all details below and select "Save" below to begin your CN application.

### Notice Details

**Local Authority\*:**  
Tipperary County Council i

**Commencement Date\*:**  
27/11/2023 i

**Proposed end date for this phase\*:**  
30/11/2025

**Is planning permission required for these works?\***  
Yes i

**Planning Permission No.\*:**  
121/2023 i

**Date Granted\*:**  
07/11/2023 i

**Date of Expiry\*:**  
06/11/2028 i

**Project Name\*:**  
Construction of a multi-unit development i

**Activity Type :**  
New Building (construction of a new building) i

# Building Control Regulations 1997-2021



- Form of Notice
- **Online Assessment**
- **Risk Assessment**
- Documents
- Revised Notices / Additional Information
- Validation

**Building Particulars**

Building Name / Brief Description\*: Dwelling Type A

Does the building/works involve a protected structure or national monument\*: No

FSC No. (if applicable): N/A

DAC No. (if applicable): N/A

Type of Building or Works\*:  
 Construction of a new building(s)  
 Extension to existing building(s)  
 Material alteration of existing building(s), or part  
 Material change of use of existing building(s), or part

Proposed use of building\*:  
 Residential (Dwellings)  
 Residential (Institutional)  
 Residential (Other)  
 Office  
 Shop  
 Shopping Centre  
 Assembly and Recreation  
 Industrial  
 Storage  
 Agricultural  
 Other (Non Residential)

Sub Group\*:  
 Dwelling house(s)  
 Dwelling house(s) with attached garage  
 Detached Garage  
 Dwelling - Maisonette(s) / Duplex(es)  
 Dwelling - Apartment(s) / Flat(s)  
 Dwelling - Community Dwelling(s)  
 Other - Residential (Dwellings)

Dwelling House Type\*: Detached

No. of Buildings of this building type\*: 7

Are the works being carried out by or on behalf of an Approved Housing Body\*: No

Are the works being carried out by or on behalf of a Local Authority\*: No

Type of Construction\*:  
 Timber Frame

# Building Control Regulations 1997-2021



- Form of Notice
- Online Assessment
- Risk Assessment
- Documents
- Revised Notices / Additional Information
- Validation

**3b. Residential Development Information:**

Total number of dwelling units (all phases\*): \_\_\_\_\_

Total no. of phases\* \_\_\_\_\_ of which \_\_\_\_\_ are multiple unit dwellings.

Phase for this commencement notice: \_\_\_\_\_

No. of units for this phase/commencement notice\*\*:

Commencement date for this phase: \_\_\_\_\_

(Proposed) End-date for this phase: \_\_\_\_\_

\* Where applicable, i.e. phasing not relevant for single houses.  
 \*\* Include single house figure here also.

**4. Builder:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Construction Industry Register Ireland registration number (where applicable): \_\_\_\_\_

**5. Building Designer Details:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Practice registration number (where relevant): \_\_\_\_\_

Where required under Part III of the Building Control Regulations 1997 to 2014, the mandatory Certificate of Compliance (Design) signed by the above Building Designer accompanies this Notice.

**6. Submission of Documents (where applicable):** A Schedule of Documents accompanying this Commencement Notice is attached in the following format:

**Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates and Particulars)**

Document	Reference	Description/Remarks

**7. Signature by Building Owner:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Building Owner)

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Practice registration number (where relevant): \_\_\_\_\_

**CERTIFICATE OF COMPLIANCE (Design)**

**Unique Identifier:** \_\_\_\_\_  
 (for official use only)

works:

with the Code of Practice for Inspecting by the Minister under section 3(7) of the

building owner to design, in conjunction and to certify such design. I further con- lined pursuant to Part 3 or Part 5 of the stitution of Civil Engineers of Ireland npetent to carry out my design and to orks concerned.

is, ancillary certificates and particulars tice to which this certificate is relevant, e skill, care and diligence by me, and by esigners whose design activities I have mpliance with the requirements of the r as they apply to the building or works

nd diligence, that, having regard to the h have been prepared by me and others lars referred to at 4 above, the proposed a the requirements of the Second Sched- / to the building or works concerned.

\_\_\_\_\_ **Date:** \_\_\_\_\_

tion No.: \_\_\_\_\_

\_\_\_\_\_ (company name where relevant)



# Building Control Regulations 1997-2021



- Administrative Oversight

<b>A</b> Structure Building Regulations 2012	<b>B</b> Fire Safety Building Regulations 2006	<b>C</b> Site Preparation and Resistance to Moisture Building Regulations 1997	<b>D</b> Materials and Workmanship Building Regulations 2013	<b>E</b> Sound Building Regulations 2014	<b>F</b> Ventilation Building Regulations 2019		
<b>G</b> Hygiene Building Regulations 2008 Technical Guidance Document	<b>H</b> Drainage and Waste Water Disposal Building Regulations 2010 Technical Guidance Document	<b>J</b> Heat Producing Appliances Building Regulations 2014 Technical Guidance Document	<b>K</b> Stairways, Ladders, Ramps and Guards Building Regulations 2014 Technical Guidance Document	<b>L</b> Building Regulations Technical Guidance Document L 2021 Conservation of Fuel and Energy - Dwellings		<b>M</b> Building Regulations Technical Guidance Document M 2022 Access and Use	



Rialtas na hÉireann  
Government of Ireland

# Thank you!

If you wish to keep up to date with changes to Building Standards please email [buildingstandards@housing.gov.ie](mailto:buildingstandards@housing.gov.ie) and ask to be added to our mailing list. You can also send an email to this address with general queries.

Please note that the Department has no function in assessing whether any particular proposal, or any completed works, complies with the Building Regulations.