

December
2024



NBC&MSO

Latest Update from National Building Control & Market Surveillance Office

End of Year
2024
Issue



Mairéad Phelan,

Building Regulations

The latest updates to ensure the **“health, safety, and welfare of people in or about buildings”**.



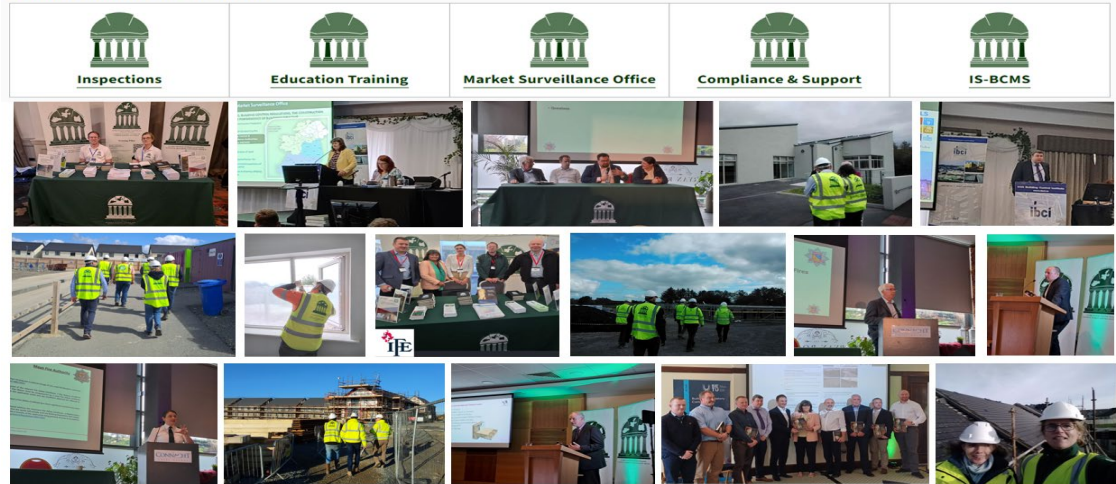
- Review of Building Regulations **Technical Guidance Document L (Conservation of Fuel and Energy) Dwellings** and **Technical Guidance Document F (Ventilation) Consultation** is open until 3rd February 2025

Part B Fire Safety At Christmas take particular care with lit candles and **fires**, making sure your smoke alarms and **carbon monoxide alarms**, are in working order and chimneys are clean. Take time to **consider the safety of vulnerable family members** visiting your home over Christmas and New Year. Keep doors closed and exits clear of obstructions. Remember not to overload sockets or leave **electronic devices charging** in unoccupied rooms or on flammable surfaces, particularly at night. Do not charge **Escooters or bikes** in corridors or stairwells on fire escape routes.

If you are planning DIY around the home during the holiday period prioritise your own safety particularly **working at height** on **ladders** and roofs.



The Five Pillars of the NBCO



SETU Carlow Certificate in Building Control Management over 300 students graduated. **Master of Science in Building Regulatory Compliance (SETU Waterford, NBCMSO)**, Micro credentials are hosted on **CPD Learn Online** and managed by the **ATU Teaching and Learning Centre**. To access the content, learners are required to create an account, which can be done here: <https://www.cpdlearnonline.ie/login/index.php>

- **S.R. 325 Standard Recommendations for the Design of Masonry Structures in Ireland to Eurocode 6 (1hr)** - Certificate on completion
- **Part H Building Regulations 2010 - Drainage Systems: BCAR Compliance (2 hrs)** - Certificate on completion



NBCO YouTube channel, Recordings of CPD events held in 2024 with over 2000 attendees.

to **Q3 2024** we dealt with 6,100 support queries on Building Control/Regulations related issues; supported over 15,000 Commencement Notices, 8,000 Fire Safety & Disability Access Applications, 5,000 Certificates of Compliance on Completion, 36,000 inspections, accompanying all 31 Building Control Authorities on over 70 site inspections. The Office launched 2 pillar specific support websites.

Compliance & Support

nbco.nbco.localgov.ie - December 2024

Market Surveillance of Construction Products

mso.nbco.localgov.ie - May 2024

Market Surveillance Campaign 2025

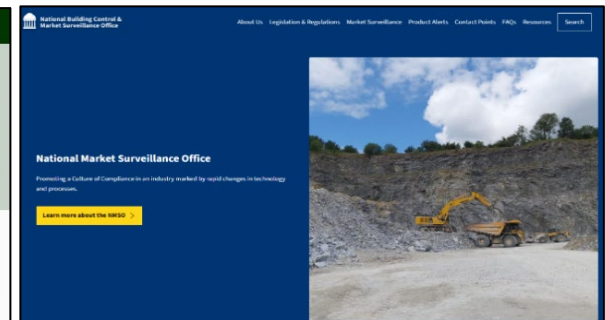
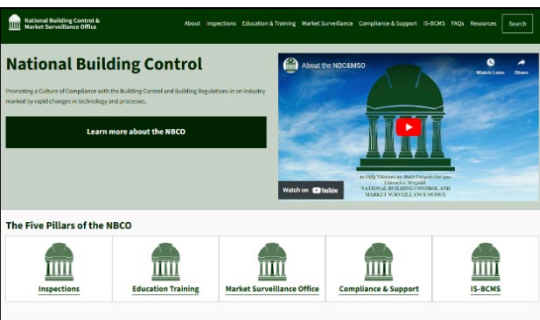
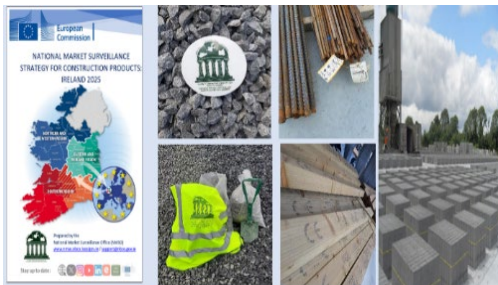
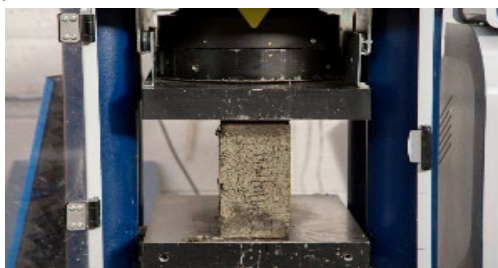
Aggregate Concrete Masonry Units within the scope of **I.S. EN 771-3** must be CE Marked, since July 2013.



If you are an Economic Operator:

- Manufacturer
- Authorised Representative;
- Importer;
- Distributor;
- Fulfilment Service Provider

of Aggregate Concrete Masonry Units you should be aware of your obligations regarding CE Marking.



Market Surveillance of Construction Products 2024

Market Surveillance activities in 2024 included technical and formal checks for compliance in accordance with the Construction Products Regulations as set out in the **National Market Surveillance of Construction Products Strategy: Ireland 2024**. The **NMSO** received 4 complaints; carried out 15 reactive, 61 proactive and 76 desk-top inspections; had 114 tests performed in laboratories; performed 76 checks of products and/or documentation e.g., **CE Mark, DoP**, Instructions and Safety Information; issued 30 requests for information; attended 2 **AdCo** meetings in Europe; reformed and held 3 Market Surveillance Working Group meetings. The **NMSO** launched its new **website**, facilitated student intern programme, Engaged with economic operators at national and regional trade shows. Finalised tender for testing of construction products for the 31 Market Surveillance Authorities & Competent National Authorities (**NBCMSO, TII, GSI**), commenced support inspection programme with local MSA Authorised Officers, established pilot on site CPR & **MSR** training. Support Kits in development, updated National Market Surveillance Strategy for Construction Products (Ireland) to be circulated in January 2025.

- **S.I. No. 608/2022** - Building Regulations (Part M Amendment) Regulations 2022 applies since 1 January 2024*. **TGD M 2022** provides guidance on the minimum provisions for Changing Places Toilets to meet the requirements of Building Regulations, Part M. - **S.I.No 108/2024** Building Regulations (Part B Amendment) Regulations 2024 –and **Technical Guidance Document B** works or change of use commence or take place on or after 01 May 2025* See **NBCO CPD here**. (*subject to transitional arrangements) - Authorised Officers should continue to log market surveillance activities on the **ICSMS** and review the **Safety Gate** platform for construction product recalls/alerts.

Revision to CPR Published



S.I. No 531/2024

Building Control (Amendment)(NO.2) Regulations 2024

Minister of State with Responsibility for Local Government and Planning: Alan Dillion, TD

These Regulations exempt works to Tier 1 buildings or Tier 2 buildings, in accordance with the Code of Practice for the remediation of Fire Safety Defects, published under Section 18A of the **Fire Services Act 1981**, from the requirements of the Building Control Regulations specifically Part II (Commencement Notices) Part III (Fire Safety Certificates) and Part IIIA(Revised Fire Safety Certificates).

S.I. No. 578 of 2024

REMEDIATION OF DWELLINGS DAMAGED BY THE USE OF DEFECTIVE CONCRETE BLOCKS ACT 2022 (DESIGNATION OF SLIGO COUNTY COUNCIL) ORDER 2024

An Taoiseach: Simon Harris, TD

Sligo County Council is designated to be a designated local authority in respect of the whole of its administrative area for the purposes of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022).

Regulation (EU) 2024/3110

Laying Down Harmonised Rules for the Marketing of Construction Products and Repealing Regulation (EU) No. 305/2011

European Parliament and of the Council of 27 November 2024 (Published 18 December)

The CPR sets the rules for the marketing of construction products within the **Single Market**. **Regulation 2024/3110** incorporates further elements including Digital Product Passports, Sustainability Performance Information and Release of Dangerous Substances Information. Enters into force 7 January 2025, date of application: 8 January 2026.