



CATALYST

De-risking Certification - Common Pitfalls with the BCAR Process

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11

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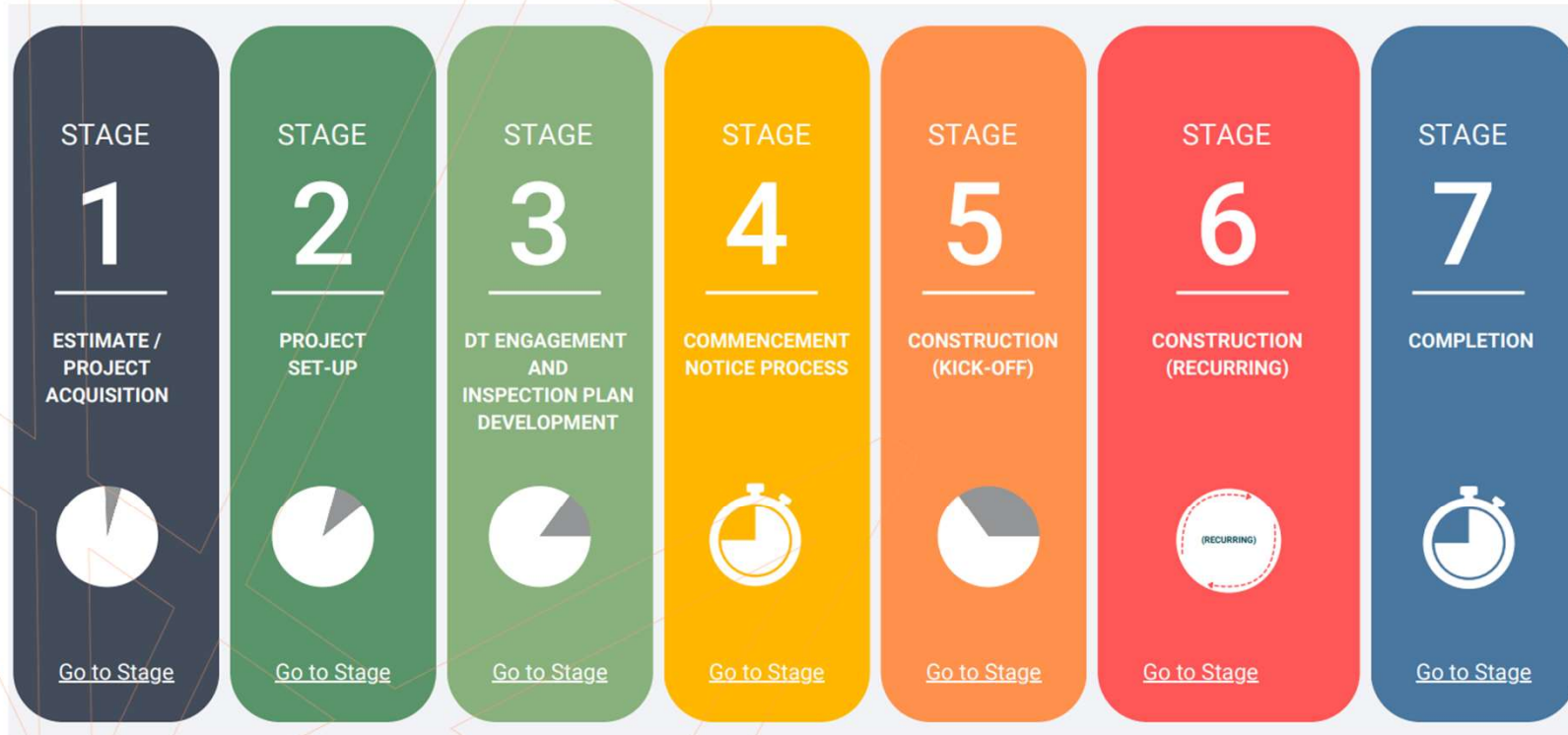
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Stage 3 - DT Engagement and Inspection Plan

	Risks and Pitfalls
Request and audit design information	Documentation should demonstrate that the design has progressed sufficiently to demonstrate Building Regulation Compliance
Part L & F compliance report	How does the DT intend on complying with TGD Part L - NEAP/DEAP, Provisional BER Certs Ventilation Calculations – passive/active ventilation
Drawing Titles and Status	Information labelled as "For Construction, For Comment, For Tender" could result in invalidation
BCMS Questionnaire to Capture BCMS Information	Errors in information provided can result in issues with CN application or cause issues down the line Are the project details correct? Do they align exactly with the 7DN wording? Are all planning no's referenced. Consider how the works that are commenced will be certified on completion and choose CN wording carefully – Grey Box/ White Box/ Shell & Core/ Cat A&B Fit Out, Are modular components defined?

Stage 4 - Commencement Notice

Commencement Notice Preparation	Risks and Pitfalls
Preliminary Inspection Plan	A generic inspection plan can mislead Building Control and/or require a significant design change log at completion. The preliminary Inspection plan is collaborative and DT need to input required to ensure accuracy.
Design Responsibility	Design responsibility not clearly defined or excluded, this can result in disputes and gaps in certification. Is sub-contractor and specialist design responsibility defined?
Ancillary Design Certificates	<ul style="list-style-type: none"> • Ancillary Certs signed by a director of the company. • UK based DT signatures need to be registered with one of the profession bodies. • Specialists defined at commencement should be signing Specialists Ancillary Certs***
BCAR Strategy for a Multi Phase development	Some local Authorities <ul style="list-style-type: none"> - require any phasing to be incorporated into FSC and DAC applications. - May restrict phased completions as an option - Early engagement with Building Control brings them on the journey. - Bulk Big/ Secant pile may trigger CN
Statutory Forms - 7 Day Notice or Standard Commencement	7 Day Notice application requires a statutory form to be signed by the building owner who should be a director or someone legally authorised to sign on behalf of the company. Design Certifier and Builder – signed by director only
BCAR compliance specification	Are Ancillary Certificate requirements by AC and design team defined and included in the contract documents? If not then this can lead to significant disputes pre-completion. Recent - CIF Guidance

Stage 5 - Construction Kick-off

Key Steps	Risks and Pitfalls
Builder engagement and a good start	<p>Failure to engage with the contractor early and lead to issues later in the project. Is the contractor clear on the AC/DT requirements?</p> <ul style="list-style-type: none"> - Inspections - Benchmarks - Issue remediation - Sub-contractor appointments <p>Collaboration and Engagement is vital. Regular flow of information is vital.</p>
Inspection plan and risk-based approach	<p>Does the detail and frequency of the inspections align with the risk rating?</p> <p>Ensure factory inspections for modular solutions are defined.</p> <p>Practice Note 4 - <i>"The actual number of inspections required for each Work Stage element is dependent upon the Builder's Programme, and on the Importance of the Element, the Builder, the Site and the Size and Complexity of the Structure"</i></p>
Contractor QA process	<p>Key BCAR point of contact defined – no defined responsibility can cause delay and lack of engagement</p> <p>QA record format – check sheets without photographs are not evidence of compliant workmanship.</p> <p>Document the stages of a high risk installation not the final product</p>

Stage 6 - Construction Recurring

Key Steps	Risks and Pitfalls
Benchmarking – First of kind installation	<p>Not a requirement or referenced in CoP, but a significant tool to de-risk a project.</p> <ul style="list-style-type: none"> - Benefits all stakeholders not just the AC - Goal - Demonstrate the compliant installation of high-risk work packages before this is installation is repeated. REDUCES THE RISK OF ABORTIVE WORK - Key for multi-stage installations - Needs input of designers and maybe suppliers
Design Team and Specialist Inspections	<p>Designers sign an Ai, Ei certificate on completion – this needs to be based on frequent inspections and oversight. The frequency needs to be agreed base don project risk profile.</p> <p>Specialists with design responsibility (eg balconies, precast) need to inspect</p>
S11's	<p>Rushed or incomplete responses to Building Control S11s will cause certification issues and delays.</p>
Non-compliances	<ul style="list-style-type: none"> • Excel and Outlook are not suitable for managing Issues log • Centralised location/platform for managing issues ensures a “golden thread” of information. • Poor quality close-out information/evidence can lead to abortive work.
Design Changes	<p>Practice Note 3 - ... <i>drawings and documentation for significant changes or omissions should be certified and submitted before the relevant work commences.</i></p> <p>Design Change log to be managed on an ongoing basis.</p>
Critical Documents	<p>Created and added to as you go to ensure all appointments have a corresponding Ancillary Cert requirement.</p> <p>Are all specialist designers and associated certification requirement defined?</p> <ul style="list-style-type: none"> • Specialist Designer Ancillary Certification is a current industry issue. • Current CIF guidance does not align with the Practice Notes and Ancillary Certs. • Bespoke certs and modified certs are being proposed. • Industry collaboration required and Practice Notes and Ancillary Certs require a update

Stage 6 - Construction Recurring

Key Steps	Risks and Pitfalls
Mid projects change of Use – Amendments	<ul style="list-style-type: none">• New Floors can require a new CN with Docs and a separate Completion• Change of use requires a new CN• Significant changes can require a new FSC and DAC• FSC/DAC drawing must align with what has been built

Stage 7 - Completion

Completion Preparation	Risks and Pitfalls
Pre-notification versus standard completion	<ul style="list-style-type: none"> • Local authorities would prefer a standard completion with advanced notice and discussion over pre-notification. • Pre-notification dates are too optimistic and almost never met. • Pre-notification used as a contractual tool
Phasing	<p>Mid project change adds complexity that needs consideration from all stakeholders. All phases must be compliant on completion and “stand alone”</p> <p>Building Control Engagement vital – Completion Strategy Report</p> <ul style="list-style-type: none"> • Red line drawing to reflect what being certified? • Part M Access routes • Remote basement Plant rooms and external plant and bin stores • Basement escape routes • Cause and effect modification (Stand alone)
Critical Documents other than Ancillary Certs	<ul style="list-style-type: none"> - Test certificates (Water/gas/ventilation//sprinkler) - Life safety systems (4 part Certs) - Lux levels – Part M - Door forces – Smoke extract - Hydrant flow/pressure tests - Damper drop tests
Ancillary Certificates	<ul style="list-style-type: none"> • Specialist Designer Ancillary Certification is a current industry issue. • Practice Notes and Ancillary Certs require a update • Undertake Gap analysis • Cert wording to be defined (supply and install, design supply and install). All wording to reflect work done • Schedule 1 and 2 to be filled in accurately and not left blank • All documents to be signed and dated – Date sequence
Snags versus remedial actions	<p>All works and remedial actions should be complete at the point of certification. No exceptions</p>



Any Questions?

Please email any other queries
you may have afterwards

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