



NBC&MSO CPD Event

23/09/2025



-Education & Training

-Compliance Support

-Inspections

-BCMS

23.09.2025

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20F - Certificate of Compliance on Completion



STATUTORY INSTRUMENTS.

S.I. No. 9 of 2014

BUILDING CONTROL (AMENDMENT) REGULATIONS 2014

23.09.2025



- Description of Building or works

20F (9)

A Certificate of Compliance on Completion **may refer to works, buildings, including areas within a building, or developments, including phases thereof**, and relevant details shall be clearly identified on the Certificate of Compliance on Completion itself and, **subject to validation in line with the requirements at paragraphs (3) and (4)**, on the register.



- Certificate of Compliance on Completion

Certificate of Compliance on Completion

20F (1) Subject to paragraph (2), a Certificate of Compliance on Completion shall be submitted to a building control authority and relevant particulars thereof shall be included on the Register maintained under Part IV **before works or a building to which Part II or Part IIIA applies may be opened, occupied or used.**

(2) The requirement for a **Certificate of Compliance on Completion** shall apply to the following Commencement Notice Types-

(a) Commencement Notice with Additional Documentation

(b) 7 Day Notice



- Part II and Part IIIA

Part II

Application of Part II.

7. (1) Subject to sub-article (2) and articles 3 and 6, this Part applies to—
- (a) the erection of a building,
 - (b) the material alteration or extension of a building, and
 - (c) a material change of use of a building,
- to which the Building Regulations apply.

Part IIIA

7 Day Notice. (20A)

- (a) A 7 day notice shall be submitted to a building control authority in respect of:
 - (i) all works or buildings to which Part III applies, pursuant to article 11(1) of these Regulations, and
 - (ii) where it is proposed to commence work before grant of the relevant fire safety certificate.
- (b) A 7 day notice referred to in paragraph (a) shall be submitted not less than 7 days in advance of commencement of work.



Certificate of Compliance on Completion

20F (3) A Certificate of Compliance on Completion shall be –

(a) in the form specified for that purpose in the Sixth Schedule, and

(b) accompanied by such plans, calculations, specifications and particulars as are necessary to outline how the works or building as completed –

(i) differs from the plans, calculations, specifications and particulars submitted for the purposes of Article 9(1)(b)(i) or Article 20A(2)(a)(ii) as appropriate (to be listed and included at the Annex to the Certificate of Compliance on Completion), and

(ii) **complies with the requirements of the Second Schedule to the Building Regulations**, and the relevant Technical Guidance Documents **(Part(s) A- M of the building regulations)**

(c) accompanied by the Inspection Plan as implemented by the Assigned Certifier in accordance with the Code of Practice referred to under article 20G(1) or a suitable equivalent.



5) Certificate of Compliance on Completion;

Applicable works: Any works where a Commencement Notice with Additional Documentation was submitted (includes a 7 Day Notice) to the Building Control Authority

Required Documents:

1. Form of Certificate of Compliance on Completion
2. Annex to Certificate of Compliance on Completion completed
3. plans, calculations, specifications and particulars as are necessary to outline how the works, as completed a) differs from the plans, calculations, specifications, and particulars as submitted at commencement stage, and b) complies with the requirements of the Second Schedule to the Building Regulations
4. Inspection Plan as implemented by the Assigned Certifier



National Building Control & Market Surveillance Office

Certificate of Compliance on Completion Articles 20F

[Article 20F]

CERTIFICATE OF COMPLIANCE ON COMPLETION

Building Control Authority: _____ Unique Identifier: _____
(for official use only)

1. This certificate relates to Commencement / 7 Day Notice reference no. _____ in respect of the following building or works: _____

Part A – Certificate signed by Builder

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.

3. I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificate and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.
Signature: _____ Date: _____
(to be signed by a Principal or Director of a Building Company only)
Name: _____
Address: _____
Tel: _____ Fax: _____ Email: _____
Construction Industry Register Ireland registration number (where applicable): _____

Part B – Certificate signed by Assigned Certifier

5. I confirm 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 of the Building Regulations, insofar as they apply to the building or works concerned.

Signature: _____ Date: _____ Registration No.: _____
(where the signatory is an employee) On behalf of _____
Name & Address: _____
Tel: _____ Fax: _____ Email: _____
Practice registration number (where relevant): _____

ANNEX

Table of Drawings, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

(Details of relevant drawings, etc. may be listed below and attached hereto)

Form Completed

Part A signed by Builder

Part B Signed by Assigned
Certifier

**INSPECTION PLAN - AS
IMPLEMENTED** and completed
by Assigned Certifier

**Warning: It is an offence for a
person to knowingly or recklessly
make a Statutory Declaration
that is false or misleading in a
material respect.**

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National Building Control & Market Surveillance Office

Certificate of Compliance on
Completion Articles 20F

CERTIFICATE OF COMPLIANCE ON COMPLETION

Building Control Authority: _____ **Unique Identifier:** _____
(for official use only)

1. This certificate relates to Commencement / 7 Day Notice reference no. _____ in respect of the following building or works: _____

Part A — Certificate signed by Builder

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.

3. I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications, ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature: _____ **Date:** _____
(to be signed by a Principal or Director of a Building Company only)

Name: _____

Address: _____

Tel: _____ **Fax:** _____ **Email:** _____
Construction Industry Register Ireland registration number (where applicable): _____

Part B — Certificate signed by Assigned Certifier

5. I confirm 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.

Signature: _____ **Date:** _____ **Registration No.:** _____
(where the signatory is an employee) On behalf of: _____

Name & Address: _____

Tel: _____ **Fax:** _____ **Email:** _____
Practice registration number (where relevant): _____

30 [9]

ANNEX

See FAQ 29 &29a

Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

(Details of relevant plans, etc. may be listed below and attached hereto)

FAQ 29. What documents / forms are required to accompany a CCC			
Annex Table of Documents			
Mandatory & Other Required Documents - Name	Type	Remarks	Available on BCA request (AOR) Upload
CCC Signed by Builder & Assigned Certifier	Statutory Document		Upload
Inspection Plan as Implemented	Completed Inspection Plan		Upload
Annex of Documents	Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction (Details of relevant plans, etc. may be listed below and attached hereto)		Upload
Differences from commencement Submission	Document, Plans		AOR
Plans			AOR
Calculations			AOR
Specifications			AOR
Ancillary Certificates			AOR
Particulars			AOR
If relevant			
DACs-DAC-Revised			AOR
*SCS-FSC-Revised-Regularisation			AOR
Relaxation of Building Regulations			AOR
Dispensation from Building Regulations			AOR
Other Relevant Compliances which may be Listed in the Annex Table			AOR
DEAP Calculations			AOR
NEAP Calculations			AOR
Check			
Phased Developments stand alone Compliance Check Building Regulations			AOR
Compliance Documentation/Report re temporary Compliances the subject of future Development Works Compliances- i.e. development fully completed?			AOR
Previous CCC Ref No Documentation/Report which form part of this CCC			AOR
Other Commencement Notices relevant to this Completion certificate			AOR
Requests and Correspondence from BCA			Upload

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National Building Control & Market Surveillance Office

Certificate of Compliance on Completion Articles 20F

DOCUMENT	REFERENCE	Reqs. Of 2 nd Schedule (SELECT A-M)	Differs from Commencement (YES/NO)	Description of difference	UPLOADED (YES/NO)
PLANS					
Site layout plan (identifying the building/s)					
Floor plans					
Roof plans					
Elevations					
Sections					
Details					
CALCULATIONS					
Structural					
Drainage					
- surface water					
- Waste water					
Ventilation					
- natural/Purge					
- Mechanical/Purge					
Space & water heating					
DEAP/NEAP					
Lighting					
Sound					
Water storage (sprinklers)					
SPECIFICATIONS					
Certification, DOPs, CE marking					
Construction products					
Systems					
Materials					
Installations					
Fittings					
Finishes					

ANCILLARY CERTIFICATES					
Ac (Architect) Ai					
Ec (Engineer)Ei					
Bc (Building Surveyor) Bi					
Sc (Specialist Designer) Si					
Cs & Annex (Sub Contractor/Specialist Contractor)					
Css & Annex (Sub sub Contractor)					
PARTICULARS					
Fire Safety Certificate					
Disability Access Certificate					
Dispensation/Relaxation					
Ventilation validation Certification					
Electrical Installation Certification					
Fire detection & alarm commissioning Certification					
Air tightness report					
Sound Test report					
Pressure test results					
Building Energy Rating Certificate					
Operating Instructions/maintenance manuals					
Section 11 Responses					

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- Validation of CCC

Certificate of Compliance on Completion - Validation

- (4) On receipt of a Certificate of Compliance on Completion, a **building control authority shall**—
- (a) **record the date of receipt of the Certificate**, and
 - (b) **consider within 21 days** of the date of its receipt whether the Certificate of Compliance on Completion **is valid having regard to**—
 - (i) the requirements of paragraph (3) above, and
 - (ii) **the building control authority's own satisfaction** that all enforcement notices, **information requests** and statutory processes, including any **applications for certificates under Part III, Part IIIA or Part IIIB**, relevant to the building concerned have been satisfactorily concluded.



- Validation of CCC

Certificate of Compliance on Completion

(4) On receipt of a Certificate of Compliance on Completion, a building control authority shall—
(i) the requirements of paragraph 20F (3)

Check the Required Documents:

1. Form of Certificate of Compliance on Completion (signed, dated, description and addresses of Buildings or works.)
2. Annex to Certificate of Compliance on Completion completed
3. plans, calculations, specifications and particulars as are necessary to outline how the works, as completed a) differs from the plans, calculations, specifications, and particulars as submitted at commencement stage, and b) complies with the requirements of the Second Schedule to the Building Regulations
4. Inspection Plan as implemented by the Assigned Certifier
5. **Complies with the requirements of the Second Schedule to the Building Regulations, and the relevant Technical Guidance Documents (Part(s) A- M of the building regulations)**



- Validation of CCC

Certificate of Compliance on Completion

(4) On receipt of a Certificate of Compliance on Completion, a **building control authority shall—**
(ii) **the building control authority's own satisfaction** that all enforcement notices, **information requests** and statutory processes, including any **applications for certificates under Part III, Part IIIA or Part IIIB, relevant to the building concerned have been satisfactorily concluded.**

Check the Required Documents:

1. If any Enforcement Notice **have been satisfactorily concluded**
2. if any information requests - 11 3 (c) **have been satisfactorily concluded**
3. if any Statutory Processes related to the Building or works – Fire safety certificates, Disability Access certificates, dispensations and relaxation have been granted.



- Validation of CCC

(5) Where the BCA considers that a Certificate of Compliance on Completion **may not be valid** having regard to paragraphs (3) and (4), the BCA **may within 21 days** of receipt of the certificate, write to the person who submitted the certificate and

- (i) inform them, giving reasons, that the certificate **does not comply with paragraphs (3) and (4)** and cannot be accepted by the authority, or
- (ii) require the person submitting the certificate to **submit such revised certificate or such additional documentation as may be deemed necessary by the building control authority** to accompany the certificate for the purposes of paragraphs (3) and (4).

(7) A building control authority **serving a notice in accordance with paragraph (5)(i) shall return to the person** giving the certificate, the certificate and any documentation that accompanied the certificate.



- Revised Information

Revised information should be as clear as possible

- Request in relation to the Certificate (i.e. not signed or dated, Not clear description of the works etc.)
- Request for such additional documentation as may be deemed necessary by the building control authority to accompany the certificate for the purposes of paragraphs (3) and (4).



- Validation of CCC

(6)(i) Where the BCA considers the Certificate of Compliance on Completion **to be valid** having regard to paragraphs (3) and (4), the BCA **shall, no later than 21 days of** receipt of said certificate, enter particulars relating to the relevant certificate on the register maintained under Part IV and **shall** notify the person who submitted the certificate that particulars have been included on the register.

(ii) Notwithstanding paragraph (6)(i), where a revised certificate or additional documentation has been required in accordance with paragraph (5)(ii), the BCA, on full receipt of such revised certificate or additional documentation as appropriate, **may avail of a further period of 7 days** within which to consider the validity of the certificate. On or before the expiry of said 7 day period the BCA, if it considers that no further action is warranted pursuant to paragraph (5), **shall enter** the relevant particulars on the register and **notify the person** who submitted the certificate as appropriate.



- Validation of CCC

(8) Where the plans, calculations, specifications and particulars comprehended under paragraph(3)(b) and the Inspection Plan comprehended under paragraph(3)(c) have been submitted to a building control authority on a date falling not more **than 5 weeks and not less than 3 weeks prior to a nominated date** on which a valid Certificate of Compliance on Completion is intended to be entered on the register, the building control authority shall at that point begin to consider the validity of a prospective Certificate of Compliance on Completion in accordance with paragraphs (3) and (4) so that the authority is in a position to include the details of the relevant Certificate of Compliance on Completion on the register on the nominated date provided that a valid Certificate of Compliance on Completion is received by the building control authority on a date not later than the date preceding the nominated date.



• Pre Notification - Timeline

Plans, calculations, specifications and particulars Comprehended under *paragraph (3)(b)* and the Inspection Plan comprehended under *paragraph (3)(c)* submitted by AC

AC Initiates the Pre-Notification of a CCC on the BCMS

-5 weeks Max
Before Nominated Date

-3 weeks Min
Before Nominated Date

Building Control Authority consider the validity of the prospective CCC

Where the authority is not satisfied that matters are in order it will notify the Assigned Certifier that a Certificate of Compliance on Completion cannot be accepted and give reasons why.

AC submits the Certificate of Compliance on Completion

Nominated Day - 2

Nominated Day - 1

Nominated Day

BCA validates or Invalidates CCC

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“Validation is solely based on the assumption that the facts stated in the Form of Notice, Application, Certificate, or Declaration and the attachments i.e., Statutory Supporting Compliance Documentation forming part of the Notice/Application/Certificate/Declaration are true and accurate in compliance with the requirements of the legislation.

If at any time after validation it is found that there are inaccuracies, it may cause the Notice /Application /Certificate/Declaration to be subsequently invalidated.

Under Section 16 of the Act; *“any person who contravenes (by act or omission) any requirement of this Act or of any order, regulation or notice under this Act shall be guilty of an offence”* and may be prosecuted and be subject to penalties under Section 17 of the Act.

Prosecution/Enforcement carries a cost.”

Note; Building Control Authorities are not Planning, Roads, Water, Waste Authorities.

A Valid Commencement Notice of itself does not mean you have legal entitlement to commence a works or a building and any issues outside the remit of the Building Control Authority will be brought to the attention/complaint to the relevant regulatory authority.

The onus is on the owner/builder/designer/assigned certifier to comply with the law

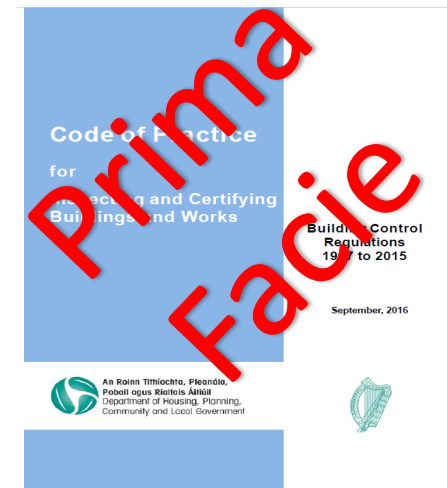
Section 3.6 Role of Building Control Authority

The Building Control Authority “**shall**”:

- process applications for **Fire Safety Certificates** and **Disability Access Certificates** and issue decisions on those applications;
- validate and register **CN/ 7-day Notices** and the accompanying Certificates, notices of assignment and notices of undertakings.
- **validate and register** the Certificate of Compliance on Completion and accompanying documentation submitted in support of same;
- maintain a **public register** of Building Control decisions and activity; and

The Building Control Authority “**should**”:

- **maintain records**, including records of inspection
- undertake a **risk analysis** of each commencement notice submitted in order **to inform its own inspection arrangements**;
- **advise** the Assigned Certifier, in relation to issues of compliance relating to the building or works that are disputed by parties to the construction project;



Section 8. Completion Stage

8.1 Submission at completion

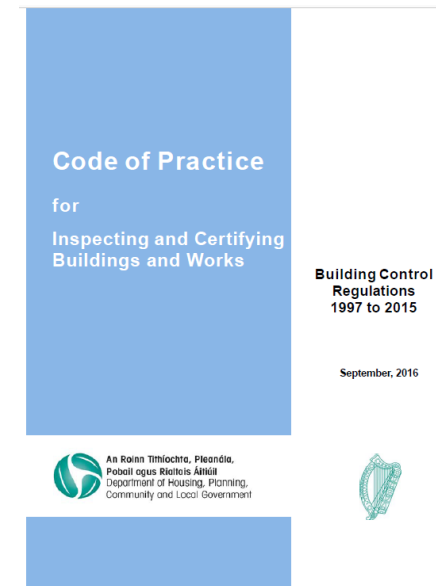
At completion stage, the Assigned Certifier is required to submit the following to the Building Control Authority:

(a) a Certificate of Compliance on Completion **signed by the Builder (at Part A) and by the Assigned Certifier (at Part B);**

(b) plans, calculations, specifications and particulars, showing how the completed building has achieved compliance with the Building Regulations must be lodged on the Building Control Management System when the Certificate of Compliance on Completion is submitted or at an earlier date. Where design documents have changed or supersede design documents previously lodged with the Building Control Authority with the Commencement Notice or at a later date, any such difference should be clearly identified;

(c) the **Inspection Plan as implemented by the Assigned Certifier** in accordance with this Code of Practice.

NB: The Certificate of Compliance on Completion must be validated and registered by the Building Control Authority before the building it relates to may be opened, used or occupied. If rejected by Building Control Authority within 21 days, the certificate is not valid





Code of Practice For Inspecting and Certifying Building Works (September 2016) - Nominated Date for Registration of Certificate Section , 8.3 p23 & S.I. 9 of 2014 Part III C 20F (8)

To expedite the CCC validation process i.e. ensure a valid CCC is entered on to the Statutory Building Control Register before the building is opened, occupied or used; the Assigned Certifier notify the Building Control Authority (BCA) of a nominated date on which a valid CCC is intended to be entered on the register.

The following must be submitted not more than 5 and not less than 3 weeks prior to nominated date:

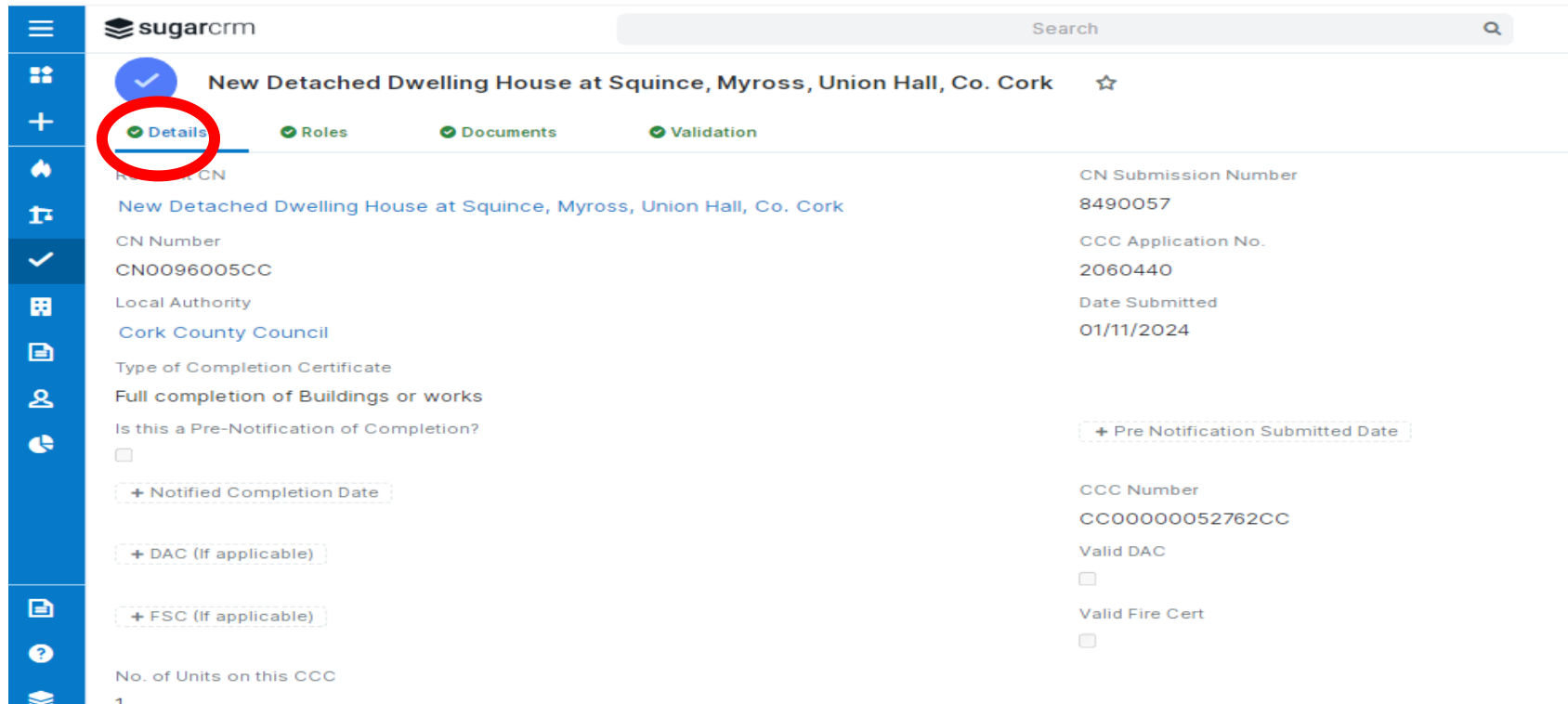
- Plans, calculations, specifications and particulars comprehended under paragraph (3)(b)([S.I.9 of 2014 p9](#)) i.e. table of documents as outlined in “ANNEX” (S.I. 9 of 2014 (Article 20F) p30) and the
- Inspection Plan as implemented by the Assigned Certifier comprehended under paragraph (3)(c).

The BCA will consider the validity of the prospective CCC to facilitate the inclusion of the details on the statutory register on the nominated date.

The BCA will check and satisfy itself that there are no unresolved matters in relation to requests under Section 11 of the Act or enforcement notices or conditions attached to Fire Safety Certificates, Disability Access Certificates, etc.

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Certificate of Compliance on Completion Validation - Details



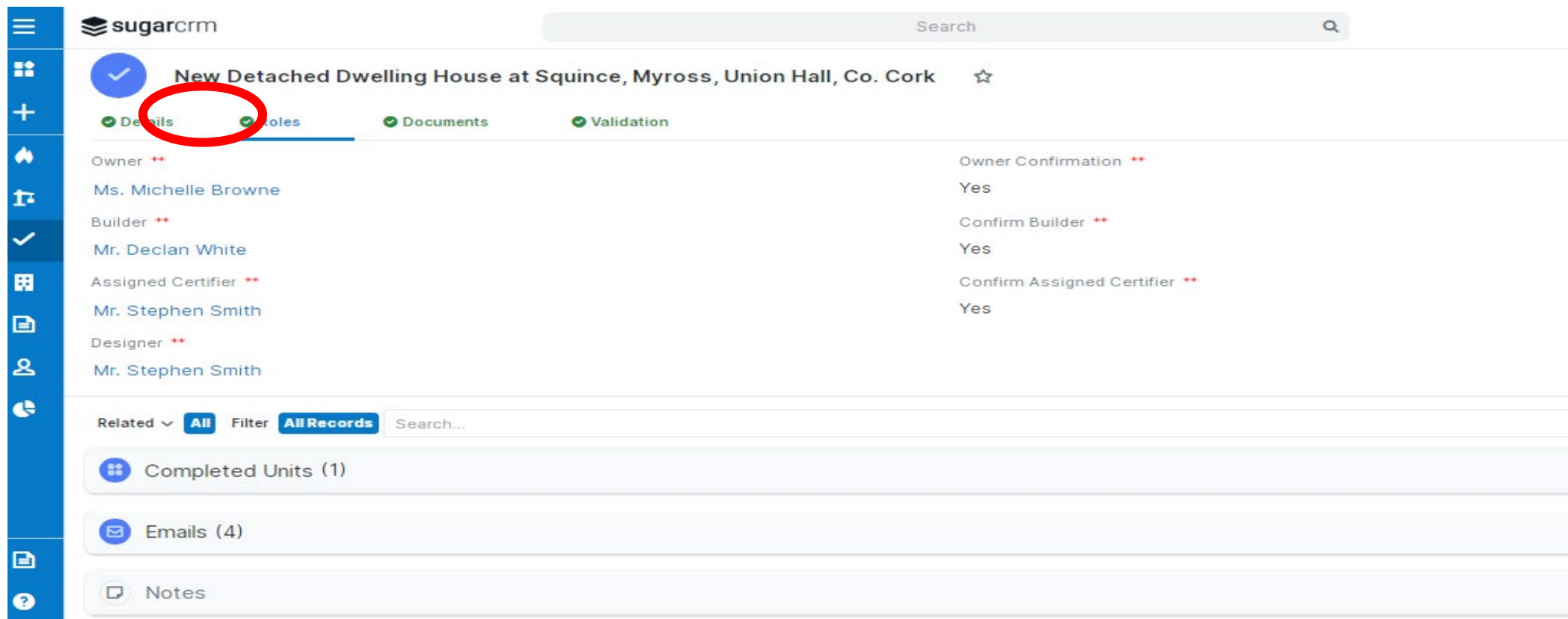
The screenshot shows the SugarCRM interface for a new detached dwelling house at Squinne, Myross, Union Hall, Co. Cork. The 'Details' tab is selected and circled in red. The form displays various fields including CN Number, Local Authority, Type of Completion Certificate, and Is this a Pre-Notification of Completion?.

Field	Value
CN Number	CN0096005CC
Local Authority	Cork County Council
Type of Completion Certificate	Full completion of Buildings or works
Is this a Pre-Notification of Completion?	<input type="checkbox"/>
Pre Notification Submitted Date	01/11/2024
CCC Number	CC000000052762CC
Valid DAC	<input type="checkbox"/>
Valid Fire Cert	<input type="checkbox"/>
No. of Units on this CCC	1

- Under the details tab, check the number of units, the relevant local authority and the description of works are all correct

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Certificate of Compliance on Completion Validation - Roles



The screenshot shows the SugarCRM interface for a record titled "New Detached Dwelling House at Squinne, Myross, Union Hall, Co. Cork". The "Roles" tab is selected and highlighted with a red circle. The interface displays a list of roles and their corresponding confirmation status:

Role	Confirmation Status
Owner	Owner Confirmation: Yes
Builder	Confirm Builder: Yes
Assigned Certifier	Confirm Assigned Certifier: Yes
Designer	

Below the roles list, there are sections for "Completed Units (1)", "Emails (4)", and "Notes".

Click on edit and make sure all the roles have been accepted



Certificate of Compliance on Completion Validation - Documents

The screenshot displays the SugarCRM interface for a project titled "New Detached Dwelling House at Squinne, Myross, Union Hall, Co. Cork". The "Documents" tab is selected and highlighted with a red circle. Below the tab, there is a section titled "DOCUMENT FLAGS" with three items, each with a checkbox:

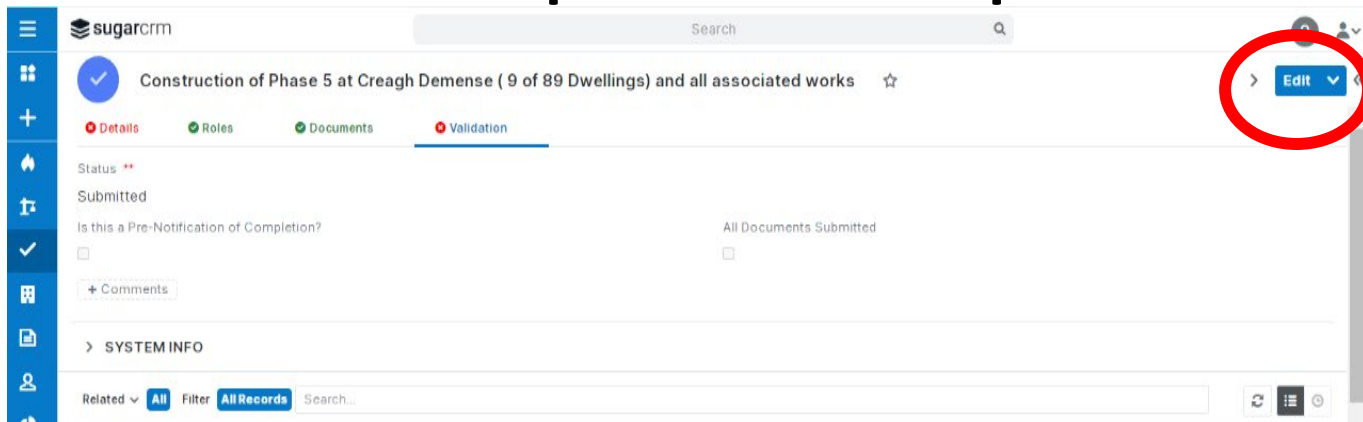
- Completion Certificate ++
- Compliance Report- with Second Schedule (Part A-M) of Building Regulations ++
- Annex of Documents ++

Below the flags, there is a "Related" section with two items:

- Completed Units (1)
- Emails (4)

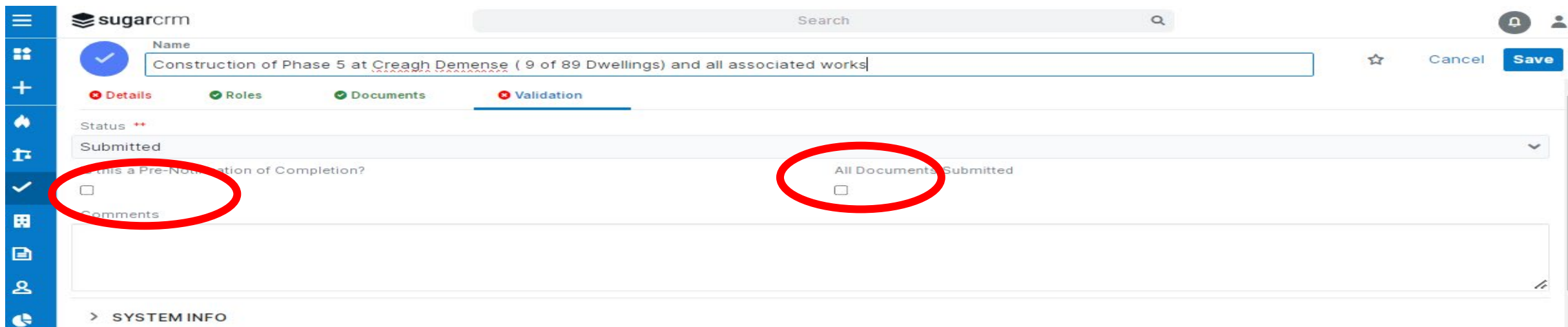
Under the documents tab , click on edit and tick the box relevant documents received

Certificate of Compliance on Completion Validation



The screenshot shows the SugarCRM interface for a project titled "Construction of Phase 5 at Creagh Demense (9 of 89 Dwellings) and all associated works". The "Validation" tab is selected. The "Edit" button is circled in red.

- Go to the validation tab and click on the edit button
- Tick the box if it is a pre notification
- Tick if all documents submitted



The screenshot shows the SugarCRM interface for the same project. The "Validation" tab is selected. The "Is this a Pre-Notification of Completion?" and "All Documents Submitted" checkboxes are circled in red.



Certificate of Compliance on Completion Validation – Revised Information after Validation

The screenshot shows the SugarCRM interface for a record titled "International Protection Guest Hostel Accommodation - Welfare Unit 2". The "Validation" tab is selected and highlighted with a red circle. Below the tabs, the "Status" dropdown menu is open, showing options: Submitted, Incomplete, Submitted, Complete, and Revised Information. The "Revised Information" option is highlighted with a red circle. The interface also includes a search bar, a sidebar with navigation icons, and a bottom section for "SYSTEM INFO" with filters and a search bar.

- Choose “Revised Information” from the drop down status list if missing documents are required

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Certificate of Compliance on Completion Validation – Revised Information after Validation (2)

The screenshot displays the SugarCRM interface for a project titled "International Protection Guest Hostel Accommodation - Welfare Unit 2". The "Validation" tab is active, showing a form for "Revised Information". The form includes the following fields:

- Required:** A text box for entering required information, indicated by a red arrow.
- Information Required by:** A date and time picker field, indicated by a red arrow.
- Is this a Pre-Notification of Completion?:** A checkbox, indicated by a red arrow.
- All Documents Submitted:** A checkbox, indicated by a red arrow.
- Comments:** A text area for additional notes.

Below the main form, the "SYSTEM INFO" section is visible, showing a "Related" dropdown menu and a "Filter" button.

- Complete the information required box and put in the relevant date the information is required

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Section 6....

(4) Where a certificate of compliance, or a notice to which subsection (2) (k) relates, is submitted to a building control authority, the building control authority **shall not be under a duty to any person to**—

(a) ensure that the building or works to which the certificate or notice relates will, either during the course of the work or when completed, **comply with the requirements of building**

regulations or be free from any defect,

(b) ensure that the **certificate complies with the requirements of this Act or of regulations or orders made under this Act,** or

(c) verify that the facts stated in the certificate are **true and accurate**



Number 3 of 1990

BUILDING CONTROL ACT, 1990

ARRANGEMENT OF SECTIONS

Owner, builders
and designers are
responsible for
compliance



National Building Control & Market Surveillance Office

Certificate of Compliance on Completion Articles 20F

Certificates of Compliance on Completion

Errors will remain on Register and could cause issues for selling or leasing

Dún-Laoghaire Rathdown County Council
Building Control Section, Planning
Department County Hall, Marine Road
Dun Laoghaire Dublin

BCMS
Building Control Management System

NOTIFICATION OF ENTRY ONTO REGISTER - CERTIFICATE OF COMPLIANCE ON COMPLETION

County: Dún-Laoghaire Rathdown County Council
To: Diane Davison
Paul Sinnott
John McAteer

Date of Receipt of Certificate: 10/05/2022 01:00am
Date Entered onto Register: 10/05/2022 04:30pm
Completion Certificate Number: CC00000037447DR
Commencement Notice / 7 Day Notice Number: CN0033694DR

Description of Commenced Building or Works: Single storey breakfast/family room and master en-suite bathroom/wardrobe extensions to side and rear of existing two storey detached period family dwelling

Description of Completed Building or Works: Refurbishment of Main House, single storey breakfast/family room and master en-suite bathroom/wardrobe extensions to side and rear of existing two-storey detached period family dwelling at "Aelagh", Rockfort Avenue, Dalkey, County Dublin.

Addresses: **Rockfort Avenue Dalkey Carlow**

Dear Sir / Madam

Dún-Laoghaire Rathdown County Council as the Building Control Authority hereby notifies you, in accordance with Article 20F (6) of the Building Control Regulations 1997 - 2015, that the Certificate of Compliance on Completion, submitted on the 10/05/2022 01:00am, has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 10/05/2022 04:30pm.

Yours Faithfully
Dún-Laoghaire Rathdown County Council

Please Note:

Fingal County Council
County Hall Main Street Swords Dublin
K67 X8Y2

BCMS
Building Control Management System

NOTIFICATION OF ENTRY ONTO REGISTER - CERTIFICATE OF COMPLIANCE ON COMPLETION

County: Fingal County Council
To: Dermot Peakin
Terence Woods
Ciaran McDonnell

Date of Receipt of Certificate: 21/10/2022 01:00am
Date Entered onto Register: 11/11/2022 02:45pm
Completion Certificate Number: CC00000040724FL
Commencement Notice / 7 Day Notice Number: CN0086865FL

Description of Commenced Building or Works: Change of use of ground floor retail unit to a 3 bedroom apartment.

Description of Completed Building or Works: Change of use ground floor retail unit to 3 bedroom apartment, Ground Floor Unit, 55 Thomas Hand St, Skerries, Co. Dublin

Addresses: **55 Thomas Hand Street Skerries Galway K34 P224**

Dear Sir / Madam

Fingal County Council as the Building Control Authority hereby notifies you, in accordance with Article 20F (6) of the Building Control Regulations 1997 - 2015, that the Certificate of Compliance on Completion, submitted on the 21/10/2022 01:00am, has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 11/11/2022 02:45pm.

Yours Faithfully
Fingal County Council

Please Note:
The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(a) relates, is submitted to a building control authority shall not be under a duty to -
(a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects
(b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or

Mayo County Council
Fire Station HQ Humbert Way ~~Castlebar~~ Mayo

BCMS
Building Control Management System

NOTIFICATION OF ENTRY ONTO REGISTER - CERTIFICATE OF COMPLIANCE ON COMPLETION

County: Mayo County Council
To: Margaret ~~Loughlin~~ Ltd.
Peter Bradfield
Otter ~~land~~ Ltd

Date of Receipt of Certificate: 17/01/2019 12:00am
Date Entered onto Register: 19/02/2019 12:00am
Completion Certificate Number: CC00000019007MO
Commencement Notice / 7 Day Notice Number: CN0025661MO

Description of Commenced Building or Works: New Two storey bedroom wing and ancillary accommodation, from previously laid ground floor slab through to completion, and amendments to the existing hotel elevations to include a covered walkway from the main hotel entrance to the south of the existing bedroom accommodation.

Description of Completed Building or Works: Construction of a 2 storey bedroom wing and ancillary accommodation.

Addresses: **Tonetteys Lennane Galway**

Dear Sir / Madam

Mayo County Council as the Building Control Authority hereby notifies you, in accordance with Article 20F (6) of the Building Control Regulations 1997 - 2015, that the Certificate of Compliance on Completion, submitted on the 17/01/2019 12:00am, has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 19/02/2019 12:00am.

Yours Faithfully
Mayo County Council

Please Note:
The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(a) relates, is submitted to a building control authority shall not be under a duty to -
(a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects
(b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act or
(c) Verify the facts stated in the certificate are true and accurate.

Mistakes can be rectified contact the relevant Building Control Authority

23.09.2025



National Building Control & Market Surveillance Office

Certificate of Compliance on
Completion Articles 20F

- The Register

The Principal Regulations are amended by inserting after Article 20E the following:

“Part IIIC — Certificate of Compliance on Completion
Certificate of Compliance on Completion

20F(1) Subject to paragraph (2), **a Certificate of Compliance on Completion** shall be submitted to a building control authority and relevant particulars thereof shall be included on the register maintained under Part IV **before works or a building to which Part II or Part IIIA applies** may be **opened, occupied or used**.

23.09.2025



National Building Control & Market Surveillance Office

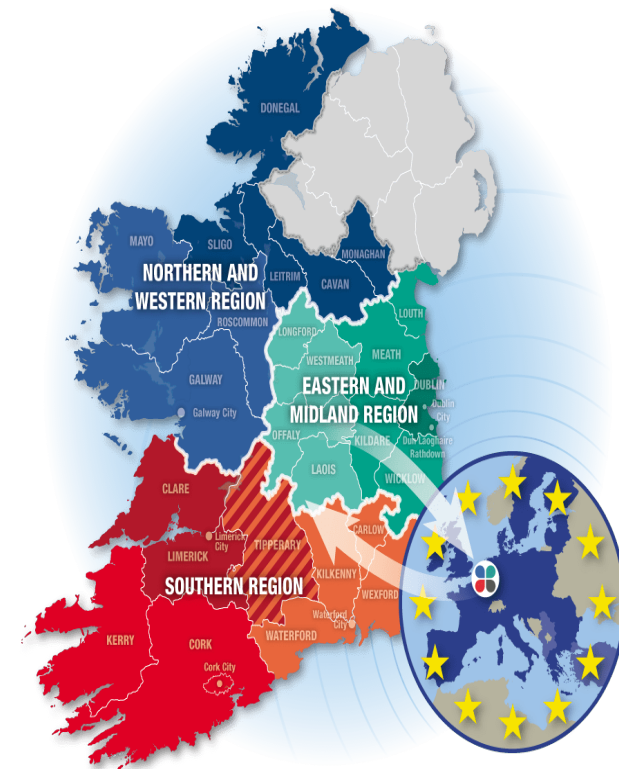
Certificate of Compliance on
Completion Articles 20F



An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE



*GO RAIBH
MAITH AGAIBH*



National Building Control and Market Surveillance Office

English Gaelige

Welcome to the Building Control Management System (BCMS)

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National Market Surveillance Office

National Building Control Office

**Our goal is to promote
Compliance with the
Building Regulations through
onsite
INSPECTIONS.**