

cal Government

Fire Officers' Association Annual Conference 2018

Wickranny House Hotel & Spa, Westport, Co. Mayo

9th & 10th May 2018

Ms. Sarah Neary BE MBA CEng MIEI,

Principal Advisor

Housing Advisers & Building S

**strong & evolving building code in support of
on, sustainable development and complian
nts**

**chnical/ professional advice to the Housing
partmental structures, to Local Authorities,
on Agencies; and**

**advise on capital works projects to ensure q
c procurement requirements more efficien**

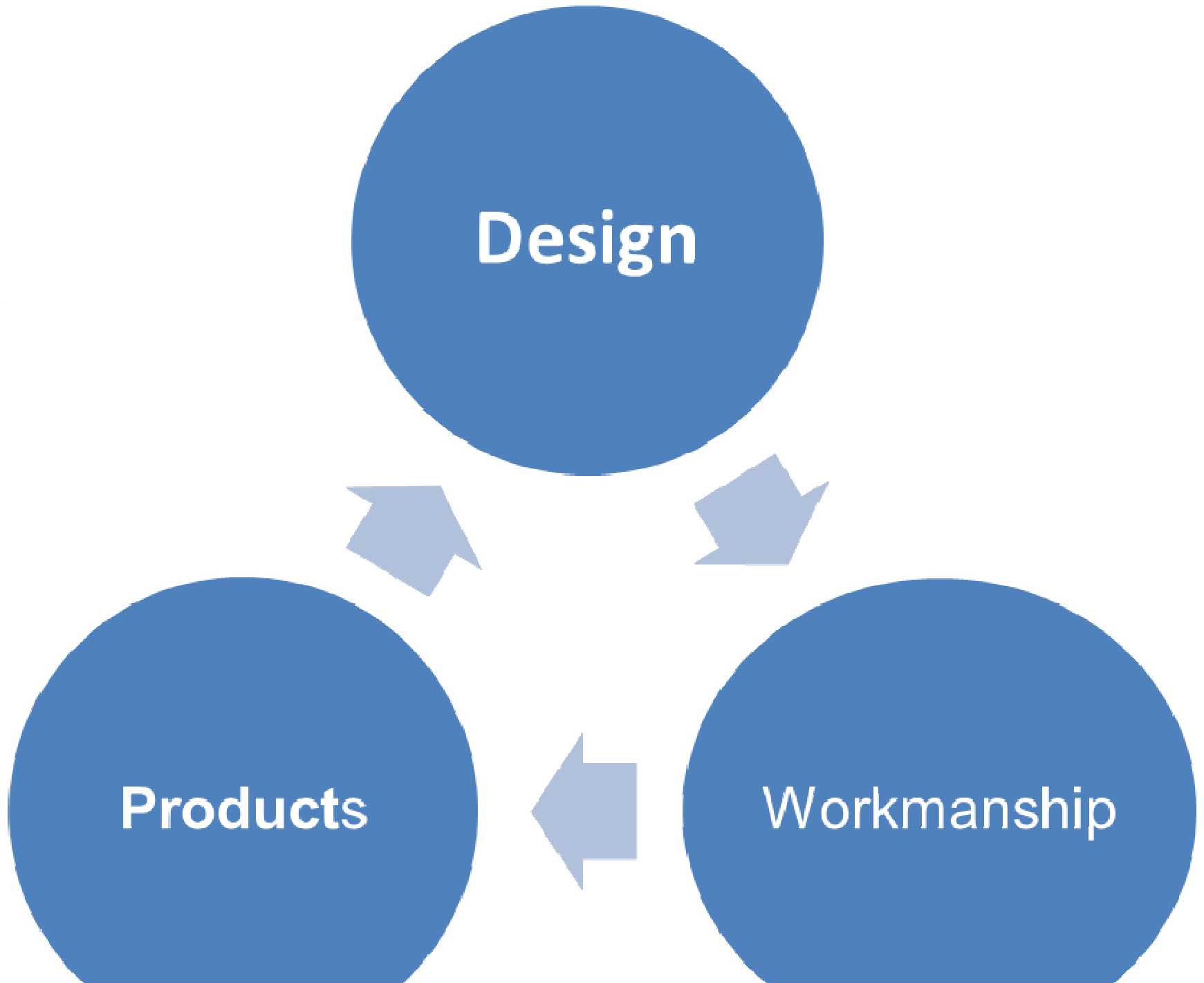
Fire Safety in Building

The Challenge

Professionals

Operations

Products



Products

Workmanship

Design

Safety in Buildings – The

le of Building Control Au

- **What's changing**

Legislative framework

➤ **Building Control Act 1990-2014**

Construction Products Regulations & Mark

Building Control Acts 1990

secure the health, safety, and
people in or about buildings

Building Control Acts

1990-2014*

Building
Regulations

Building
Control
Regulations

Inspection &
Enforcement

Regist
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Survey
Build
Surve

Building Regulation

Regulatory Framework

Control Acts 1990 to 2014

Regulations 1997 to 2017

Control Regulations 1997 to 2015

the health, safety, and welfare of people i

Application of Building Regu

ations apply to:

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ations

ewal likely to effect structural integrity

ge of use

Building Regulations - Requirements

Control Act 1990

Regulations may—

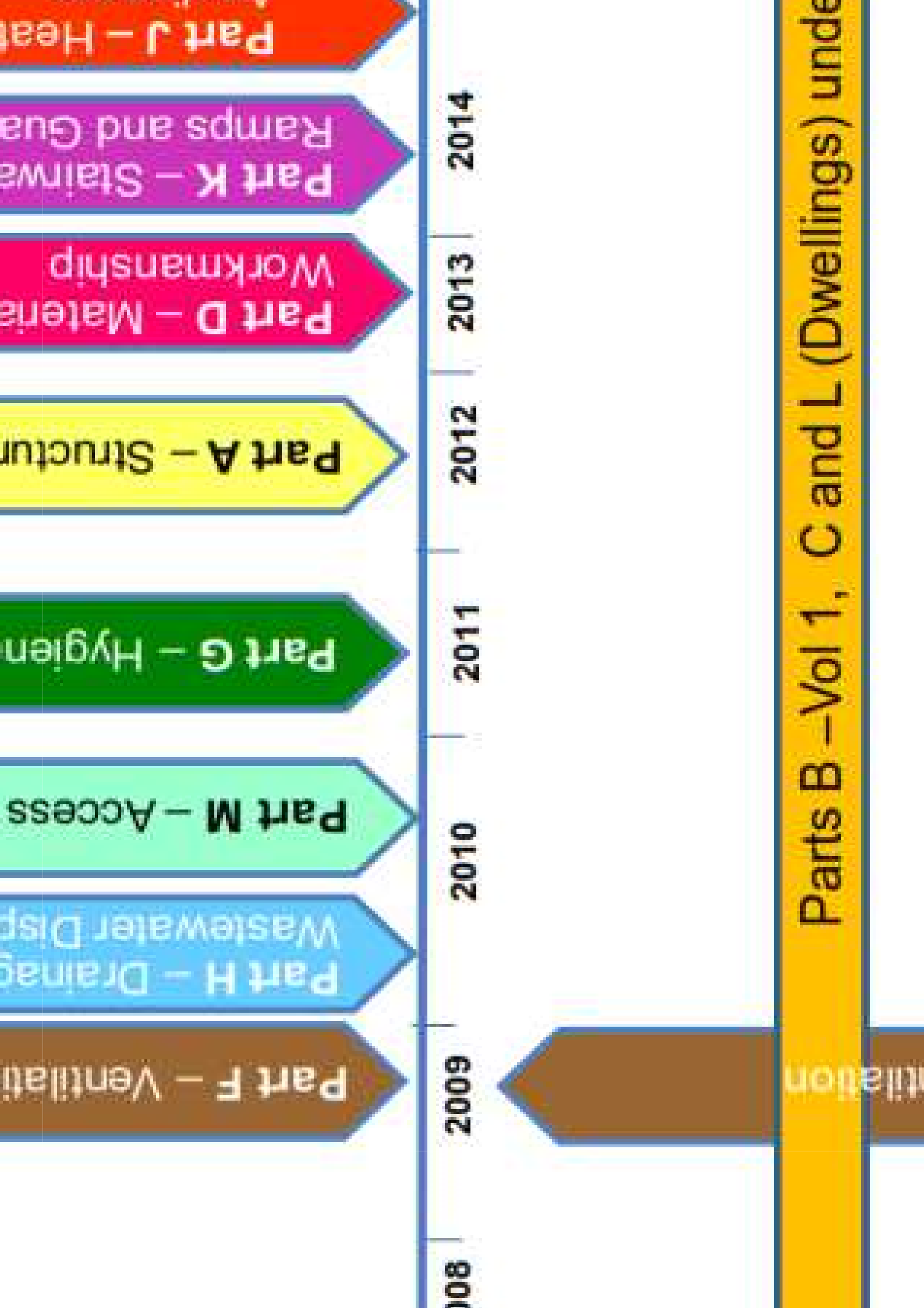
the standards (expressed in **terms of performance**, to be achieved in the construction or otherwise) in relation to all or any of the matters specified in the Schedule to this Act or in relation to any other matter

Building Regulations - TC

Article 7

a building to which these Regulations apply is or are dealt with in accordance with any guidance contained in a technical guidance document, shall not be construed as prohibiting compliance with the relevant requirements of these Regulations

of any guidance contained in a technical guidance document concerning the use of a particular material, method of construction or other matter, shall not be construed as prohibiting compliance with a requirement of these Regulations





re (2012)

ety (2017)

paration and
nce (2004)

ls &
013)

- **Part H - Drainage and Disposal (2010)**
- **Part J - Heat Production (2014)**
- **Part K - Stairways, Ramps & Guardrails (2013)**

Part B - Fire Safety

of Part B/ TGD B

TGD B will be in 2 volumes -

Buildings other than Dwelling Houses

Dwelling Houses

Volume 2 – Dwelling Houses – February 2017

Building Control Regulation

Regulatory Framework

Control Acts 1990 to 2014

Regulations 1997 to 2017

Control Regulations 1997 to 2015

the implementation of, and compliance with

Acts of Building Regulations

Building Control Regulations

ive procedures for building control and p

Commencement Notices, 7 Day Notices

ns - Fire Safety Certificates, Revised FSC, I

Access Certificates, Revised DAC, Dispens

Certificates - Design Cert, notice of assignm

Certifier & Builder

SI 9 of 2014

Construction of a new dwelling

Renovating or extending a dwelling involving a total floor area greater than 40 sq m

Safety Certificates apply

Requirement for statutory certificates of compliance & assignment of responsibility

Requirement for

Submission of plans/calculation/ specifications/particulars to outline how proposal will comply

SI 9 of 2014

period

of inspection plan by those competent

for inspecting and certifying buildings and works

owner, assigned certifier or builder must be notified

information

changes to works

compliance – Completion - signed by both Assigned Certifier

on/ specifications/particulars to show how it differs from com

Code of Practice

Code for Inspecting & Certifying Buildings & Works

Evidence of compliance

...ance for the Assigned Certifier in order to be in a position to s
...n Completion as Assigned Certifier.

...les, responsibilities & administrative requirements

...ng owners, *Designers, Builders, Certifiers, Building Control Auth*
Component manufacturers.

– October 2016

SI 365 of 2015

support for the strengthening of the building control arrangements for further improvements.

ns-

ng, on a single unit development or an extension to a dwelling

ation of Intention to Opt out

liminary inspection plan

ertificate of compliance - design

ice & undertaking of by assigned certifier

If SI 9 doesn't apply

**consent notice may still apply depending
on the work carried out. (Short form)**

structural alteration

material change of use

Registration of Constr Professionals

– Assigned Certifiers

Surveyors

Surveyors – Assigned Certifiers

and Engineers* – Assigned Certifiers

Construction Industry R Ireland

CIRI Register

Builders, Contractors & Specialist Sub-contractors

Voluntary register since 2014

Building Control Regulations

**Requirement to appoint competent builder – CIRI provides one way of meeting obligations
on register**

Register

Update

**Government Decision May 2017 approving the draft
Control (Construction Industry Register**

and for Pre-legislative scrutiny

**Scrutiny Committee reported in Dec 2017
Recommendations**

Why?

er assurance – competent and compliant

Shadow Economy

aying field for compliant operators

only looked to by owners, tendering bodi

How?

Experience
Ability

Statement
ance

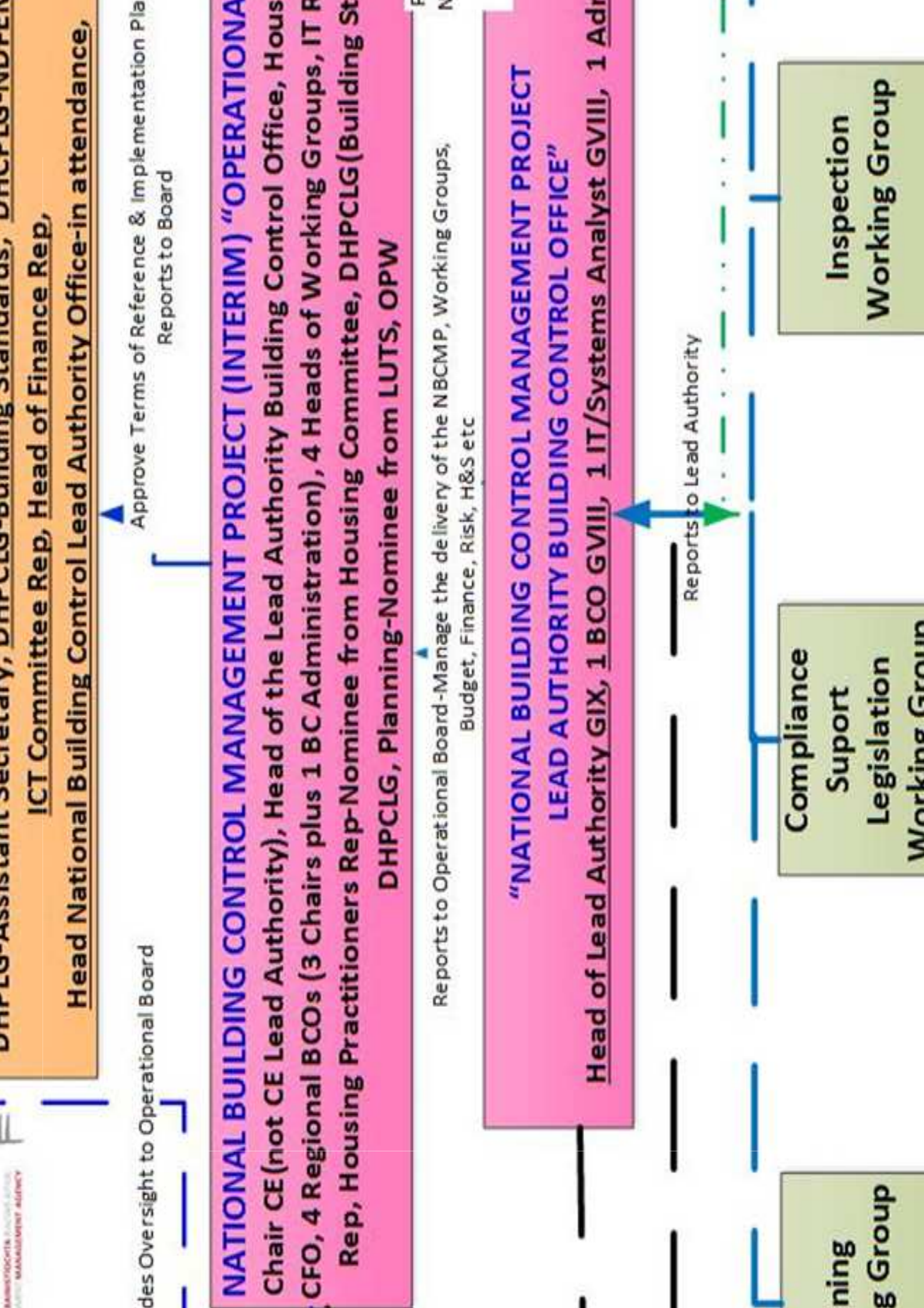
Insurance

Building Regulations

ding Control Manag Project



ing Control Management



Operational Board
 Approve Terms of Reference & Implementation Plans
 Reports to Board

NATIONAL BUILDING CONTROL MANAGEMENT PROJECT (INTERIM) "OPERATIONAL BUILDING CONTROL MANAGEMENT PROJECT"
 Chair CE (not CE Lead Authority), Head of the Lead Authority Building Control Office, Housing Rep, 4 Regional BCOs (3 Chairs plus 1 BC Administration), 4 Heads of Working Groups, IT Rep, Housing Practitioners Rep-Nominee from Housing Committee, DHPCLG (Building Standards), DHPCLG, Planning-Nominee from LUTS, OPW

"NATIONAL BUILDING CONTROL MANAGEMENT PROJECT LEAD AUTHORITY BUILDING CONTROL OFFICE"
 Head of Lead Authority GIX, 1 BCO GVIII, 1 IT/Systems Analyst GVIII, 1 Ad

Compliance Support Legislation Working Group

Inspection Working Group

ICT Committee Rep, Head of Finance Rep, Head National Building Control Lead Authority Office-in attendance
 Approve Terms of Reference & Implementation Plans
 Reports to Board

Operational Board
 Reports to Operational Board - Manage the delivery of the NBCMP, Working Groups, Budget, Finance, Risk, H&S etc

Reports to Lead Authority

ing Control Management Working Groups

s

training

Professional Development

d support

Actions: Building Control Act

Study - inspection activity and market surveillance activity from Q2 20

on future policy matters and the development of BCMS Inspection Mo

breadth of building control activity – in the office and out on sight

- it's a data gathering exercise

omitted at the end of each quarter to the Department

g data – we may be in contact.

ctions/assessments appear to be carried out on new building

Annual Oversight & Audit C

Indicators 2016

12-15% target inspections of new buildings

Las

inspected over 40 % of new buildings

(75%)

(2%)

Summary Building Inspection Statistics		
Buildings Inspected as % of New Buildings		
		2012

Actions NBCMP Working

ance:

on of the inspection regime

the use of the Online Assessment Module to inform inspection

**and Implementation of methodologies, programmes, practical
actions**

r inspection

the NBCMP Training Working Group to provide training on in

New Target for inspections

-15% of new buildings

to be:

Parts of the Building Regulations - including Part B -

planning of inspections

inspections to ensure they are meaningful

***Construction Products
Regulation***

Construction product on the Market –
Products Regulation



Using a
product
Building

Market Surveillance Up

Market Surveillance Authorities – Published by NBCMP -June 2017

the ICSMS [Refer to Guidelines above & Circular BC 06/2013] - Training to
ance Campaign 2018

/A1:2003 - Small wastewater treatment systems for up to 50 PT - Part 1:

+A2:2013 - Small wastewater treatment systems for up to 50 PT - Part 3:
water treatment plants

Control:

king.

ment and Verification of Constancy of Performance (AVCP) procedure.

legislation updates in re CPR/Market Surveillan

Regulation

[s://ec.europa.eu/growth/sectors/construction/product-regulation/review_en](https://ec.europa.eu/growth/sectors/construction/product-regulation/review_en)

EU rules for products used in the construction of buildings and infrastructure wo
[nfo/consultations/public-consultation-eu-rules-products-used-construction-build](https://ec.europa.eu/info/consultations/public-consultation-eu-rules-products-used-construction-build)

's proposed 'Goods Package' <https://ec.europa.eu/info/law/better-regulation/init>
e proposals.

en controls by national authorities and customs officers to prevent unsafe produ

Useful Information



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UCTION
EGULATION

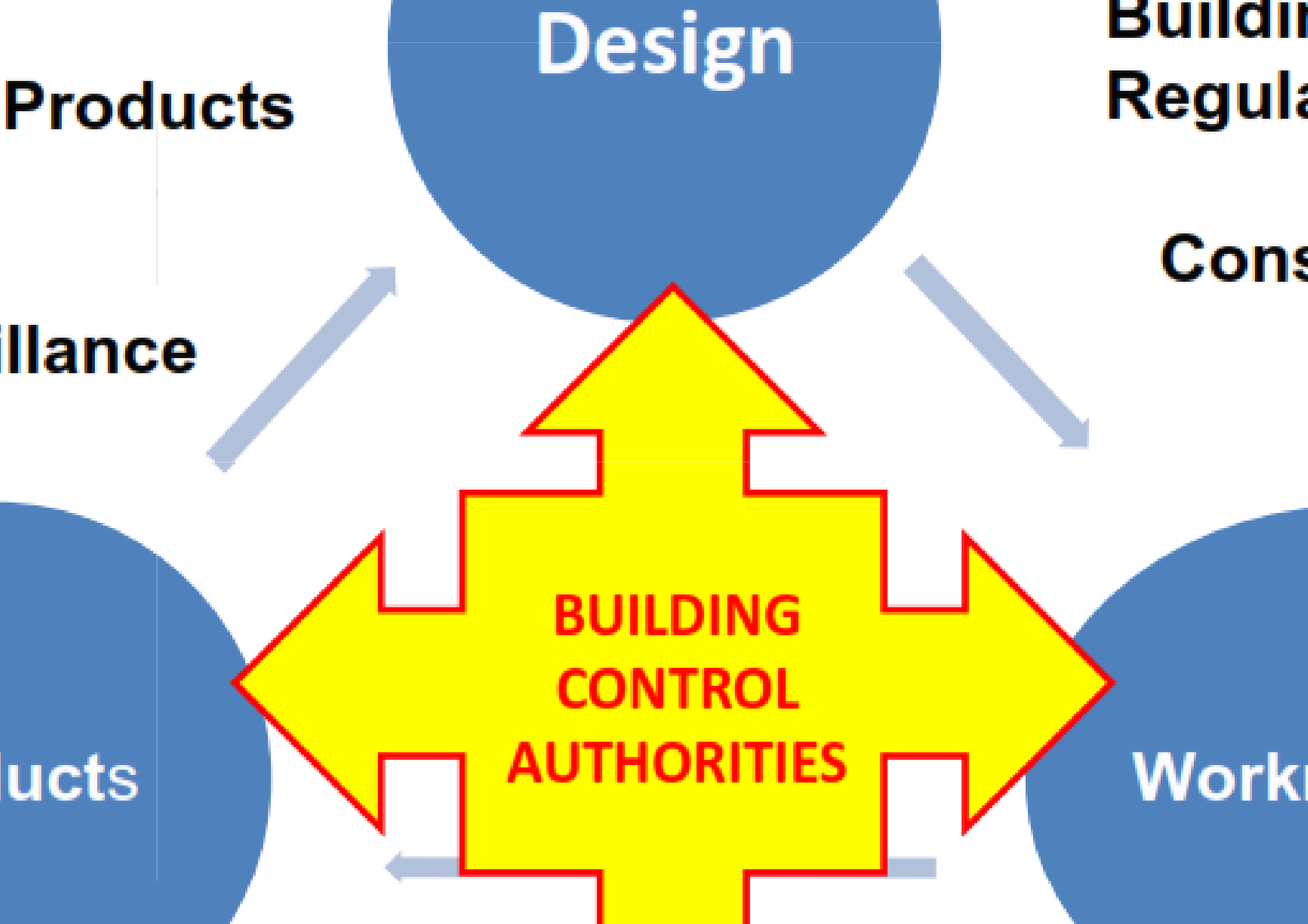
S ADVISORY BODY



European

CE MA
STEP E

Conclusions



Thank You