

NBCO National Building Control Office

*An Oifig Náisiúnta um Rialú
Foirgníochta agus Faireachas Margaidh*
NATIONAL BUILDING CONTROL
AND MARKET SURVEILLANCE
OFFICE

Support Inspections

Jennifer Mills



Support Inspections

OVERSIGHT

SUPPORT

DIRECTION



A support Inspection by the NBCO with Local Building Control Officers is an opportunity to strengthen the promotion and monitoring of compliance with Building Control Regulations, Building Regulations, Construction Products Regulations and the European Union Energy Performance of Building Regulations and provides the means to

- Support the Implementation of a Standardised Inspection Methodology in 31 Building Control Authorities,
- Identify the Training Needs of Building Control Authority Staff
- Develop training supports and
- Share findings and best practice through Regional meetings & Working Groups



To achieve the goal of

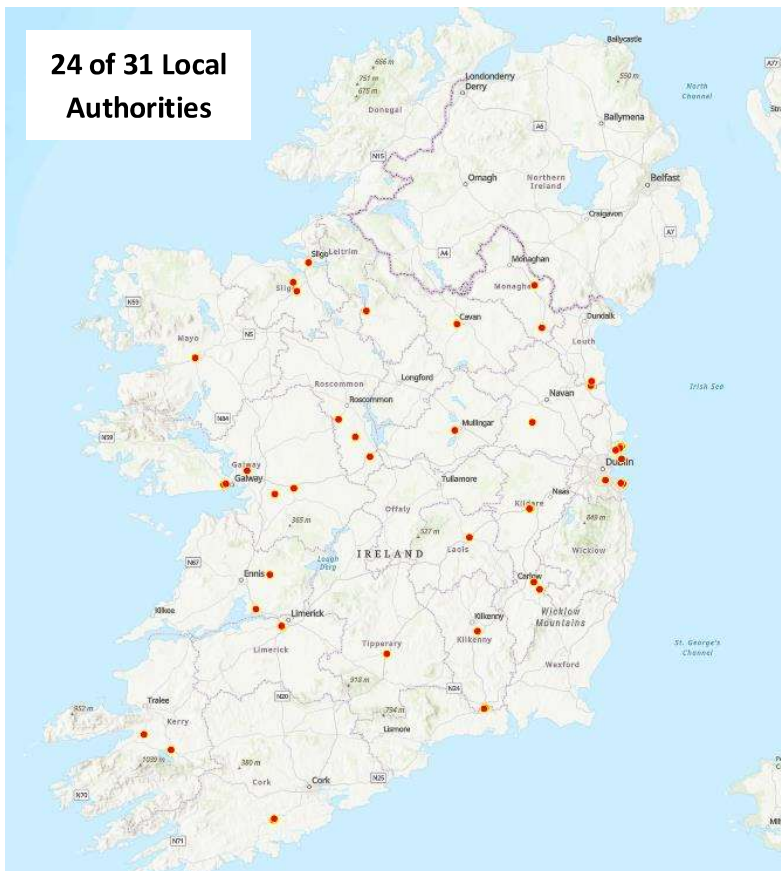
- Ensuring that all new buildings (including dwellings), extensions to existing buildings, material alterations and certain material changes of use to existing buildings in the State are constructed in a workmanlike manner with “proper materials” to ensure they are accessible and sustainable and provide for the health, safety and welfare of people in or about these buildings.



NBCO 2024 Activity to Date

25th September 2024

24 of 31 Local Authorities



2024	Local Authority	Number of Sites Inspected	Number of Buildings on CN	NBCO Inspector	Additional Attendance
05.09.2024	Carlow County Council	2	1/1/	Jennifer Mills	M. Phelan, O. Keogh, NBCO G, Murphy, R, Regan
07.08.2024	Cavan County Council	1	2	Jennifer Mills	Niall Patterson & Pat Gaynor CCC
11.07.2024	Clare County Council	2	19/55	Jennifer Mills	Angela Naughton & Michael O'Brien CCC
Q4	Cork City Council				
16.07.2024	Cork County Council	3	2/1/59/	Jennifer Mills	Martin Ryan, James Farrell Cork CC
30.10.2024	Donegal County Council				
30.05.2024	Dublin City Council	1	1	Jennifer Mills	Pat Nestor, DCC
30.04.2024	Dun Laoghaire County Council	4	1/2/13/	Jennifer Mills	B. McCarthy, R. Keane, P. Faughnan, D. O'Driscoll
19.02.2024	Fingal County Council	6	1/9/1/2/32/1	Jennifer Mills	Shane Harding & Francis McNearney FCC
10.07.2024	Galway City Council	3	53/28/4	Jennifer Mills	Jarlath Carr, Martin Coyne, GCC
21.05.2024	Galway County Council	4	1/3/4/73	Jennifer Mills	Kevin Mulrennan GCC
17.05.2024	Kerry County Council	2	1/68/	Jennifer Mills	Noel Cronin KCC
29.08.2024	Kildare County Council	3	26/89/5	Jennifer Mills	L. McNeela, F. Fox J. Moore & D. Fanning
19.04.2024	Kilkenny County Council	1	1	Jennifer Mills	William Delaney KCC
15.02.2024	Laois County Council	1	14	Jennifer Mills	Jim O Sullivan LCC
31.07.2024	Leitrim County Council	1	5	Jennifer Mills	Nathan Gregg, Thomas Hourihan LCC
11.09.2024	Limerick City & County Council	2	21/55	Jennifer Mills	Triona Leahy, Murtagh Crawford LCC
Q4	Longford County Council				
17.01.2024	Louth County Council	3	1/1/97/	Jennifer Mills	Richard Butler NBCO, Conor King LCC
24.09.2024	Mayo County Council	1	31	Jennifer Mills	Ronan Glynn, Kevin Cooke, Donal Reilly
26.07.2024	Meath County Council	1	45	Richard Butler	John Sweeney MCC
10.01.2024	Monaghan County Council	2	30/30	Jennifer Mills	Richard Butler NBCO, Kevin Reilly MCC
Q4	Offaly County Council				
11.04.2024	Roscommon County Council	4	1/1/7/1	Jennifer Mills	Danny Talbot Roscommon CC
12.03.2024	Sligo County Council	3	65/29/1	Jennifer Mills	Damien Henry Sligo CoCo
Q4	South Dublin County Council				
04.04.2024	Tipperary County Council	1	44	Jennifer Mills	John Hctor TCC
06.03.2024	Waterford City & County Council	3	16	Jennifer Mills	Mark O Gorman WCCC
08.02.2024	Westmeath County Council	2	66/	Jennifer Mills	Sean Reilly Westmeath CC
03.10.2024	Wexford County Council				
Q4	Wicklow County Council				
Legend	Northern & Western Region	Southern Region	Eastern & Midland Region		



Achieving meaningful Inspections



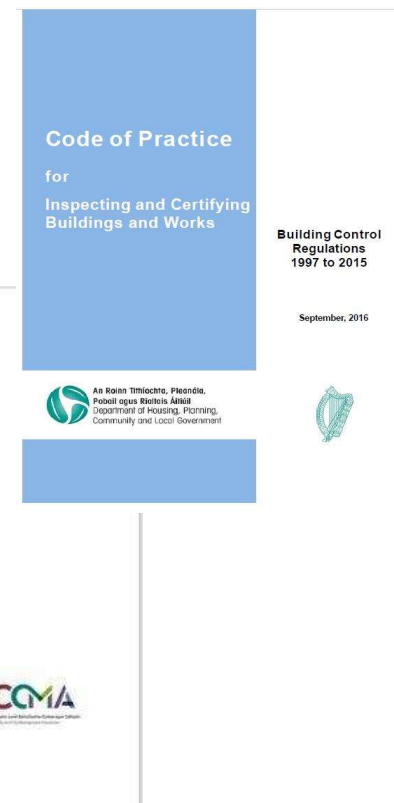
It is expected that Building Control Authorities will undertake an appropriate level of assessment and inspection informed by the risk analysis of Commencement Notices submitted via the Building Control Management System, thereby ensuring that available inspection resources are targeted towards projects carrying the greatest risks. Inspections by Building Control Authorities are undertaken in the interests of public safety and law enforcement. [3.6 of the Code of Practice for Inspecting & Certifying Buildings and Works](#)

"Desktop Technical Assessment"

*means an office based assessment checking for compliance with the Second Schedule to the Building Regulations of a valid Commencement Notice (CN)/ 7 Day Notice **but excluding** normal assessment procedures of Fire Safety Certificates (FSCs) and Disability Access Certificates(DACs) or On-Site Technical assessment of the works for compliance.*

"On-Site Technical Inspection"

*means a physical site based assessment of the works checking for compliance with the Second Schedule to the Building Regulations. This may include an office based assessment prior to, or after the site visit **but this should not be double counted** in the column "Desktop Technical Assessment only".*



Desktop Technical Assessment



Demonstrating Compliance with Building Regulations :

Form of Commencement Notice

9. (1) A commencement notice shall be—

(a) filed electronically on the Building Control Management System or set out in the form for that purpose included in the Second Schedule, and

(b) subject to paragraph (2), accompanied by—

(i) such plans, calculations, specifications and particulars as are necessary to **outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations** relevant to the works or building concerned, and including—

(I) general arrangement drawings including plans, sections and elevations,

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

(III) 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,

(IV) the preliminary Inspection Plan prepared by the Assigned Certifier, and...



Project Particulars
 Online Assessment
 Phasing
 Nominate Roles
 Statutory Documents
 Supporting Documents
 Payment

As well as the required Statutory documents, a number of supporting documents are also required for submission.
 The additional support documents are as follows:
Select at least one from the following

- General Arrangement Drawings
 - Plans
 - Sections
 - Elevations

And the following

- Schedule of documents, as per Question 6 of the Commencement Notice

Schedule of Documents: A document listing the plans, calculations, specifications and particulars as are necessary to outline how the proposed dwelling or domestic extension will comply with the relevant requirements of the Second Schedule to the Building Regulations. This should include, but not be confined to, general arrangement drawings, a schedule of compliance documents – as designed or to be prepared at a later date.

Supporting Document: No file chosen
 Supporting Document Type:

Only PDF files are allowed. The maximum file size for this document is 50 MB.

Uploaded Supporting Documentation:
 No document uploaded yet



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Form of Commencement Notice for Development SECOND SCHEDULE (Article 9)
Building Control Acts 1990 AND 2007

3b. Residential Development Information:

Total number of dwelling units (all phases*): 250

Total number of phases* 5 of which 0 are multiple unit dwellings

Phase for this commencement notice: 3

No. of units for this phase/commencement notice**.: 85

Activity Type :

Other Works (extension / alteration / change of use of an existi... ^

- None -

New Building (construction of a new building)

Other Works (extension / alteration / change of use of an existing building)

New Building and Other Works (both of the above)



NEW COMMENCEMENT NOTICE WITH OPT OUT DECLARATION

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings
- The name and email address for each 'role' in the project.
- To download, sign and scan the statutory documents
- Schedule of Document (in format as per 6. of Commencement Notice)
- Payment of the correct fee

[New Notice](#)

Achieving meaningful Inspections



Rialtas na hÉireann
Government of Ireland

European Union (In-Building Physical
 Infrastructure for High-Speed
 Electronic Communications)
 Regulations 2023
Technical Guidance

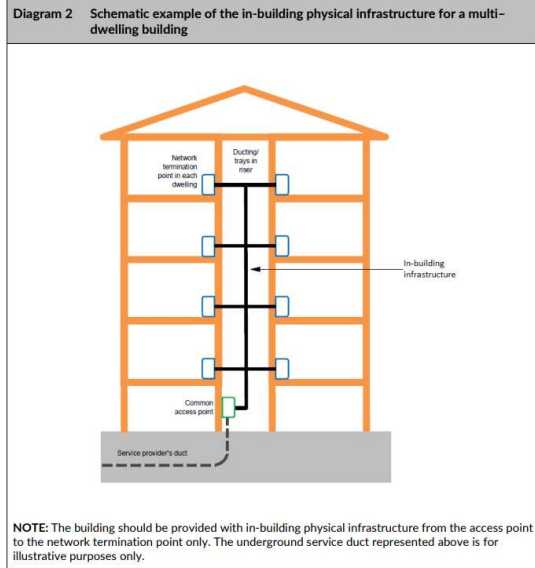


Irish Standard
I.S. 440:2009+A1:2014

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

**Installation and Commissioning of
 Ventilation Systems for Dwellings -
 Achieving Compliance with Part F 2019**

Rialtas na hÉireann
Government of Ireland



Building Control Insp

Buildings Inspected

Building Number (House/Apartment address)

Building Type

Type of Build

Site Photos

Inspection Photos

Compliance Observations

Required Action

Select Building Regulation Part:

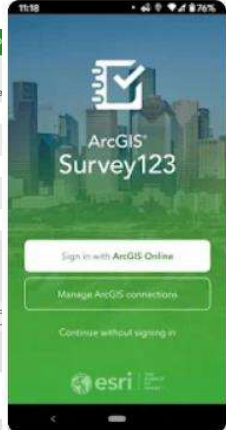
Part K - Stairways, Ladders, Ramps and Guards

- Part H - Drainage and Waste Water Disposal
- Part J - Heat Producing Appliances
- Part K - Stairways, Ladders, Ramps and Guards
- Part L - Conservation of Fuel and Energy
- Part M - Access and Use

Select Building Regulation Requirement:

- K1 - Stairway, ladders and ramps
- K2 - Protection from falling
- K3 - Vehicle ramps, floors and roofs

1 of 1

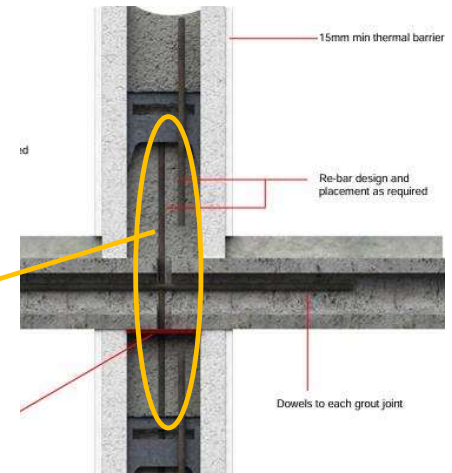
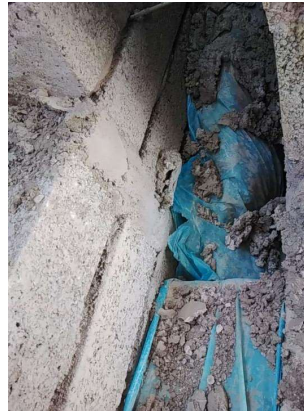



Observations on site



Part D – Materials & Workmanship

D1 *All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.*



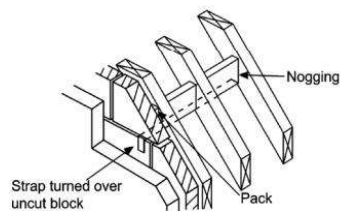
Part A & C ? Part L ? Part B ? Part A ?

Observations on site



Part A – Structure

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



Wall ties

Wall ties should comply with I.S. EN 845-1 and should be material references 1 or 3 in I.S. EN 845 Table A1 austenitic stainless steel. Wall ties should be selected in accordance with Table NA.1 of I.S. EN 845-1.

Mortar should be:

- (a)
 - (i) mortar designation (iii) according to I.S. EN 1996-1-1;
 - (ii) strength class M4 according to I.S. EN 998-2 (nominally a 1:1:5 or 6 mixture of CEM I, lime and fine aggregate measured by volume of dry materials), or
- (b) of equivalent or greater strength and durability to the specification in (a) above.

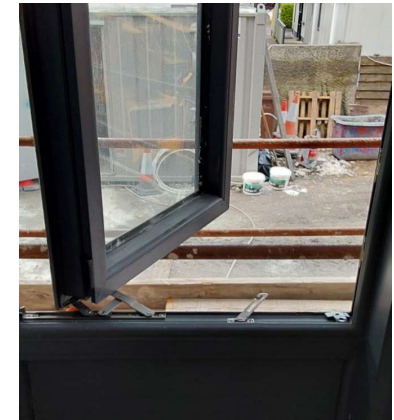
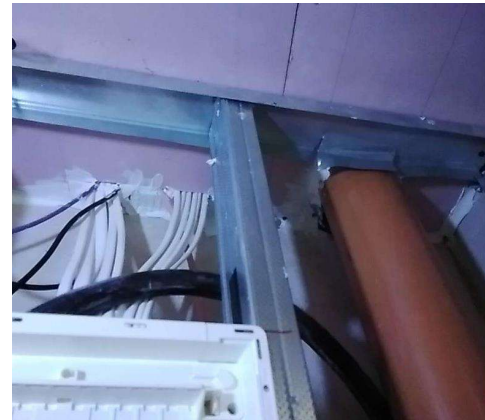
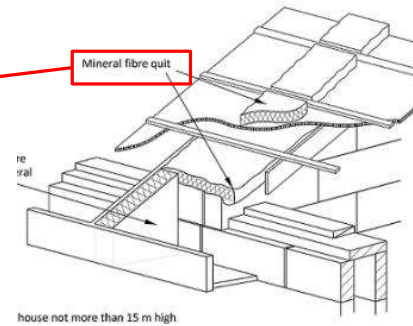
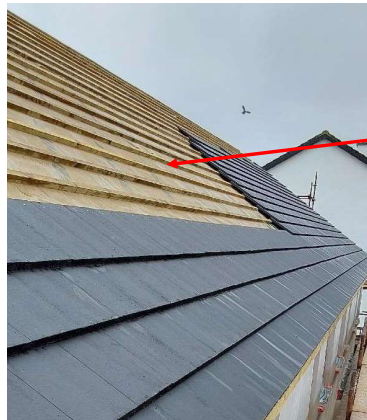


Observations on site



Part B – Fire

B1 / B6	<i>Means of escape and warning and escape in case of fire</i>	B4 / B9	<i>External Fire spread</i>
B2 / B7	<i>Internal fire spread (linings)</i>	B5 / B10	<i>Access and facilities for the fire service.</i>
B3 / B8	<i>Internal fire spread (structure)</i>		

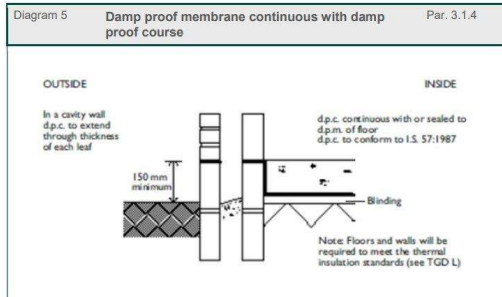
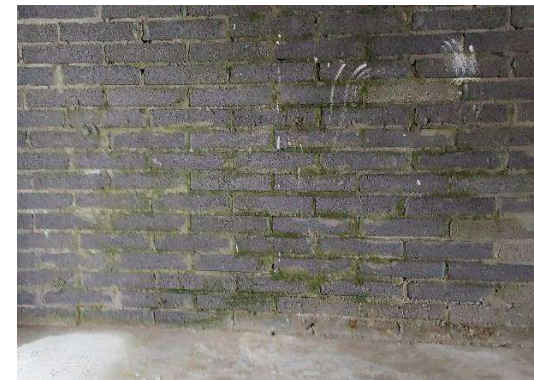


Observations on site



Part C – Site Preparation and Resistance to Moisture

C4 *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*

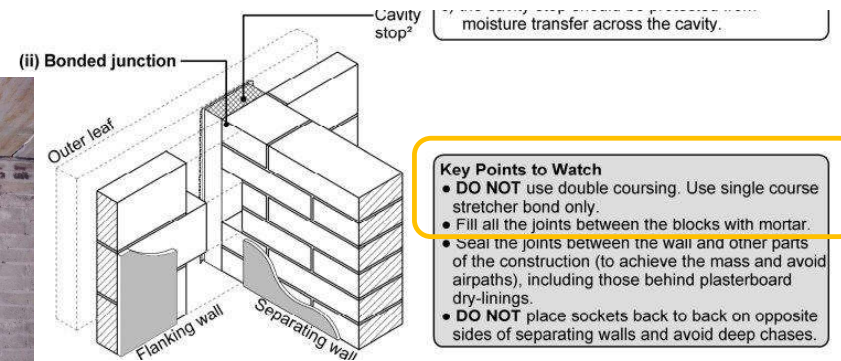
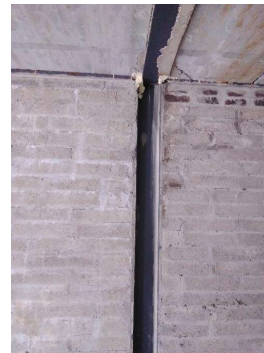


Observations on site



Part E – Sound

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



Part E?	Part A ?	Part B ?
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Compliance observations on site



Part F – Ventilation

F1 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 Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.



Area calculations ? Air transfer ? Maintaining ventilation ?

Compliance observations on site



Part H – Drainage and wastewater disposal

H1 (1) A building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul wastewater from the building



H1 (2) A building shall be provided with such a drainage system as may be necessary for the adequate disposal of surface water from the building.



Access ?

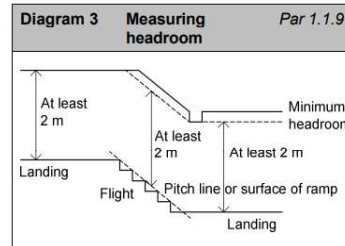
Calculations ?

Observations on site



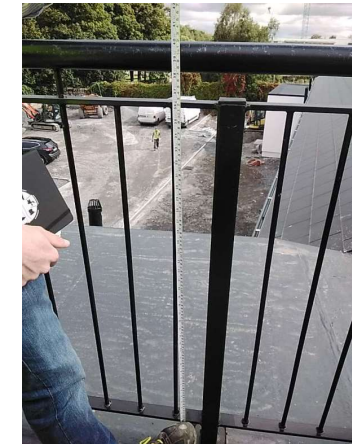
Part K – stairways ladders ramps and guards

K1 *Stairways, ladders and ramps shall be such as to afford safe passage for the users of a building.*



Part K – stairways ladders ramps and guards

K2 *In a building the sides of every floor, balcony and every part of a roof to which people normally have access, and sunken areas connected to a building, shall be guarded to protect users from the risk of falling.*



Safe passage ?

Protection from falling ?



Observations on site



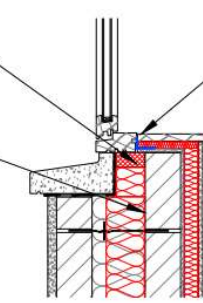
Part L – Conservation of Fuel and Energy Dwellings

L1 *A building shall be designed and constructed so as to ensure that the energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of carbon dioxide (CO₂) emissions associated with this energy use insofar as is reasonably practicable*



THERMAL PERFORMANCE CHECKLIST (TICK ALL)

- Install proprietary cavity closer or block of insulation with path of minimum thermal resistance through the closer of not less than 2.90 m²K/W (manufacturers certified data)
- Ensure partial fill insulation is secured firmly against inner leaf of cavity wall



Other Details

Thermal bridging factor [W/m²k] 0.0800



Observations on site



Part B

Part A

Part L

Part D

Achieving meaningful Inspections



Where inspections are carried out by Building Control Authorities, they should make their inspection reports available, on request, to Assigned Certifiers, Builders, or Owners. It is noted that inspections may be limited and subject to the particular compliance requirements for the inspection.



Follow up



Building Control Act 1990

Powers of Inspection by Authorised persons

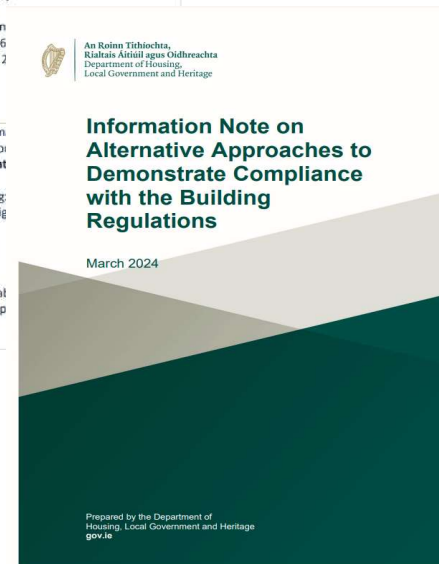
11- an authorised person may –

- (a) Inspect any building-
 - (i) following its completion, or
 - (ii) During its construction, alteration or extension or
 - (iii) during the installation therein of any fittings, services or equipment to which building regulations apply, or
 - (iv) in respect of which any material change takes place in the purposes for which such building is used;

(b) require to be informed by the owner or occupier of such a building, or by any person responsible for the construction of such a building, or by any of the aforementioned persons, to the extent that such persons have knowledge of the matters in question, as to the purpose for which the building, or any part thereof, has been, is being, or will be, used, the number of persons who are, or will be, employed or accommodated therein or who resort or will resort thereto, the substance of which any such building or any part of such building is constructed, and the method of construction employed and as **to any other matter which the authorised person considers to be relevant;**



Part A Structure (Note also Technical Guidance Document Part A structure 2012)	
The Requirements	
A1 Loading (Section 1)	Submit such plans, summary calculations (<i>of main structural elements</i>), documents, and information to show that the requirement of A1 Loading are being complied with in relation to your building. (In relation to the following structural element): (b) Foundation (c) Walls (d) Floors (e) Roof Structure (f) Etc.
(1) A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that the combined actions that are liable to act on it are sustained and transmitted to the ground - (a) Safely, and (b) Without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.	(Other Forms of Construction) (g) Timber Frame Design (h) Masonry (Eurocode 6 (i) Concrete (Eurocode 2 (j) Steel (Eurocode 3) (k) Etc.
(2) In assessing whether a building complies with sub-paragraph (1), regard shall be had to the variable actions to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.	
A2 Ground Movement (Section 1)	Submit such plans, summ documents, and information of A2 Ground Movement relation to your building. (In relation to the following: (a) Site investig
A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that movements of the subsoil caused by subsidence, swelling, shrinkage or freezing will not impair the stability of any part of the building.	(Specialist Foundations) (a) Piling (b) Ground stat (c) Vibro-comp (d) Etc.



An Roinn Tithíochta, Rialtais Áirithe agus Oidhreacht
Department of Housing, Local Government and Heritage

Information Note on Alternative Approaches to Demonstrate Compliance with the Building Regulations

March 2024

Prepared by the Department of Housing, Local Government and Heritage gov.ie



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NATIONAL BUILDING CONTROL
AND MARKET SURVEILLANCE
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NBCO National Building Control Office
support@nbco.gov.ie

Go raibh maith agaibh

Thank You

