



# CitA | **TECHLIVE** 2022

Challenge, Change, Learn

## Welcome to TechLive 2022

by CitA, Ireland's premier  
multidisciplinary construction  
network.

Speaker	<p><b>Mairéad Phelan</b> Head National Building Control &amp; Market Surveillance Office Dublin City Council</p> <p><b>Title</b> Building control management system as the preferred means of building control administration in Ireland managed by a remote paperless office in the cloud</p>	
	<p><b>Lunchtime Webinars</b> 15th - 16th June In-Person, the Gibson Hotel, Dublin 17th June</p>	
<p>CitA   <b>TECHLIVE</b> 2022 Challenge, Change, Learn</p>		



***Article 5(4) of the Principal Regulations prescribes the “Building Control Management System” means the information technology-based system hosted by the Local Government Management Agency and developed to facilitate the electronic administration of building control matters by building control authorities as the preferred means of building control administration;”***

*Minister Phil Hogan*

### Contents

- Shared Services- efficiency, standardisation of services
- Building Control Management System (BCMS) –Prescribed in S.I. 9 of 2014 Building Control Regulations
- National Building Control & Market Surveillance Office
- Building Control Legislation –safety, health & welfare of people in or about buildings
- **Building Regulations (design requirements)**
- **Building Control Regulations (administration requirements)**
- Building Control (Regulations) Management System – data/information Collection
- Building Control (Regulations) Management System – data/information Use
- Building Control (Regulations) Management System – data/information –Challenges

# “Building control management system (BCMS) as the preferred means of building control administration in Ireland managed by a remote paperless office in the cloud”



2019 saw Dublin City Council(DCC) become the lead local authority for the [National Building Control Office](#), which provides oversight, support and direction for the development, standardisation and implementation of Building Control ([Building Control Acts 1990-2014](#)) in the 31 Building Control Authorities.

2020 saw DCC become the lead local authority for the *National Market Surveillance Office*, which provides oversight, support and direction for the development, standardisation and implementation of Market Surveillance for Construction Products ([Construction Products Regulations EU 305/2011](#) ([S.I. No. 225 of 2013](#) and [S.I. 682 of 2020](#))) in the 31 Market Surveillance Authorities under the regulations.

**31 Building Control Authorities are designated Market Surveillance Authorities under the Regulations**

## Regulators for the:

*[The [Building Control Acts 1990-2014](#)*

*Regulate design & construction of all buildings & works in Ireland, providing for the health and safety of people in or about buildings, access for all, the conservation of fuel and energy and promotion of good building practice i.e.*

*SAFE, ACCESSIBLE, SUSTAINABLE BUILDINGS.]*

[EU Energy Performance in Buildings Regulations S.I. 243 of 2012.](#)

*[Promotes the improvement of energy performance of buildings with the adoption of a methodology for calculating this. Provision of building energy certification for all new buildings and existing buildings undergoing major renovation and building offered for sale or rent. Public “Display of energy performance certificates” for buildings 500 m2. Independent lists of accredited experts for energy performance certification of buildings and the inspection of heating systems and air-conditioning systems. Enforcement through penalties by Building Control Authorities, SEAI, NSAI]*

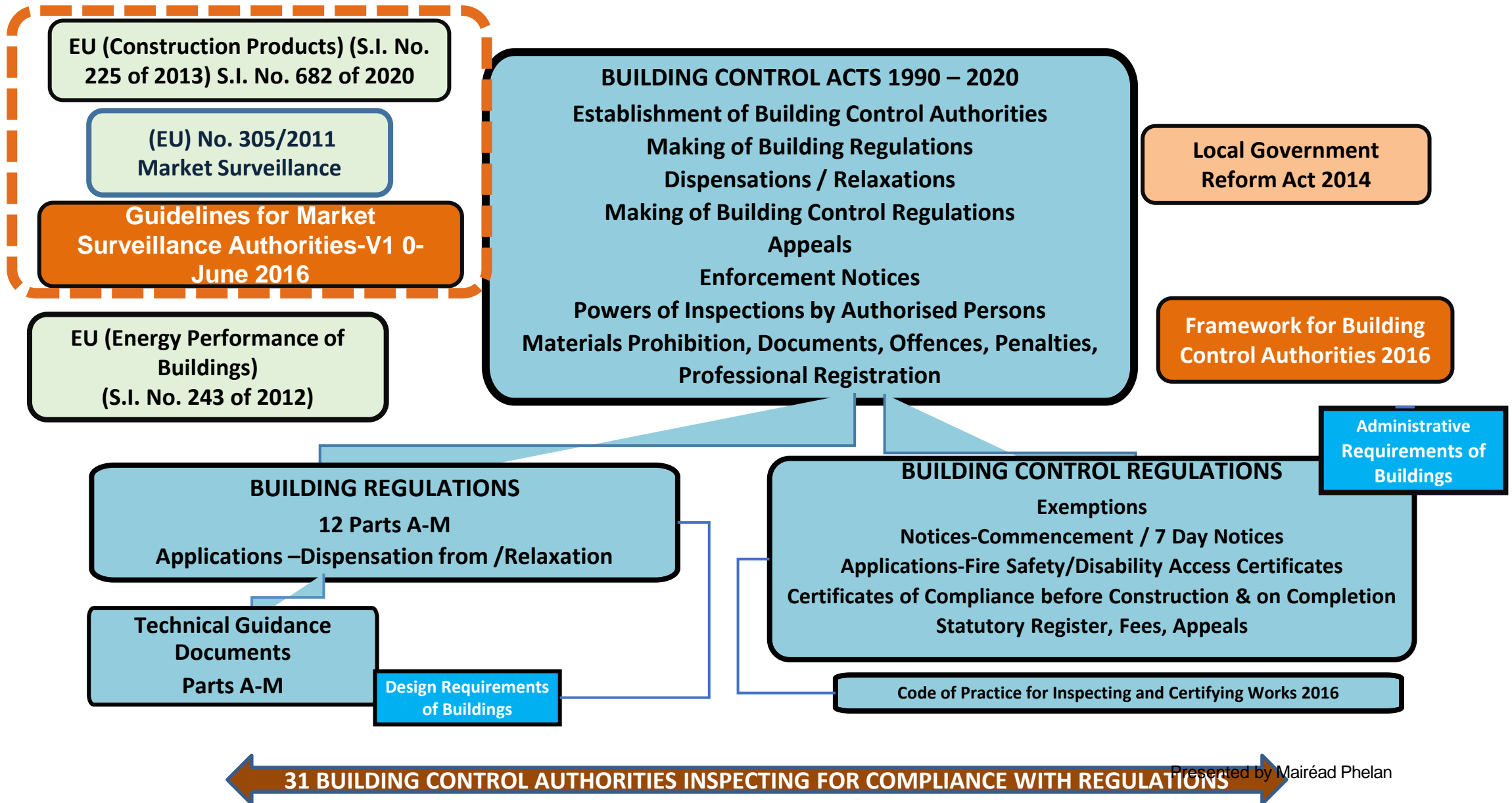
## Regulators for the:

*[The “[Construction Products Regulation](#)”*

*EU 305 of 2011, prescribes **BASIC REQUIREMENTS FOR CONSTRUCTION WORKS** i.e.,*

*Construction works as a whole and in their separate parts must be fit for their intended use, considering in particular the health and safety of persons involved throughout the life cycle of the works. Subject to normal maintenance, construction works must satisfy these basic requirements for construction works for an economically reasonable working life.”]*

# WHAT IS THE BUILDING CONTROL LEGISLATION FRAMEWORK?





# Building Regulations Articles 1 to 14

## Article 9-Design and construction of works and buildings.



- Part A Structure
- Part B Fire Safety
- Part C Site preparation and resistance to moisture
- Part D Materials and workmanship
- Part E Sound
- Part F Ventilation
- Part G Hygiene
- 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.



### **FIT FOR PURPOSE**

- 12 Parts
- 48 Functional Requirements
- 9 Applications/Definitions



(1) Every works or building to which these Regulations apply shall be designed and constructed—

**(a) in accordance with the appropriate requirements set out in the Second Schedule, and**  
**(b) in such a manner as to avoid the breaching of any other requirement of that Schedule.**

(2) No works shall be carried out to a building which would **cause a new or greater contravention** in the building of any provision of these Regulations.

"[Building Control Regulations](#)" provide for matters of procedure, administration and control for the purposes of securing the implementation of, and compliance with, the requirements of the Building Regulations:  
Control mechanisms; NOTICES; APPLICATIONS; DECLARATIONS; CERTIFICATES; STATUTORY BUILDING CONTROL REGISTER.



## Add New Notice

Use the tabs below to create and/or view your Notices and/or Certificates.

My Dashboard

My Details

My Notices  
+ New Notice

My Applications  
(Beta mode)  
+ New Application

My Certificates  
+ New Certificate

Take a tour

Logout

Select the type of Notice you wish to submit.

**NEW SEVEN DAY NOTICE**

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings, including plans, sections and elevations
- The name and email address for each "role" in the project
- To download, sign and scan the statutory documents
- Schedule of Documents (in format as per G. of Commencement Notice)
- Preliminary Inspection Plan
- Payment of the correct fee

New Notice

**NEW COMMENCEMENT NOTICE WITH COMPLIANCE DOCUMENTATION**

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings, including plans, sections and elevations
- The name and email address for each "role" in the project
- To download, sign and scan the statutory documents
- Schedule of Documents (in format as per G. of Commencement Notice)
- Preliminary Inspection Plan
- Payment of the correct fee

New Notice

**NEW COMMENCEMENT NOTICE WITHOUT COMPLIANCE DOCUMENTATION**

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings, including plans, sections and elevations
- The name and email address for each "role" in the project
- To download, sign and scan the statutory documents
- Schedule of Documents (in format as per G. of Commencement Notice)
- Payment of the correct fee

New Notice

**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 Documents (in format as per G. of Commencement Notice)
- Payment of the correct fee

New Notice

## Add New Application

Use the tabs below to create and/or view your Notices and/or Certificates.

My Dashboard

My Details

My Notices  
+ New Notice

My Applications  
(Beta mode)  
+ New Application

My Certificates  
+ New Certificate

Take a tour

Logout

Select the type of Application you wish to submit.

**NEW FIRE SAFETY CERTIFICATE**

During the submission process you will be asked for:

- Details of the building project and each type of building

New Application

**NEW REVISED FIRE SAFETY CERTIFICATE**

During the submission process you will be asked for:

- Details of the building project and each type of building

New Application

**NEW REGULARISATION CERTIFICATE**

During the submission process you will be asked for:

- Details of the building project and each type of building

New Application

**NEW DISABILITY ACCESS CERTIFICATE**

During the submission process you will be asked for:

- Details of the building project and each type of building

New Application

**NEW REVISED DISABILITY ACCESS CERTIFICATE**

During the submission process you will be asked for:

- Details of the building project and each type of building

New Application

**NEW DISPENSATION**

During the submission process you will be asked for:

- Details of the building project and each type of building

New Application

**NEW RELAXATION**

During the submission process you will be asked for:

- Details of the building project and each type of building

New Application

## Add New Certificate

Use the tabs below to create and/or view your Notices and/or Certificates.

My Dashboard

My Details

My Notices  
+ New Notice

My Applications  
(Beta mode)  
+ New Application

My Certificates  
+ New Certificate

Take a tour

Logout

Select the type of Certificate you wish to submit.

**CERTIFICATE OF COMPLIANCE ON COMPLETION**

During the submission process you will be asked for:

- The Inspection Plan as implemented
- Completed "Annex" to Certificate of Compliance on Completion
  - listing the supporting compliance documentation
  - any changes since the Commencement Notice was submitted

Create new Certificate

## National Building Control and Market Surveillance Office

English Gaelige

### Welcome to the Building Control Management System (BCMS)

Login

Sign Up

Search within the statutory register

- Any -

Covid

### Filters

#### Notice type

- ☐ 7 Day Notice
- ☐ Commencement Notice With Compliance Documentation
- ☐ Commencement Notice Without Compliance Documentation

#### Local authority

- ☐ Carlow County Council
- ☐ Cavan County Council
- ☐ Clare County Council
- ☐ Cork City Council
- ☐ Cork County Council
- ☐ Donegal County Council
- ☐ Dublin City Council
- ☐ Dún-Laoghaire Rathdown County Council
- ☐ Fingal County Council
- ☐ Galway City Council

#### Search in fields

Submission date

Commencement date

Decision Date



## S.I. No. 9/2014 - Building Control (Amendment) Regulations 2014.

*The Building Control Management System as the Preferred Means of Building Control Administration in Ireland*

*LocalGov.ie is currently in development as a central source of information about local government in Ireland. While we're building, please check out these local government websites.*

The screenshot shows the LocalGov.ie website. At the top, there's a header with the Rialtas Áitiúil Éireann (Local Government Ireland) logo and the text 'LocalGov.ie'. Below the header, a dark blue banner contains the text: 'LocalGov.ie is currently in development as a central source of information about local government in Ireland. While we're building, please check out these local government websites.'

Below the banner, there are four white boxes, each with a title and a 'Go to website' button:

- Local Government Services**: For information about the hundreds of services local authorities provide, please visit [services.localgov.ie](https://services.localgov.ie).
- Local Government Jobs**: If you are interested in working in the local government sector, check out [localgovernmentjobs.ie](https://localgovernmentjobs.ie).
- National Building Control and Market Surveillance Office**: To submit a building control notice, visit [nbco.localgov.ie](https://nbco.localgov.ie).
- Check the Register**: Check if you are included on the electoral register or find out how to register to vote at [checktheregister.ie](https://checktheregister.ie).

At the bottom of the page, there are three logos: the Rialtas Áitiúil Éireann logo, the LGMA (Local Government Management Agency) logo, and the An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht (Department of Housing, Local Government and Heritage) logo.



# *“Building control management system (BCMS) as the preferred means of building control administration in Ireland”*

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2022 Challenge, Change, Learn





## National Building Control and Market Surveillance Office

English   Gaelge



### Welcome to the Building Control Management System (BCMS)

[Log In](#) [Sign Up](#)




Search the Statutory Register here


- Any -

Enter search word






My Notices  
+ New notice



My Applications  
(Beta mode)  
+ New Application

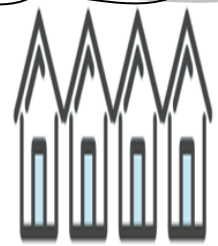


My Certificates  
+ New certificate





# “Building control management system (BCMS) as the preferred means of building control administration in Ireland”



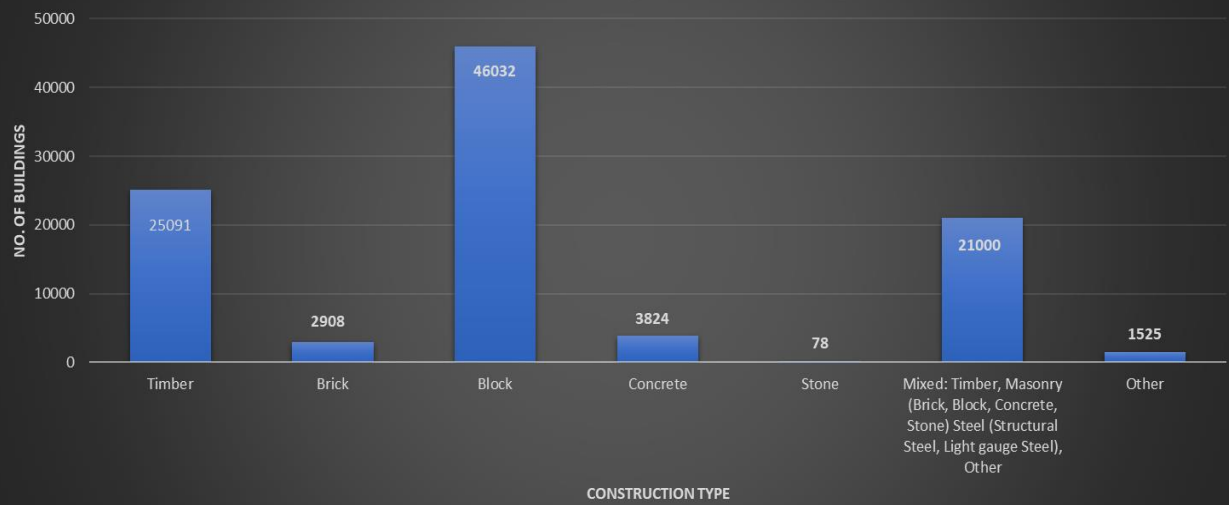
Over 151,000 customers ...

Over 2,381,000 Compliance documents submitted ...

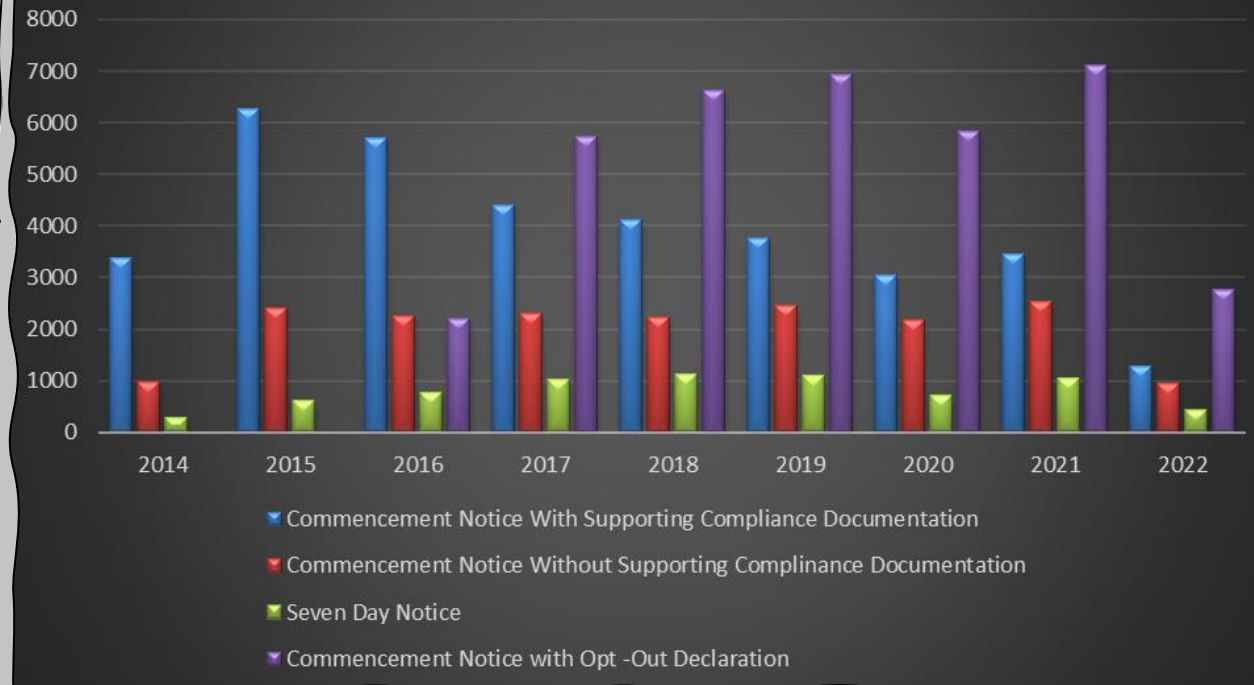
Over 125,000 building projects in BCMS

Over 95,000 valid building projects ...

Residential Dwelling No. of Buildings



COMMENCEMENT NOTICES BY TYPE BY YEAR



# *“Building control management system (BCMS) preferred means of building control administration for Commencement Notices”*



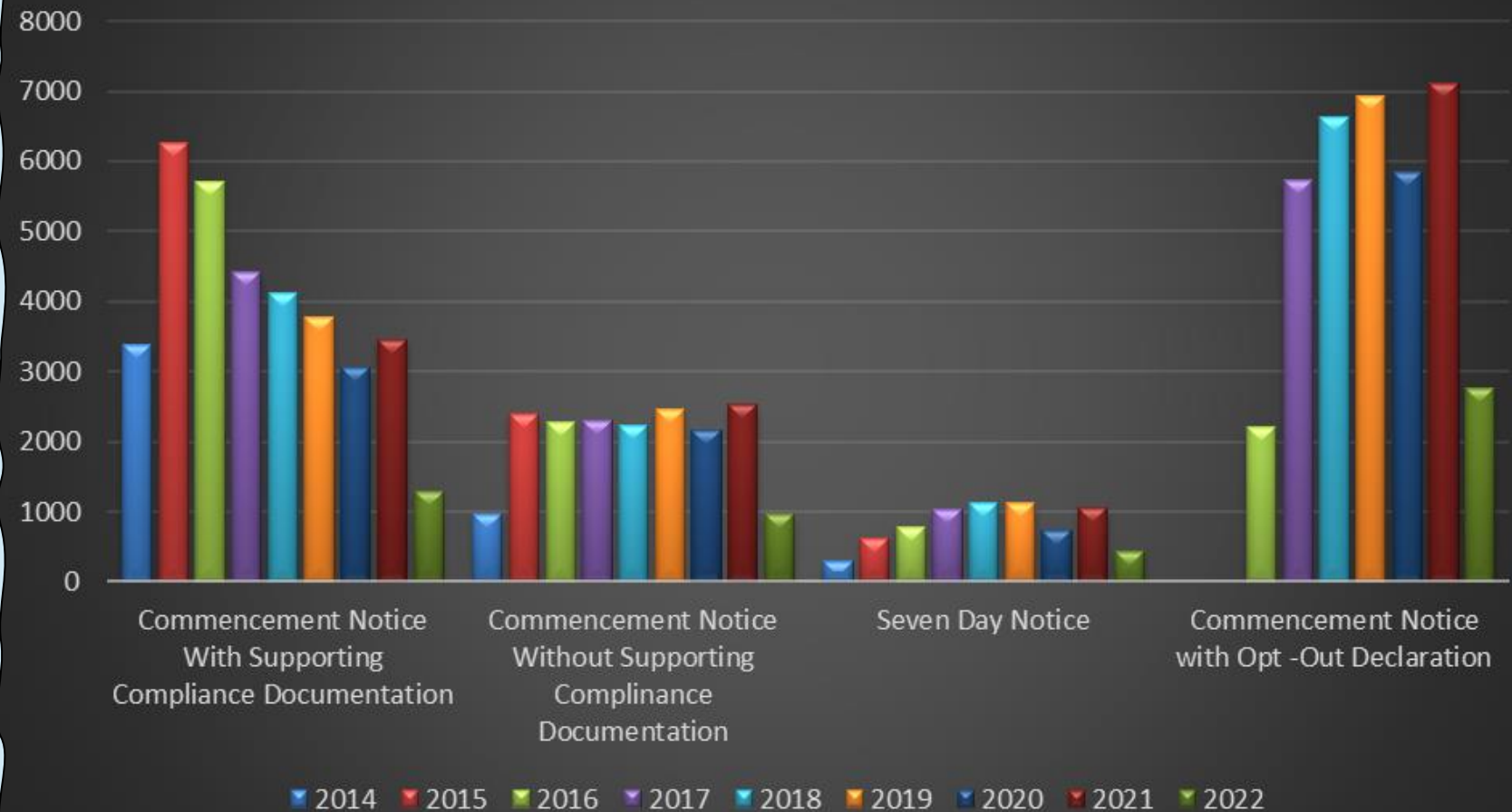
## **Purpose of BCMS Data Outline How Compliance with the Building Regulations is Achieved!**

**CN-Q6 Commencement Notice Document Requirement  
Mandatory Statutory Forms- & Completed Commencement  
Notice accompanied with;**

- **Schedule of documents detailing**
  - Plans,
  - Calculations,
  - Specifications
  - Ancillary Certificates
  - Particulars

necessary to outline how the proposed works or building will comply with the requirements of the 2nd Schedule to the Building Regulations relevant to the works or building, 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 BCMS, of the proposed approach to compliance with the requirements of the 2<sup>nd</sup> Schedule Building Regulations,  
**(IV) Preliminary Inspection Plan** prepared by the Assigned Certifier,

## **COMMENCEMENT NOTICES BY TYPE BY YEAR**



*“Building control management system (BCMS) preferred means of building control administration for Applications for Fire Safety, Disability Access Certificates & Dispensations/Relaxations”*



<b>Application Type - Valid/Invalid - 1<sup>st</sup> January 2022 – End May 2022</b>	<b>March 2022</b>	<b>April 2022</b>	<b>May 2022</b>
Fire Safety Certificates FSC, FSC-Revised, FSC-Regularisation	338	406	462
Disability Access Certificates DAC, DAC-Revised	147	224	250
Dispensation / Relaxation	6	12	8
<b>Application Type - RI/FI/TA 1<sup>st</sup> January 2022 – End</b>	<b>March 2022</b>	<b>April 2022</b>	<b>May 2022</b>
Fire Safety Certificates FSC, FSC-Revised, FSC-Regularisation	187	215	267
Disability Access Certificates DAC, DAC-Revised	73	92	68
Dispensation / Relaxation	0	0	0
<b>Application Type - Granted/Refused/Granted with Conditions 1<sup>st</sup> January 2022 – End</b>	<b>March 2022</b>	<b>April 2022</b>	<b>May 2022</b>
Fire Safety Certificates FSC, FSC-Revised, FSC-Regularisation	284	424	694
Disability Access Certificates DAC, DAC-Revised	337	454	700
Dispensation from / Relaxation of a requirement of the Building Regulations	13	21	29
<b>Total Application All Types</b>	<b>634</b>	<b>899</b>	<b>2101</b>

# "Building control management system (BCMS) preferred means of building control administration for Register maintained under Part IV <https://nbco.localgov.ie/>



[https://nbco.localgov.ie/en/bcms/search?search\\_api\\_views\\_fulltext=covid](https://nbco.localgov.ie/en/bcms/search?search_api_views_fulltext=covid)

Search within the statutory register

- Any - covid

### BCMS Search results

214 results

The information requested and supplied was compiled by this office for the purposes of fulfilling the statutory obligation to maintain a publicly available register of building control activity. As a holder of this information it is important that you should be aware of your obligations as a data controller under the Data Protection Acts 1988 and 2003. While the provisions of the Data Protection Acts 1988 and 2003 are outside the scope of the Local Government Management Agency/Building Control Authority it is understood that they place clear limits on the use of publicly available data for marketing or other purposes. Any person who proposes to use such information in this way is considered to be a data controller for the purposes of the Data Protection Acts, Section 2(8) of the Data Protection Acts provides that where a data controller anticipates that personal data will be processed or used for the purposes of direct marketing, including personal data that is required by law to be made available to the public, the data controller shall inform the persons to whom the data relates so that they may object, by means of a request in writing to the data controller and free of charge, to such use. Breaches of Data Protection legislation are a matter for the Data Protection Commissioner who has the power to investigate such matters and, where appropriate, prosecute offences under the Acts.

**Covid Oral Manufacturing Capacity - Building 3** Pfizer Ireland, Littleconell, Newbridge, Kildare, W12 HX57

**Description:**  
Internal modifications to existing Production Areas in Building 3 comprising demolitions, construction of new partitions, doors, ceilings, plant platforms, associated clearroom fit out and modifications to ex. M&E installations. [View details](#)

**Application No.:**

**Covid Notice - Temporary Testing Centre @ Belgard Square** Alexander House, Belgard Square North, Tallaght, D24, south\_dublin, D24W5FP

**Breeffly Woods Hotel Castlebar Co Mayo** Breeffly House Resort, mayo, F23 R263

**Booil Carmel - Vaccination Centre** O Connell Avenue, Limerick, Limerick, V84 W3X6

**Covid 19 Crisis Notice - Enhanced Community Care** Ashdown Centre, South Circular Road, Limerick, Limerick, V84 K6TX

**Covid Notice - Additional Office Space at Cherry Orchard Hospital** Whitethorn Drive, Dublin, dublin, D22 K7F7

**Vaccination Centre Covid-19 Crisis Golf Links Road Roscommon** Roscommon, roscommon, F42 YX86

**WORK & COVID-19 CRISIS NOTICE: Mass Vaccination Centre** Borg Unit 3 Borg Commercial Park, Monavalley, Tralee, kerry, V82 HT21

**Covid-19 Crisis Notice - Extension and Refurbishment to CT & MRI & Associated areas - Temple Street Hospital - Dublin 1** Temple Street, Dublin, dublin, D01 YC87

**Gort Community School Covid Building** Ennis Road, Gort, galway

1 2 3

Connect with us:

Contact About

<https://data.nbco.gov.ie/>

NBC&MSO Open Data Portal

Search Data Departments Contact Us

2 Datasets

### Search Building Control Data

Search for data...

#### Explore Building Control Data

[Commencement Notices](#)  
[Applications](#)

#### NBC&MSO Data Portal

The NBC&MSO Open Data Portal provides a centralised location for information relating to data submitted through the Building Control Management System (BCMS), in the form of Commencement Notices, Applications for Fire and Disability Access Certificates and Certificates of Compliance on Completion, to Building Control Authorities. This portal facilitates the accessibility of raw data on building control activity.

S.I. 9 of 2014 legislated for the "Building Control Management System" (BCMS), the information technology-based system developed to facilitate the electronic administration of building control matters by building control authorities.

#### Tweets by @NBCOireland

National Building Control Office @NBCOireland  
Excellent presentation from Emer Doyle of MosA & WWETB on Achieving Compliance with Part F

About this website Contact: support@nbco.gov.ie

NBC&MSO Open Data Portal

© 2022 Government of Ireland.

**WHO USES THIS INFORMATION?**  
Valuation Office  
DHPLG  
Banks/Business/Economic Forecasters  
OSI, CSO  
Etc



# Building Control (Regulations) Management System –data/information Use

## Building Control Acts-Safety, Health & Welfare in or about Buildings



### Building Control Acts

#### Building Control Regulations

- Notices-
  - Commencement Notices/7-day Notice
  - Notice of Assignment of Builder, Designer, Assigned Certifier & changes of roles
  - Enforcement Notices
- Applications
  - Fire Safety Certificates
  - Disability Access Certificates
- Certificates
  - Design Certificate
  - Undertaking Certificates
  - Certificate of Compliance
- Declarations- Opt-Out, Regularisation, 7-Day Notice
- Validation by Building Control Authorities
- Inspection Plans
- Statutory Public Register

#### Building Regulations

- Part A Structure
- Part B Fire
- Part C Site Preparation and Resistance to Moisture
- Part D Materials and Workmanship
- Part E Sound
- Part F Ventilation
- Part G Hygiene
- Part H Drainage and Waste Disposal
- Part J Heat Producing Appliances
- Part K Stairways, Ramps and Guards
- Part L Conservation of Fuel and Energy
- Part M Access and Use.

Application for a Relaxation or a Dispensation from a requirement of the Building Regulations

#### Construction Products Regulations (CPR)

How you demonstrate compliance with Parts A-M of the Building Regulations



## Risk Assessment –Online Assessment-completion, via the BCMS, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations,

Using Information to inform Compliance & where to target Inspection Resources

Over-reliance risk-assessments, data analytics.  
Without Onsite Inspections Competent/Ethical Owners who commence the process Builders/Designers

Airtable

National Overview

Use this data

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Grouped by 1 field

Sort

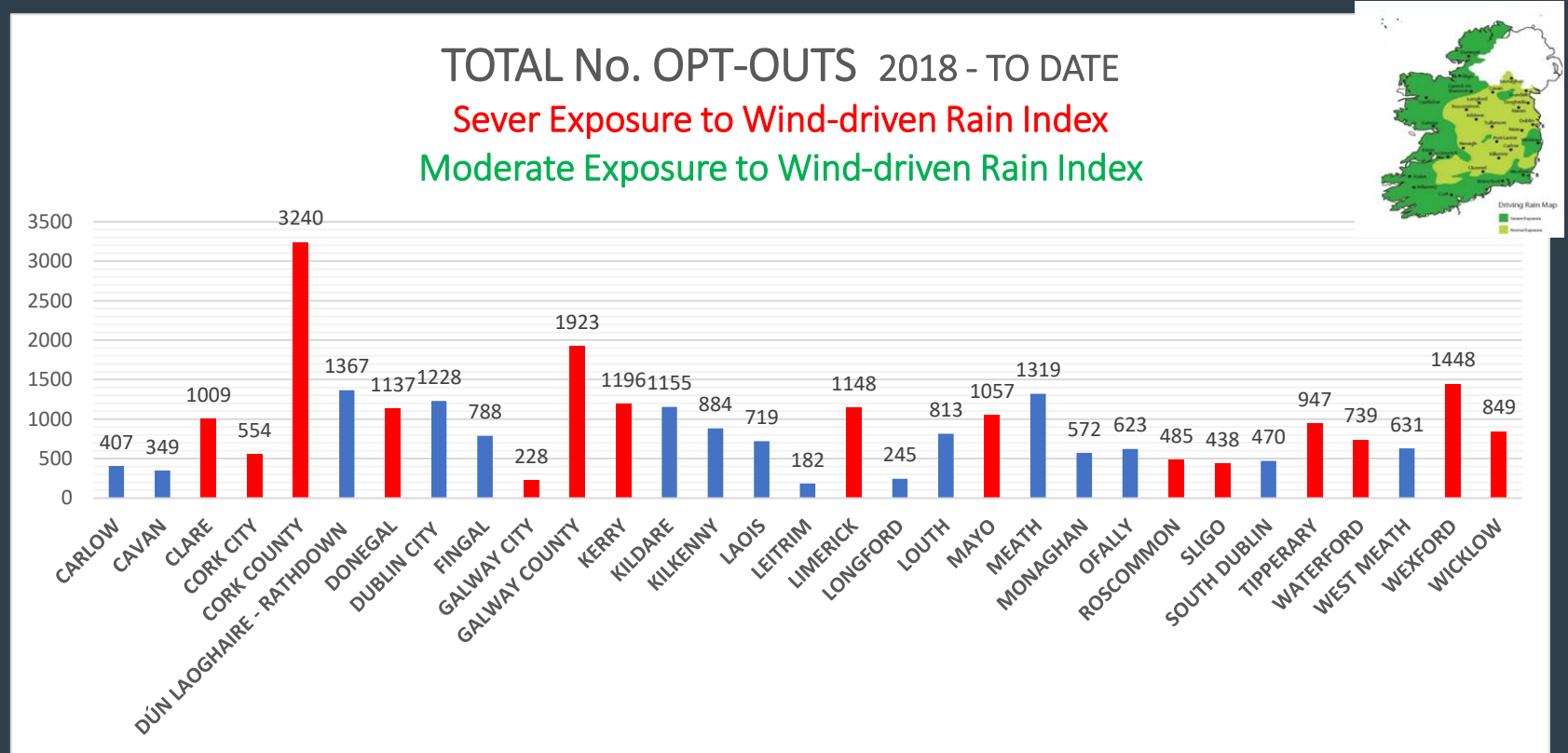
<div><div></div></div>	Online Assessment	<div><div></div></div>	Submission No.	<div><div></div></div>	Local Authority	<div><div></div></div>	Date Submitted/Received	<div><div></div></div>	Notice Type	<div><div></div></div>	Project Name
PRIORITY BAND			Count 1	Sum 8440618							
▼ Band 1											
1	8440618 - SR0140620B51001		8440618		Dublin City Council		3/3/2020	00:00	Comm_Notice		Alexandra College Dormitory Building
PRIORITY BAND			Count 28	Sum 236356888							
▼ Band 2											
2	8440059 - SR0139408B50345		8440059		Dún-Laoghaire Rathdow...		29/1/2020	00:00	Seven_Day_Notice		Extension & Refurb works to Carechoice M
3	8439503 - SR0138237B49714		8439503		Tipperary County Council		13/1/2020	15:30	Comm_Notice		Nursing Home development at Melview, C
4	8442615 - SR0144764B53203		8442615		Fingal County Council		6/3/2020	00:00	Seven_Day_Notice		Anovocare Nursing Home, Stockhole Lane
5	8441076 - SR0141491B51446		8441076		Roscommon County Co...		14/2/2020	15:15	Comm_Notice		Roscommon Hospice
6	8443307 - SR0146237B53996		8443307		Cork County Council		19/3/2020	18:00	Comm_Notice		Nua Healthcare_Meelin_Newmarket_Exten
7	8440459 - SR0140252B50797		8440459		Meath County council		24/1/2020	11:00	Comm_Notice		Nursing Home at Downtown, Duleek
8	8439739 - SR0138711B49964		8439739		Monaghan County Coun...		6/1/2020	13:15	Seven_Day_Notice		Castleross Alterations 2020
9	8442404 - SR0144298B52945		8442404		Galway County Council		12/3/2020	16:30	Seven_Day_Notice		Holy Family Nursing Home Killinor - 2 Str



## Risk Assessment –Online Assessment-completion, via the BCMS, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations,

Using Information to inform Compliance & where to target Inspection Resources

Commencement Notices With Declaration to Opt-Out of Statutory Certification  
Owner Declares –"understand my statutory obligation as owner to ensure that the dwelling or extension is designed and constructed in accordance with the relevant requirements the Building Regulations







**Risk Assessment –Commencement Notices using Modern Methods of Construction;  
Online Assessment-completion via the BCMS, of the proposed approach to compliance with the  
requirements of the Second Schedule to the Building Regulations,**

Using Information to inform  
Compliance & where to  
target Inspection Resources

Panacea for Solving the  
Housing Crisis!!!!

Big issues:

- Gap between: Off-Site Manufacturing- (OSM) and On-Site Construction (OSC)
- Misunderstanding of BCAR (STAKEHOLDER INTERVIEWS)
- Fit for Purpose & Location
- Opt Out!!

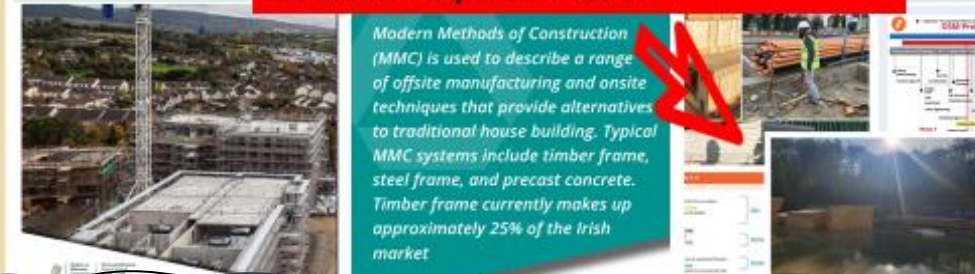


**Where is Building Control??**

**Building Control has to be involved @ all Stages in the Construction Process**



**What Happens between the Factory & Site??  
Handover Requirements???**



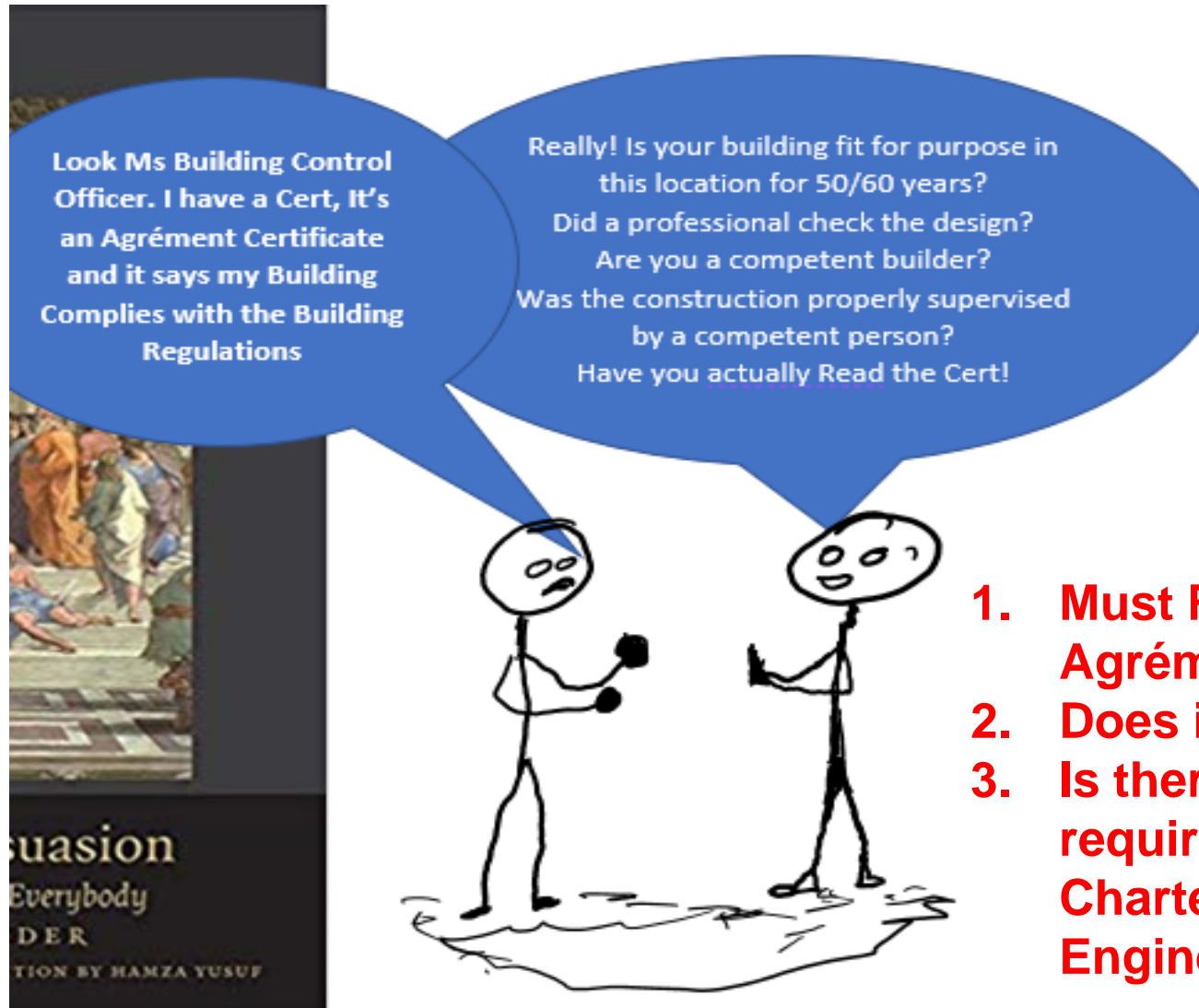




<https://www.nsai.ie/certification/agreement-certification/>

## Agrément Certificates (Fit for Purpose!) Parts A-M Building Regulations (all equal importance)

### What does having an Agrément Certificate Mean?



1. Must Read the Agrément Certificate
2. Does it state Ireland?
3. Is there a requirement for a Chartered Structural Engineer?

BUY STANDARDS ONLINE | CONTACT

Standards ▾ Certification ▾ Legal Metrology ▾ National Metrology Laboratory ▾ Brexit ▾ About NSAI ▾

**NSAI**

## Certification in Modern Methods of Construction

BUY STANDARDS ONLINE | CONTACT

Standards ▾ Certification ▾ Legal Metrology ▾ National Metrology Laboratory ▾ Brexit ▾ About NSAI ▾

### Agrément Certification

HOME > CERTIFICATION > AGRÉMENT CERTIFICATION

The National Standards Authority sign-off on Modern Methods of Construction compliance under Building Regulations

#### What is Agrément?

NSAI Agrément is responsible for Agrément assessment and certification. Formerly the Irish Agrément Board (IAB), it now operates as part of NSAI (National Standards Authority of Ireland). NSAI Agrément issues technical certification for new and innovative products and processes in building and materials technology.

Agrément certification is designed specifically for new building materials, products and processes that do not yet have a long history of use and for which published national standards do not yet exist. NSAI Agrément assesses, specifies testing, and where appropriate, issues Agrément certificates for such products.

#### What is the Procedure for Certifying a New Product?

Agrément certification involves the following steps:

- We process your application.
- We develop a Technical Assessment Specification (TAS), which sets out the technical criteria for assessment and testing.
- We assess the product to ensure that it conforms to the TAS. This might include laboratory testing, on-site evaluation and inspection of the production process.
- Subject to the results of the assessment, we then draft an NSAI Agrément Certificate.
- We publish the Certificate on the NSAI website.

#### How is the Assessment Carried Out?

The criteria upon which Agrément certification is based vary from product to product, taking into account construction standards across a range of measures such as:

- Safety
- Habitability
- Durability
- Maintenance
- Practicality
- The legal framework

The Agrément Certificates we publish are in accordance with the Irish Building Regulations and the rules of the European Union of Agrément (Institutes for Construction) (UEAEC).

SHARE: [f](#) [t](#) [in](#)

#### IN THIS SECTION

- Search for an Agrément Certificate
- Agrément Registered Installers
- Certified Air Tightness Tester Scheme
- Thermal Modellers Scheme
- WEP (Window Energy Performance) Scheme
- Ventilation Validation Registration Scheme
- Certification in Modern Methods of Construction



**Risk Assessment –Commencement Notices Inspection @ an Early Stage; Online Assessment-completion via the BCMS, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations,**

Using Information to inform Compliance & where to target Inspection Resources- Collate Compliance Challenges- Mobile Inspections-Assistive Technology

-Inspections & Visibility on site most effective way to get compliance with the Building Regulations.

-Competent Builders, Designers, Building Control Officers –Training & CPD is a must.

-Adequate Number of Trained Building Control Officers- must be available to inspect at the earliest possible stage in the construction process.



Inspection Type (2021 Building Control Inspections Data)	Number of Inspections 2021
Number of Inspections, prior to commencement of work (desktop)	6,818
Number of Commencement Notices where plans, specifications, or other compliance documents were requested. S11(3) requests	2,307
Number of Inspections of buildings in progress (onsite)	28,700
Number of Inspections (other)- e.g., Part G (Hygiene), J (Flues), H (Drainage/Wastewater)	789
Number of buildings & dwellings (new/existing) for which a Building Energy Rating (BER) certificate was sought and/or checked by the Building Control Authority (BCA)	20,437



# Building Control (Regulations) Management System –data/information Use

## Building Control Acts-Safety, Health & Welfare in or about Buildings-Challenges



### Building Control Acts

### Building Control Regulations

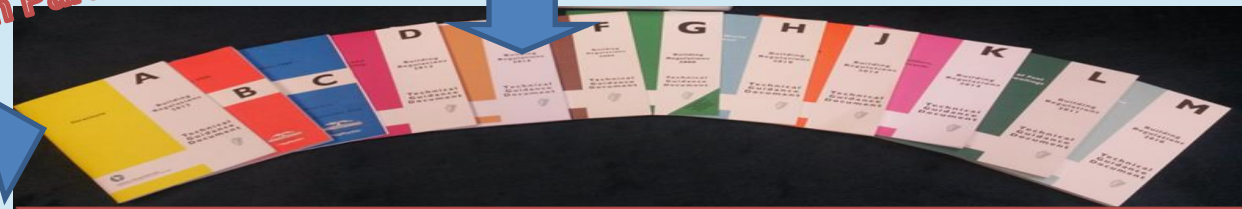
### Building Regulations



#### Notices-Applications-Certificates-Declarations-Statutory Public Register

- Competent Professional Involvement V.I.P - Paper won't refused ink or Rubbish in, is Rubbish out!
- Not a paper exercise -*"The assigned certifier for us is only really a piece of paper"*!!
- **Only asking people to do is what is Law since 1991!**
- Still submitting Planning not Building Control Drawings.
- Opt Out –Owners Declare- *"understand my statutory obligation as owner to ensure ..designed and constructed in accordance with the ..Building Regulations"*
- Regularisation Fire Safety Certificate!
- This is the 1<sup>st</sup> step submitting plans on what is being built.
- Weed out non-compliance.
- Use data and information to inform inspections.

How you demonstrate compliance with Parts A-M of the Building Regulations



- Competent Professional Involvement V.I.P - Construction only as good as those carrying out the works
- One size doesn't fit all-fit for purpose in the location it is intended.(Part A, Part D, Part C)
- Over emphasis on Part B –what about the slow killers? Part F (Ventilation & Mould), Part K (falls Stairways./Ladders/Ramps), J (Products of Combustion), L (Thermal Poverty, C (Water Ingress/Fabric Damage, Radon), E (Sound), Part M (Access)??
- Inspections by Building Control Authorities @ the Earliest Stage in the Construction Process. Weed out non-compliance
- Operation & Maintenance Instructions for Parts J, L, H

**Construction Products Regulations (CPR)**  
**A DoP or a CE marking is not a Specification!**



# Building Control (Regulations) Management System (BCMS) –data/information Use- Summary

## –We Must Resource Building Control Inspections



**Legislation :** Building Control Regulations (Administration) required to outline how compliance with the requirements of the Building Regulations (Design) is achieved

**People:** Competency, Resources & Meaningful Stakeholder Engagement-Do things right first time; time spent in planning & design critical

**Construction:** All forms of construction Traditional, MMC and other innovative construction allowed, welcome & necessary

**Process:** consideration of analysis methodology, concept, checking, site supervision, information provision, and other factors

**Product:** specification of sources and performance requirements or checks on certification. Fit for the purpose, the intended use in the locations & conditions it is to be used for 50-60 years

- Doesn't matter how big or small**
- Clarification of roles and responsibilities.
  - Provide a clear programme of works,
  - Ensure a competent person is appointed,
  - Early engagement with affected persons.
  - A detailed (intrusive) compliance risk assessment Parts A-M

**COMPLIANCE CHALLENGES –DO WE KEEP MAKING THE SAME MISTAKES?  
MANDATORY INSPECTIONS & COMPETENCY OF BUILDERS & DESIGNERS**

Party B fire safety  
Fire detection and prevention systems  
Improved detailing around timber  
Completing Fire Compartmentation  
Cavity barriers-not installed or incorrectly installed  
Fire doors-not installed or incorrectly installed  
Fire stopping, collars, barriers-not installed or incorrectly installed  
Retrofitting of roof bracing or wall restraint straps  
Loft conversion or incorrect use of roof space  
Remedial -missing wall ties-not fit for purpose.  
Strapping of walls and floors; and walls and roofs.  
Fixings of Porch Overhangs to Dwellings-incorrect fixing to brick/block walls  
Water ingress Floors –underfloor fill to SR 21  
Balcony detailing and repairs  
Tanking or lack of it in basements and underground rooms  
Construction/ Movement Joints not or incorrectly constructed  
Exterior render inadequate design for exposure and durability –IS EN 13914-1 & SR 325  
Water absorption by block and brickwork -inadequate design or not designed to SR 325







**FIT**  
**FOR**  
Thank you for **PURPOSE**  
your participation

**Buildings Must Last 60 -100 years**





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