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Navigating the CWMF Mandate for a Small Architectural Firm

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CitA BIM Gathering 2025

The Clayton Hotel, Ballsbridge, Dublin, 6th November 2025.



Agenda

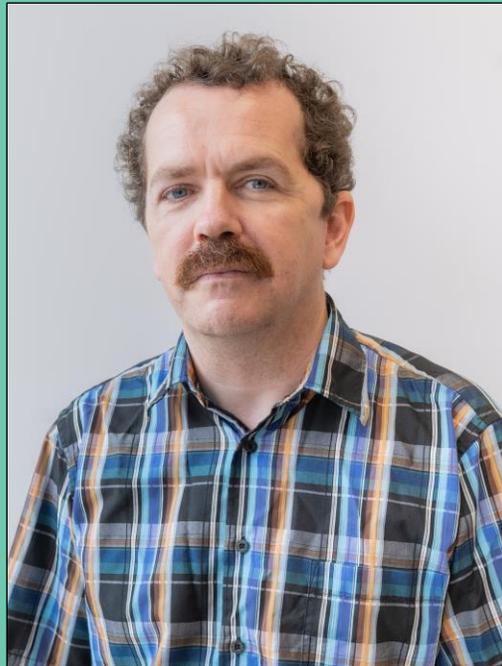
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Ian Mc Donnell

Arch. Tech., BSc. (Hons) BIM Digital Construction



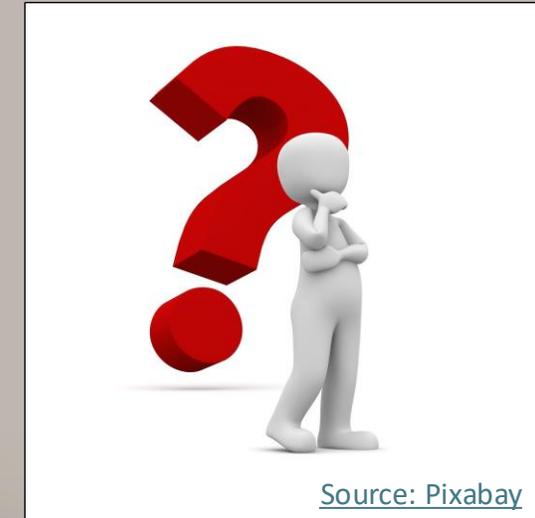
- Over 25 Years as an Architectural Technician
- Worked on a wide range of small to medium sized residential and commercial projects
- Now working for AKM. Specialising in Revit & BIM
- Main Interest: Challenges & Opportunities BIM adoption presents for SMEs



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Research Background

- Digitalisation using BIM is transforming the industry (Charef et al., 2019)
- SMEs Represent over 90% of the industry
- Incurs significant financial losses, due to inadequate productivity and repetitive processes
- BIM represents a significant change for SMEs
- To Remain Competitive in an evolving industry, compliance with the CWMF will be necessary

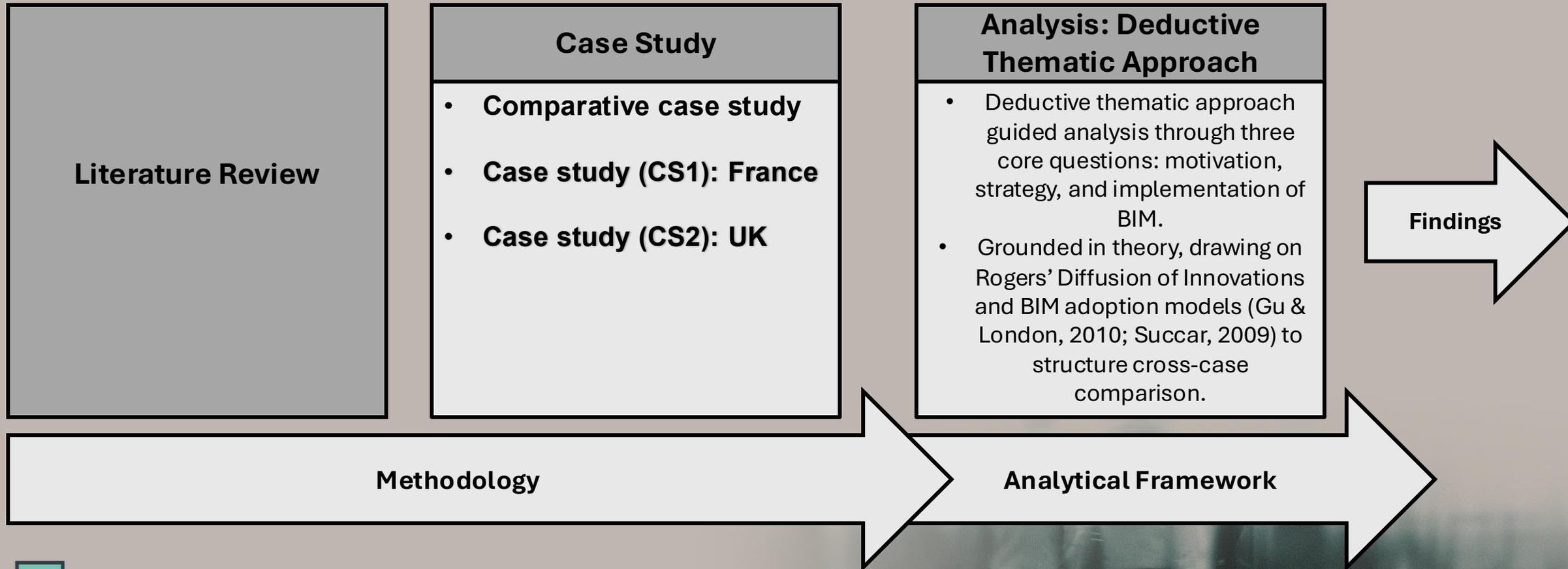


Main Research Question

How can small Irish architectural practices meet the requirements of the CWMF BIM mandate?



Methodology and Analytical Framework



Literature Review

Part 1: Main organisational barriers for SMEs in adopting BIM

- Behavioural Dynamics
- Education & Training
- Finance & Time
- Implementation & Software



Part 2: Benefits of BIM to SMEs

- Education & Training
- Finance & Time
- Implementation & Software
- The BIM Mandate in Ireland



Part 3: Government & Industry Supports

- Project Ireland 2040
- Build Digital Project
- Springboard+. Subsidised BIM Courses
- Construction IT Alliance
- Financial Supports for SMEs
- The Royal Institute of the Architects of Ireland (RIAI)



Case Study Overview

| | Case Study 1 (CS1) | Case Study 2 (CS2) |
|-----------------------------|---|--|
| Paper Title | BIM Implementation in SMEs: An Experience of Cooperation between an Architect Agency and a Carpentry Firm | BIM Adoption and Implementation for Architectural Practices |
| Authors | E. Hochscheid, M. Ribereau-Gayon, G. Halin, & D. Hanser | Y. Arayici, P. Coates, L. Koskela & M. Kagioglou |
| Publication year | July 2016 | April 2011 |
| Location | France | United Kingdom |
| Company size | SME (2 Associate Architects) | SME |
| Project Types | Mainly on wood frame house projects in collaboration with a carpentry firm | Social housing and regeneration, one-off homes, and large residential extensions |
| Motivation for BIM adoption | Better interoperability, and to reduce errors | Improve collaboration with stakeholders and utilise more efficient drawing software. |



Findings

- **Q1. What was the motivation for adopting BIM?**
 - CS1 Address Architectural design changes & engineering decisions.
 - CS2 Improve efficiency and save time.
- **Q2. What Strategy/ Plan was followed?**
 - CS1 Engaged HAL and had an architectural intern.
 - CS2 Collaborated with the university of Salford through a KTP.
- **Q3. How was BIM implemented?**
 - CS1 Established a DMU. Pilot project: a single-family home
 - CS2 piloted a housing project from CAD to BIM
- **Case Summary – similar conclusions**
 - Pilot project.
 - Invested in BIM software.
 - Success depends on the people as well as the tools.

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Source: Medium

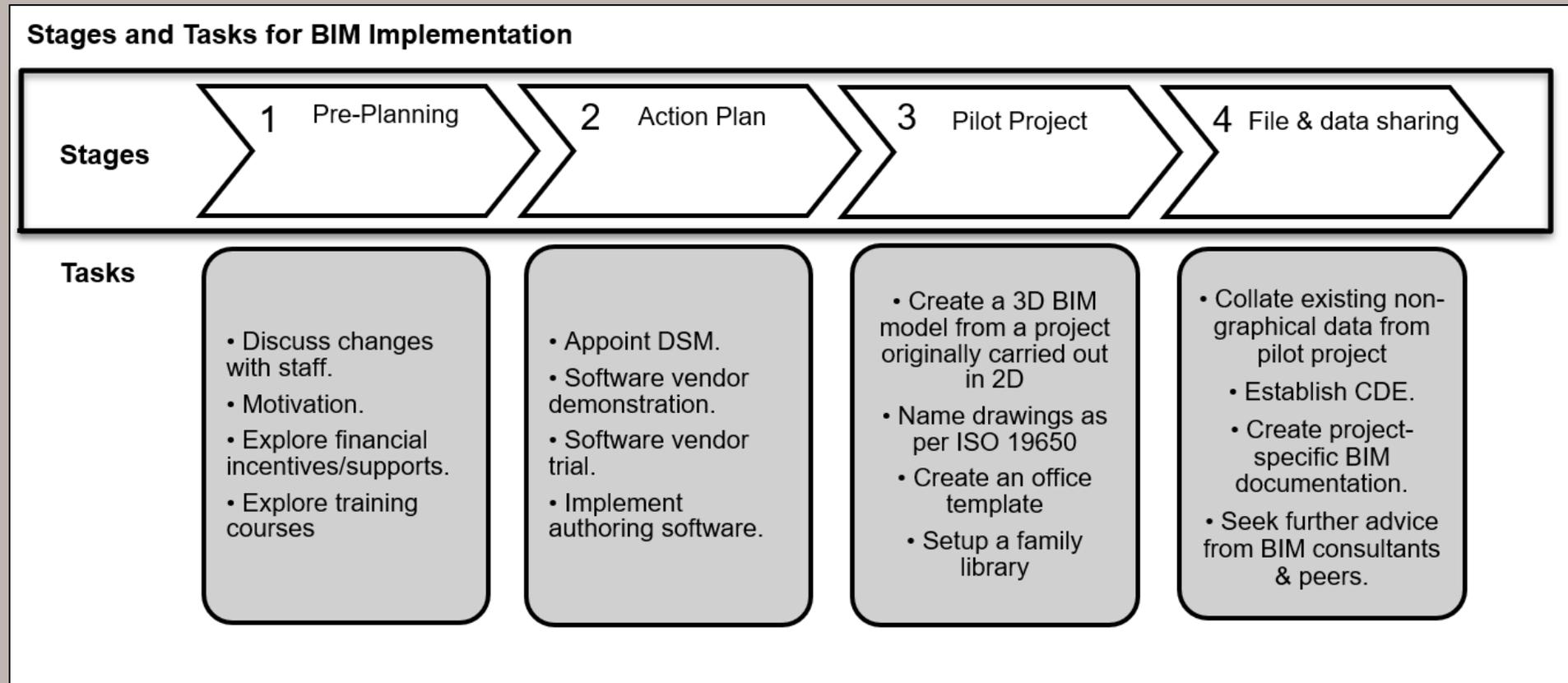


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Recommendations



Conclusions & Future Research

- Recommendations: Facilitating BIM adoption, supporting compliance with the CWMF
- Literature review: Identified SME barriers & adoption benefits & industry/ government supports
- Financial assistance: LEO grants & government supports. limited and not BIM specific
- Case study: highlights value of pilot projects to test BIM workflows
- Outcome: Company size is not necessarily a barrier to BIM implementation. Architects should see BIM as an opportunity to reduce sectorial waste and enhance productivity.
- Future research: Empirical studies of MSMEs as well as cross disciplinary perspectives



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Thank you for listening. Questions?

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