



February
2020

31 Building Control Authorities Promoting a Culture of Compliance with the Building Regulations

The CCMA/NBCMP "Framework for Building Control Authorities V1.1 2016"

provides guidance for Building Control Authorities (BCAs) with regard to their roles and functions administering and monitoring compliance with:

- Building Control Act 1990-2014
- Building Control Regulations
- Building Regulations
- S11 Inspections
- S11 Information requests
- Section 8 Enforcement
- Section 17 prosecutions
- [Statutory Building Register](#)

BCAs are the designated enforcement authorities for the purposes of ensuring compliance with:

- Marketing of Construction Products in line with EU Regulations 2013 (SI No. 225 of 2013); Appendix I
- Building Energy Rating Certificates in line with the EU (Energy Performance of Buildings) Regulations 2012 (SI No. 243 of 2012); Appendix II
- Registration of multi-storey buildings under the LG (Multi-storey Buildings) Act 1988.



NBCMP Team

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National Building Control Office **P.1**

IS-BCMS, Construction Activity & Brexit **P.3**



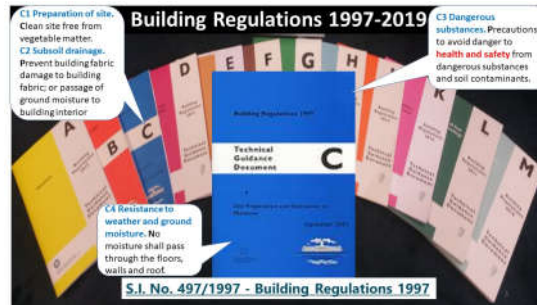
Education & Training **P.4**

DHPLG Building Standards- BCA Issues **P.4**



@NBCOIreland

Buildings Regulations and Building Control.



Regulations (Building Regulations) in a civilised society are made for the health and safety of the citizen and the protection of the environment.

SITE PREPARATION and RESISTANCE TO MOISTURE, (S.I. No. 497/1997) Part C compliance has a very important role to play in the public policy imperative of preserving public health and ensuring building durability. Compliance with Part C requires that the fabric of the building will not be damaged by site contaminants (dangerous substances) or that moisture will not permeate through the building and/or cause damage to the building fabric.

The WHO has categorised radon as a carcinogen. A Radon membrane contributes significantly to reducing the overall Radon concentrations. However, it is NO guarantee of a low radon level in the finished dwelling. TGD-C recommends a post occupation radon test to determine if high radon levels exist.

"All works must be carried out with proper materials ...which are fit for the use for which they are intended and for the conditions in which they are to be used"

VIP Testing & Inspection Plan for Part C.

PART C COMPLIANCE REQUIREMENTS:

- C1 Preparation of site** - The ground to be covered by a building shall be reasonably free from vegetable matter.
- C2 Subsoil drainage** - Subsoil drainage shall be provided if necessary, so as to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.
- C3 Dangerous substances** - Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building.
- C4 Resistance to weather and ground moisture** - 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.

On-Site Check list before and during work:

- Ensure a clean site free from vegetation etc
- **Radon Map** –[Building Regulations](#) require that all new homes in High Radon Areas are installed with a radon barrier. Info radon@epa.ie
- **Location of Radon Sump outlet**-ensure any gas will not flow back into the house i.e. through a vent, window or door
- **Underfloor fill** –ask for certificates of compliance with "NSAI SR 21-2014 + A1 2016 Annex E aggregates for use under floors and footpaths"
- **Radon Membrane** -ask for "AGRÉMENT CERTIFICATE" and ensure it is continuous with Damp Proof Membrane (DPM) (include seals)
- In high water table areas or areas prone to flooding make sure site adequately drained
- **Request certification for materials use in walls and roof, fit for purpose and fit for location**
- **Site management** -ensure clean and tidy
 1. maintenance of Radon Membrane and DPM
 2. approach to repairs if damaged

Indication of risk of a non-compliance

Mairéad Phelan

Frequent Queries

Q1. I am in the process of selling my house and although there is a Certificate of Compliance on Completion (CCC) on the Register linked to my house; it is included in the description of the 20-unit house development I live in. CCC Description "10 Type 2A Houses; 14-Unit Apartment Block and 6 Type 2B Houses". My house is Type 2B, no 20 Sycamore Street. The solicitor for the purchaser is insisting on a separate Certificate of Compliance on Completion which specifically identifies my house. Can you issue this Certificate for my house?

A1. Article 20F [S.I. 9 of 2014](#) provides for the for inclusion of the CCC (signed by the builder and Assigned Certifier) on the [Register](#), before the building is **opened, occupied or used**. The CCC is accompanied documentation necessary to outline how the works or building as completed complies with the Building Regulations and is accompanied by the Inspection Plan as implemented.

"A CCC may refer to works, buildings, including areas within a building, or developments, including phases thereof, and relevant details shall be clearly identified on the CCC itself"; therefore it is in order to have one CCC supported by a schedule of Ancillary Certificates for a number of individual buildings. This should satisfy solicitors regarding compliance with the Building Control Regulations.

Ref; [Code of Practice for Inspecting and Certifying Buildings and Works](#) S8.2 (c).

"A development, where the CCC has been registered will be deemed to comply with the certification procedures of the Building Control Regulations". S8.4 "buildings completed for occupation on a phased basis e.g. houses or apartment blocks; a CCC for each phase may be submitted separately. CCC may refer to works, buildings, including areas within a building, or developments, including phases. In such circumstances, one or more CCC may be referenced to a single Commencement Notice".

Note: For ease of reference thereafter, it is preferable that each building unit has an individual CCC, but this is not a statutory requirement.

support@nbco.gov.ie

Compliance Support



Southern Regional Building Control Committee Chair Tim Kelleher with his Kerry Team-Promoting a Culture of Compliance with the Building Regulations

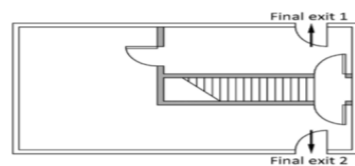
The Regional Building Control committees are key to collaboration on Building Control matters, current compliance issues and the promotion of the standardisation of the delivery of Building Control across the 31 Building Control Authorities

Q2 FAQ 70 Part B "Fire Safety Volume 2 Dwelling Houses" Building Regulations 2017-TGD-1.3.9.7 Final Exits-Clarify?

A2. 1.3.9.7 Final Exits "Any final exit door in a dwelling house or a door which gives direct access to a balcony as provided in 1.3.7 should be provided with simple fastenings (thumb latches or other readily operable mechanism) which can be operated from the escape side without the use of a key"

Section 0.1.17 defines a final exit as '**The termination of an escape route from a building giving direct access to a street, passageway, walkway or open space, and sited to ensure the rapid dispersal of persons from the vicinity of a building so that they are no longer in danger from fire and/or smoke**'.

The reference to "Any" in Section 1.3.9.7 refers to the door on the primary escape route usually the front door i.e. the door of the hallway serving the dwelling. In such scenarios the patio or back door may still be locked by key and do not have to be readily openable. The only scenario where more than one door may need to be readily openable is where the stairs delivers the occupant between two areas (either of which could be on fire) and in such cases the "Final exit" may be either of the doors see diagram 2(b) (attached for your reference) in which case both the "Final exits" should be readily openable. For the purposes of clarity, the reference to door to Balcony is where the door is being used as an alternative escape instead of a window as per Section 1.3.7.1. of TGDB 2017



(b) Protected stairway affording access to two independent escape routes.
GROUND FLOOR PLANS
KEY
30 min. fire-resisting construction
Fire door (FD 20)

Q3 Can a Building Control Authority invalidate a Commencement Notice if the drawings are stamped "Planning Drawings"?

A3. A Commencement Notice gives notice to the Building Control Authority of the intention to carry out works or building, thereby, giving the Building Control Authority time to plan/schedule building control assessments and inspections, to promote compliance with the Building Regulations, i.e. "I, hereby give notice in accordance with Part II of the Building Control Regulations 1997 to 2014 that it is intended to carry out the development as described below commencing on the date of. . .".

The basic requirements for all Commencement Notice types is the submission of a completed "Form of Commencement Notice" accompanied by:
(a) **general arrangement drawings – plans, sections and elevations – prepared for building control purposes;**
(b) **a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date;**
(c) **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 (Parts A to M);** ref; [Code of Practice for Inspecting and Certifying Buildings and Works](#) p15 S5. *Lodgement of Plans and Documentation*

Therefore, while the Commencement Notice validation process is not a technical assessment it is in order for a Building Control Authority to request confirmation from an owner that the "general arrangement drawings – plans, sections and elevations" as submitted are "prepared for building control purposes". support@nbco.gov.ie

Market Surveillance Authorities

The 31 Building Control Authorities are the designated principal **market surveillance authorities** for construction products that fall within the scope of the [Construction Products Regulation](#) (CPR) i.e. [European Union \(Construction Products\) Regulations 2013 \(S.I. No. 225 of 2013\)](#); and have a key role to play in communicating relevant information on CPRs. "[Guidelines for Market Surveillance Authorities V1.0 June 2017](#)"

provides guidance to Authorised Officers undertaking this role. [Circular BC 02-2019](#) - Role of Market surveillance authorities and impact of Brexit.

[Circular BC 05 -2018](#) – Market Surveillance Authorities and the use of ICSMS for Market Surveillance. support@nbco.gov.ie

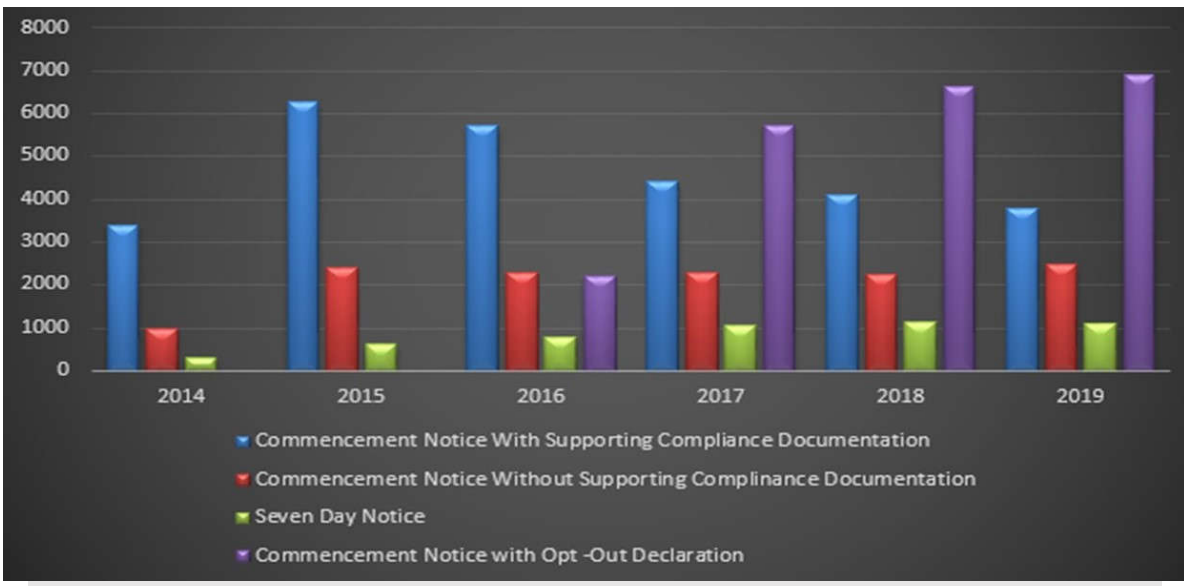
Brexit - Construction Products Regulation Transition

During 2020, the UK will continue to follow EU rules and the EU will continue to treat the UK as if it were a member state. This transition period is due to end on 31 December 2020.

The Construction Products Regulation (EU) No 305/2011 (CPR) is European Union (EU) legislation that sets out rules for the marketing of construction products in the EU. It is aimed at reducing technical barriers to trade and ensuring the free movement of certain construction products within the EU. Ref. CPR on [DHPLG website](#). Where a construction product covered by a harmonised standard is being placed on the EU market, the CPR requires the manufacturer to draw up a 'declaration of performance' (DoP) and affix a 'CE' marking to the product.

IS-BCMS

Construction Activity and Brexit



Construction Activity to end of December 2019

Brexit- Transition-CPR

Manufacturers, importers, distributors and authorised representatives must continue to comply with the CPR when placing construction products on the Irish/EU market.

UK 'notified bodies' continue to have the status of EU 'notified bodies'; they are able to perform conformity assessment tasks for the purposes of the CPR.

Irish 'distributors' of UK construction products have the same obligations under the CPR as before Brexit.

Builders, designers, specifiers, certifiers and construction professionals should prepare for possible impacts to supply chains when the transition period ends. They should examine their supply chains to ensure suitable construction products with appropriate documentation demonstrating compliance will be available after 2020. In the construction sector about 40% of trade is with the UK.

If you plan on trading with the UK in 2021 you will need a unique Economic Operators Registration and Identification (EORI) number. Register for an EORI number through Revenue's [online services section](#).

Support and guidance

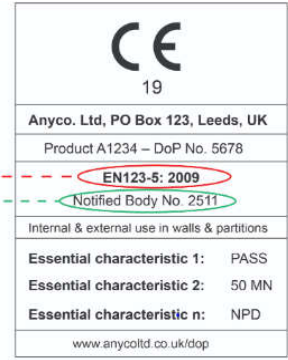
National Standards Authority of Ireland (NSAI). Email brexitunit@nsai.ie or phone 01-807 3800.

If in doubt, operators should consider taking professional advice.

The 'Nando' [EU commission website](#) provides the full listing of all current EU-wide 'notified bodies'.

Notifying Authority – Dept. Housing Planning, Local Government

What to look for on the CE marking of a construction product



- How to know if a construction product is certified by a UK 'notified body'
- Visit the Nando CPR database: <https://ec.europa.eu/growth/tools-databases/nando/>
- Click 'Both' From the CE marking find the 'Notified Body No.'
- On the Nando webpage use the 'Country' column to identify the country in which the 'notified body' is registered.
- How to find an EU-27 (EU country after the UK leaves the EU) 'notified body' for a product with a harmonised standard
- On the Nando CPR database, click 'Construction products', then click 'Regulation (EU) No 305/2011 - Construction Products'.
- Click 'Standard' (from the bar above the 'Bodies' heading).
- Click 'Harmonised Standards'. Using the product's Standard, find and click on the correct Standard, found under the 'Code' column on the webpage.
- Use the 'Country' column to find a notified body from an EU-27 country.

localgov.ie English Gaelige

Homepage Intro

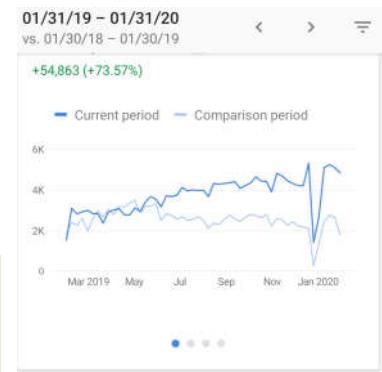
Building Control Management system [BCMS]

A commencement notice is required to give notice to Building Control Authorities of the erection of such buildings, or classes of buildings, or the carrying out of such works, or classes of works, as may be specified in the regulations.

Commencement Notice Type- 1st January to 31st December 2019	End December
Commencement Notice with Opt Out Declaration	6928
Commencement Notice Without Compliance Documentation	2469
7 Day Notice	1115
Commencement Notice with Compliance Documentation	3773
Total Commencement Notices All types	14,285
CRM stakeholder queries closed-i.e. phone_info@localgov.ie	310
From Inception (2014)	End December
Customers-Registered users	115,344
Compliance Documents	1,392,056
Certificate of Compliance of Completion	24,065

Essential Maintenance Notice

Due to essential maintenance, we regret that there will be no access to the BCMS from 5 p.m. on Friday 14 February, until 8 a.m. on Monday 17 February. We apologise for any inconvenience caused. If you have any queries, please email support@nbco.gov.ie



Welcome to the Building Control Management System (BCMS)

Search the Statutory Register here

BCMS, NBCO have completed a BCMS infrastructure upgrade. (Production and UAT environments). This upgrade will enhance system security, enable greater capacity as well as address site speed issues. In addition, the NBCO has embarked on the process of preparing a tender for the complete renewal of the BCMS as the BCMS and its critical underlying technology is now 6 years old. This tender process from publish to award which started in January 2020 will be completed in December 2020.

Behaviour overview

Avg. session duration: 00:10:02 (-00:01:31 (-13.1%))

Bounce rate: 35.71% (+6.76% (+23.4%))

Page Vi: 3.3M (+159.6%)

01/31/19 - 01/31/20 vs. 01/30/18 - 01/30/19

Users: 129.4K (+54.9K (+73.6%))

Sessions: 426.5K (+83.2K (+24.2%))

New users: 126.3K (+55.1K (+77.7%))

Users by default channel grouping

Organic Search	77,601	+45,516 (+141.86%)
Direct	49,726	+10,100 (+25.49%)
Referral	9,830	-630 (-6.02%)
Social	918	+488 (+113.49%)
Email	33	+32 (+3,200.00%)

Applications Module in Test

Select the type of Application you wish to submit:

- NEW FIRE SAFETY CERTIFICATE
- NEW REVISED FIRE SAFETY CERTIFICATE
- NEW REGULATION CERTIFICATE
- NEW DISABILITY ACCESS CERTIFICATE
- NEW REVISED DISABILITY ACCESS CERTIFICATE
- NEW DISPERIGATION

Essential Maintenance Notice.

If you have any queries, please email support@nbco.gov.ie

Sabrina McDonnell C. Eng NBCO

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Users by country

129,440 (+54,863 (+73.57%))

Current period Comparison period

Ireland: ~120K

United States: ~10K

United Kingdom: ~5K

Netherlands: ~2K

(not set): ~1K

2020 STRENGTHENED INSPECTION REGIME

Building control reform has been a key priority for government since 2011 the focus on the building control reform agenda has primarily been on ensuring strong and effective regulation in the building control system and the construction industry while improving compliance with the building regulations. The review of the inspection policy with a view to building control authorities carrying out risk based targeted inspections is making more efficient and effective use of resources available to inspectors.

A key component of this will ensure that fire safety inspections of new building works during construction to check compliance with Part B of the building regulations are carried out by competent local authority personnel. Building Control @ Dublin City Council have this in place.



The main objective, for the NBCO in rolling out Building Control Inspections 2020 is to have all Building Control Authorities set up and using mobile devices to carry out their Building Control inspections in the first instance.

Phase 2 will see the roll out of a standardised Risk-Assessment Approach for BC Authorities to use when identifying projects for inspection.

Phase 3 will see the roll out a National Map where BC inspections will be mapped and linked to BCMS.

All inspections carried out by the 31 Building Control Authorities will be collated monthly by the NBCO.

In 2020 particular emphasis will be placed on Part L (Conservation of Fuel and Energy) and B (Fire Safety Certificate) compliance inspections and buildings with declarations to Opt-Out of statutory certification.

Letitia Hanratty, MRAI, NBCO

BUILDING CONTROL OFFICER -Timber Frame



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

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

NSAI Register-26 Certified Timber Frame Manufacturers.
IRISH TIMBER FRAME Manufacturers' Association <https://www.itfma.ie/>

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Roles and Responsibilities - Should be agreed with all designers prior to commencement of each Project. (Section 4 – 4.1 Domestic Dwellings and 4.2 Apartment Buildings)

Design requirements in IS 440:2009+A1:2014

Design of Timber Frame to Eurocode 5

Steel elements to Eurocode 3 and Masonry to Eurocode 6 (Also Current Addition of SR 325 Recommendations for the design of masonry structures should be followed).

Provision of clear and comprehensive design information and structural calculations to client.

Signing-off on any out-house designs (e.g. roof trusses, metal web joists etc.)

Provision of a Structural Design Certificate

Timber Frame Manufacturers should provide comprehensive site erection instruction, construction details and site fixing schedule including instructions for: proprietary materials, internal linings including plasterboard (refer to Cl. 6.5.5.1 internal linings), cavity barriers (refer to Cl. 5.7, Cl. 6.5.12 and Figure 36) and fire stops (refer to Clause 5.8, Cl. 6.5.13 and figure 37), wall ties (Clause 5.9, Cl.

6.4.4.2) These should also be Part D Compliant).

Annex A Provides guidance on differential movement (eaves, window sills and doors, at heads of openings at services, portal frames and any other hard points)

Suitable wall ties should be specified for the likely level of differential movement; generally wall ties should be able to withstand movement of at least 12 mm.

Annex B Provides an example of site checklist for timber frame construction.

Richard Butler CEng, Registered Surveyor

Education & Training

IT Carlow- LEVEL 7 CERTIFICATE IN BUILDING CONTROL MANAGEMENT nominated for an Excellence in Education Award by Engineers Ireland.

Coordinated and delivered by the Institute's Extended Campus, the "Certificate in Building Control Management" commenced mid-October and has delivered Module 1, 2 and 3 in each of the 5 Regional training centres to over of 100 participants. Module 4-6 inclusive will be delivered January -March 2020.



L-R Members of NBCO and National Building Control Management Project Advisory Board. Sinéad Murphy Senior Engineer Building Control Fingal & Chair Eastern & Midlands Building Control Region rep; Orla Fitzgerald MRAI Construction Industry Council rep; Kelda Minjon NBCO MSc IS-Support; Éanna Ó Conghaile NBCO Ceng; Paul Clegg Executive Manager DCC; Mairéad Phelan CEng, Head NBCO; Sabrina McDonnell NBCO CEng; Letitia Hanratty NBCO MRAI.

122 Participants from BCAs, IA Training, Planning, Contractors, Consultants, Assigned Certificate - 180+ LAs	Module 1 Framework	Module 2 BCMS, ICMS	Module 3 Part A-M Regulations	Module 4 Inspections & Reporting	Module 5 Enforcement, Case Studies	Module 6 Culture of Compliance
Building Regional Training Centre (26)	31/07/2019	19/11/2019	07/04/2020	11/02/2020	10/03/2020	14/04/2020
Eastern Regional Training Centre (21)	20/09/2019	26/11/2019	14/01/2020	14/03/2020	13/03/2020	20/04/2020
Midland Regional Training Centre (22)	01/11/2019	28/11/2019	17/01/2020	17/03/2020	20/03/2020	24/04/2020
Southwest Regional Training Centre (23)	04/11/2019	04/12/2019	20/01/2020	26/02/2020	23/03/2020	27/04/2020
Western Regional Training Centre (10)	11/11/2019	09/12/2019	20/01/2020	26/02/2020	23/03/2020	27/04/2020

Due to demand IT Carlow taking bookings for 2020-2021 online, using the link [here](#) for Extended Campus Application Form.

Date for Diary 18th February Part L / NZEB NBCO/DHPLG/BCO Seminar Killeslin, Hotel Portlaoise contact support@nbcov.gov.ie
2020 IBCI Building Control Conference 25th and 26th March Radisson Blu Hotel, Sligo
CPD NBCO 2020 List of recommended CPD

National Building Control Office, 3 Palace Street, 31 Building Control Authorities working together to "Promote a Culture of Compliance with the Building Regulations"



S.I. No. 263/2019 - Building Regulations (Part F Amendment) Regulations 2019 Means of Ventilation.

Technical Guidance Document TGD F details guidance on how to comply with Part F and requires that Mechanical Ventilation with Heat recovery systems should be designed, commissioned and maintained and/or adjusted by competent designers and installers.

NSAI established a [Ventilation Validation Registration Scheme | NSAI](#) that certifies an individual as a competent independent third party to validate that a ventilation system has been installed, balanced and commissioned to meet the minimum requirements of TGD F - Ventilation (2019) Building Regulations. Checks and measurement methods broadly follow the guidance given in I.S. EN 14134: 2019: Ventilation for buildings – Performance testing and installation checks of residential ventilation systems.

Further information is available in the NSAI "[Ventilation Validation Registration Scheme Master Document](#)".

What are the Benefits?

For consumers, the benefits of Ventilation validation are far-reaching in terms of energy efficiency of the dwelling improvement and indoor air quality improvement, providing enhanced comfort and health benefits to the occupant. Home owners can be reassured that, at the time of validation, the ventilation system as installed in their dwelling provide the minimum ventilation rates as required under TGD to Part F - Ventilation (2019).

As a result, Homeowners can be reassured that best practice has been achieved to comply with Part F1 i.e.

- limit the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and
- limit the concentration of harmful pollutants in the air within the building.

Clause 1.2.1.2 of TGD to Part F - Ventilation (2019) of the Building Regulations requires that provision should be made to facilitate transfer of air and cross ventilation between rooms, e.g. a 10 mm gap should be provided under doors. Ventilation systems will require regular maintenance to clean filters and establish that equipment is operating correctly.

