NBCMP

National Building Control Management Project

ibci

Cumann Lucht Bainistíochta Contae agus Cathrach
County and City Management Association

An Roinn Tithíochta, Pleanála, Pobail agus Rialtais Áitiúil
Department of Housing, Planning, Community and Local Government

LGMA

housing agency

Engineers Ireland

RIAI

Society of Chartered Surveyors Ireland

IBCI
Building Control Conference 2017

NATIONAL BUILDING CONTROL MANGEMENT PROJECT

Slieve Russell Hotel, Ballyconnell, Cavan

annertech

PROVIDENT CRM

iterate.

FFW

Mairéad Phelan
Chartered Engineer, FIEI, MBA
29th and 30th March 2017

Building Control Management

- **Building Control Management -Reform**
- **National Building Control Management Project**
- **4 Pillar Project**
  - Training
  - Compliance Support
  - IT-Enabler/BCMS
  - Inspections
- **IT-Enabler/BCMS**

Building Control Management

- *Building Control Management - Reform*

Government's Vision of Reform:

Shared Services is among the key reform initiatives mandated by Government and set out in the

- **Programme for Government**
- **Action Programme for Effective Local Government, Putting People First.**
- **Construction 2020**
- **Action Plan for Jobs**
- **National Building Control/BCMS as a Shared Services Project**
- **Social Housing Strategy 2020**
- **Rebuilding Ireland**

Government's Vision of Reform:

Building Control Acts 1990-2014

Amendment of the Building Control Regulations

- **LOCAL GOVERNMENT REFORM ACT 2014 (No 1 of 2014)**
- **BUILDING CONTROL AMENDMENT REGULATIONS –S.I. 9 of 2014.**
- **BUILDING CONTROL (AMENDMENT) (NO. 2) REGULATIONS 2014 - S.I. No. 105 of 2014**
- **BUILDING CONTROL (AMENDMENT) REGULATIONS 2015 - S.I. No. 243 of 2015**
- **BUILDING CONTROL (AMENDMENT) (NO. 2) REGULATIONS 2015- S.I. No. 365 of 2015**

Vision

Create a Culture of Compliance with Building Regulations

System

Provide Governance and oversight of the mandatory Building Control certification and risk-based inspection regime.

A Single Standardised fully Electronic Building Control Management System (BCMS) operated across the Local Authority Sector Speedy, scalable, cost effective and efficient for

- ***The Customer-*** Owners, Builders, Designers, Assigned Certifiers, Building Inspectors
- **The Sector**

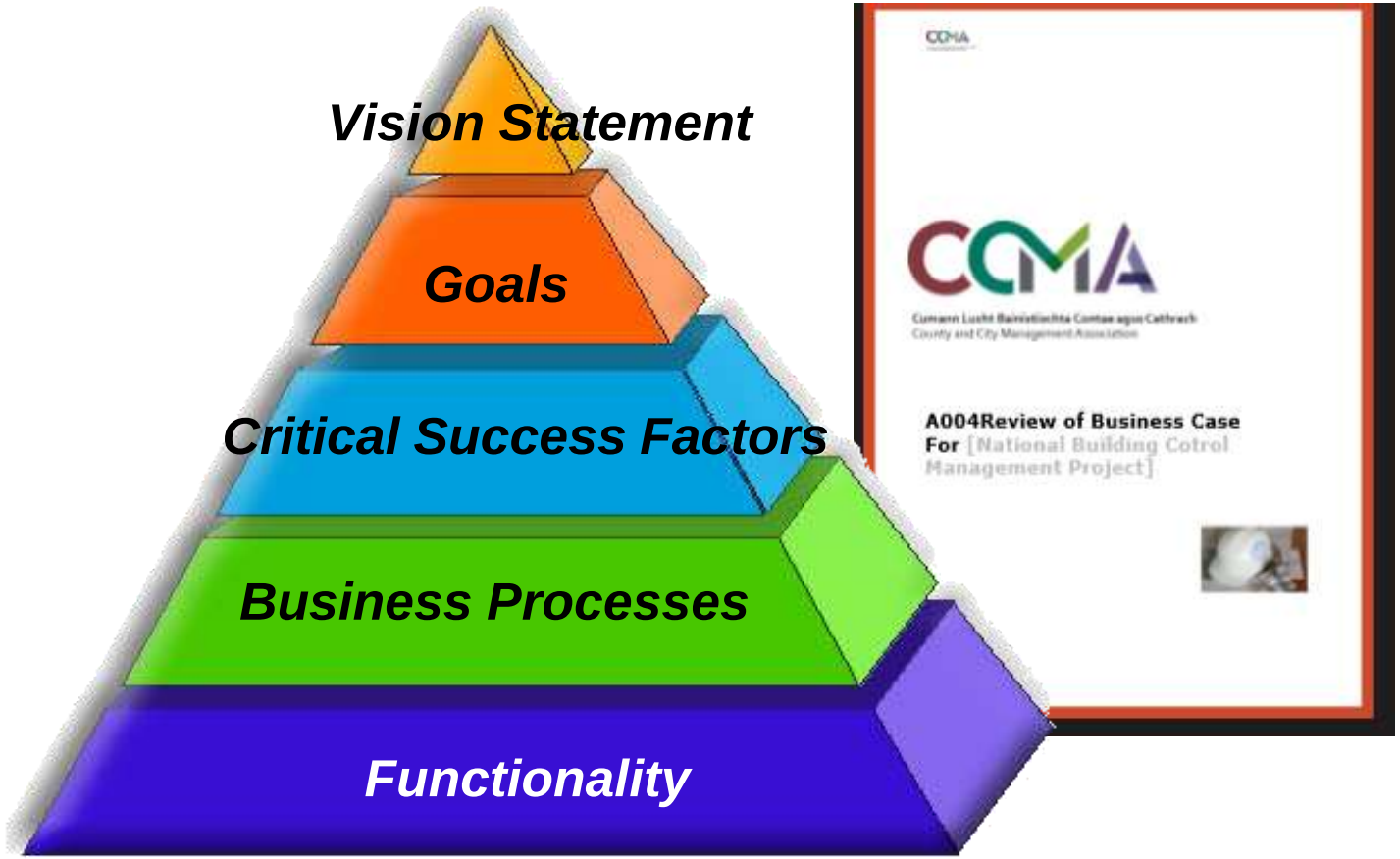
FAQ 14. What are the definitions for Stakeholders in the Building Control Process?

Building Owner	**“Building Owner” means the person who has commissioned or paid for the works and who has legal entitlement to have such works carried out on their behalf;**
Design Certifier	**“Design Certifier” means the person who signs the Certificate of Compliance (Design);**
Assigned Certifier	**"Assigned Certifier" means the competent, registered professional person so assigned, in accordance with the Building Control Regulations;**
Builder	**“Builder” means a competent builder appointed, for purposes of the Building Control Regulations, by the building owner, to build and supervise the works;**
Competent	**“Competent Person”: a person is deemed to be a competent person where, having regard to the task he or she is required to perform and taking account of the size and/or complexity of the building or works, the person possesses sufficient training, experience and knowledge appropriate to the nature of the work to be undertaken;**

Building Control Management- Create a Culture of Compliance

- *National Building Control Management Project*

National Building Control Project Business Plan

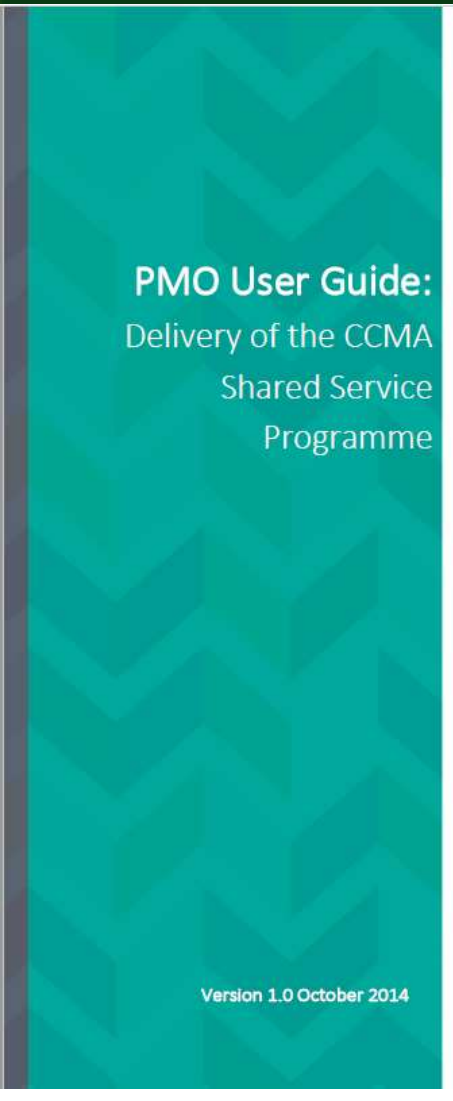


Strengthened Building Control System- legislation – the Building Control (Amendment) Regulations 2014, **S.I. 9 of 2014.**

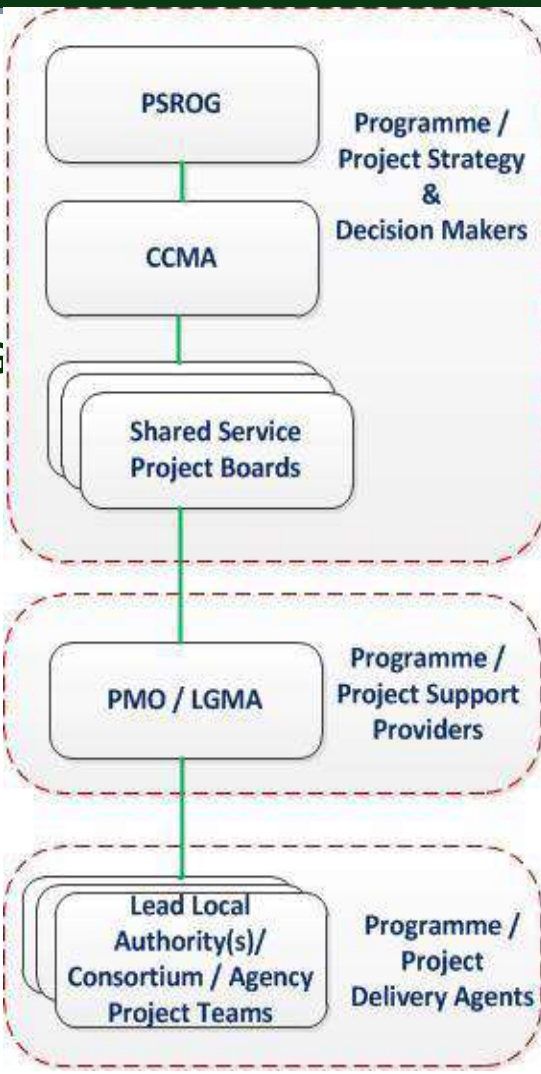
1. "**Code of Practice for Inspecting and Certifying Works"**
2. **National Building Control Management Project-Business Plan 2013-reviewed in 2016**
3. "**Framework for Building Control Authorities**".
4. **Supported** by **Building Control Management System** (BCMS), hosted on localgov.ie

- Business Case review July 2016
- Peer Review –September 2016
- PSROG Approval –November 2016
- Expressions of Interest –February 2017
- Bidding- March/April 2017
- Award –June/July 2017

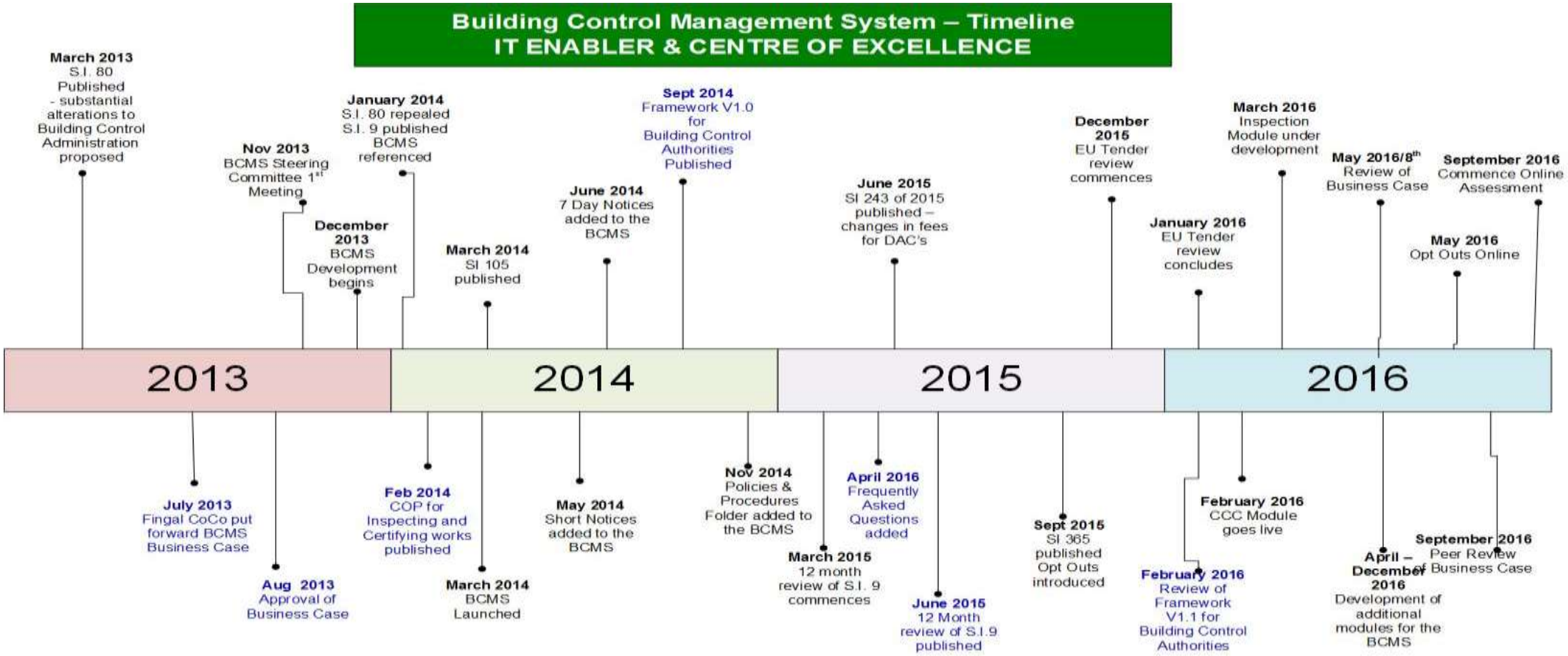
Next Step –Lead Authority Appointment Process



- **PMO User Guide:**
  - Delivery of the CCMA Shared Service Programme
- **Development of PID and Business Case-Approval by PSROG**
- **Expressions of interest process – complete 3 Local Authorities**
- **Terms of Reference (TOR) for the Project –agree/finalise/approval by PSROG**
- **Bidding Process**
- **Preparation of Bidding Package in progress**
- **Bid Submissions based on Business Plan and TOR**
- **Bid Evaluation Committee –assess bids**
- **Recommendation from Evaluation Committee to PSROG/DHPCLG/CCMA**
- **Acceptance by Lead Authority**
- **Implementation and Transition Phase**



Background-Timeline



FAQ 18. What are the Statutory Documents referenced under the Building Control Act / Regulations

NOTICES

ENFORCEMENT NOTICE
Section 8 of the Building Control Act 1990 – 2014

Where —
(a) the construction of any building or the carrying out of any works to which building regulations apply is commenced or has been completed or any material change takes place in the purposes for which any building is used, and
(b) the building or works are not designed or have not been, or are not being, constructed or carried out in conformity with building regulations, and
(c) the failure to comply with building regulations is not such a failure in relation to which the building control authority would be prepared to grant a dispensation or relaxation pursuant to [the] Act, the building control authority may serve a notice under [section 8].

7 DAY NOTICE
Section 6(2)(A)(IV) of the Building Control Act 1990 – 2014

'The submission (before grant of the relevant fire safety certificate) of a notice in writing to a building control authority by a person who intends to commence work on the construction of a building or an extension of or a material alteration to a building, giving not less than 7 days notice of that person's intention to carry out those works, and requiring that such notice shall be accompanied by a valid application for a fire safety certificate'

COMMENCEMENT NOTICE
Section 6(2)(K) of the Building Control Act 1990 – 2014

requiring the giving of 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

ASSIGNMENT OF PERSON TO INSPECT AND CERTIFY WORKS (ASSIGNED CERTIFER
Section 6(2)C) of the Building Control Act 1990 – 2014

The designation of the persons or the classes of persons by whom certificates of compliance may be given, and the classes of buildings or works in respect of which such certificates may be given

ASSIGNMENT OF BUILDER
Section 6(2)C) of the Building Control Act 1990 – 2014

The designation of the persons or the classes of persons by whom certificates of compliance may be given, and the classes of buildings or works in respect of which such certificates may be given

NOTIFICATION OF CHANGE OF ASSIGNED CERTIFIER OR BUILDER
Article9(3) / 20A(2)(c) of the Building Control Regulations 1997 - 2015

If, for whatever reason, having submitted the commencement / 7 day notice in respect of works or a building subject to paragraph (1)(b), a building owner changes either the person assigned to inspect and certify the works or the assigned builder, then the building owner shall within 14 days notify the building control authority of the change by submitting, electronically or otherwise, the appropriate notices of assignment and forms of undertaking referred to under paragraph (1)(b) reflecting the up-to-date arrangements in this regard.

APPLICATIONS

DISPENSATION OR RELAXATION
Section 4 of the Building Control Act 1990 – 2014

(1) Subject to the provisions of [section 4], a building control authority may, if it considers it reasonable having regard to all the circumstances of the case, grant a dispensation from, or a relaxation of, any requirement of building regulations in respect of buildings or works which are situated within the functional area of the building control authority and—
(a) which are designed, constructed or carried out by or on behalf of the building control authority, or
(b) in relation to which an application for such dispensation or relaxation has been submitted pursuant to [section 4, subsection (2)]

FIRE SAFETY CERTIFICATE
Section 6(2)(a)(ii) of the Building Control Act 1990 – 2014

Requiring in respect of a building, or buildings, of a prescribed class or classes, the submission to a building control authority of an application for a certificate (in this Act referred to as a "fire safety certificate") that a building, if constructed in accordance with the plans, documents and information submitted, would, in the opinion of the building control authority, comply (subject to any relevant dispensation or relaxation already granted under section 4 or 5 or to any appeal under section 7 which has been allowed) with such provisions of building regulations as may be prescribed

REVISED FIRE SAFETY CERTIFICATE
Section 6(2)(a)(vi) of the Building Control Act 1990 – 2014

Requiring where an application for a fire safety certificate in respect of the construction of a building or an extension of or a material alteration to a building has been submitted before planning permission has been granted in respect of such construction, extension or alteration, the submission, if required by the subsequent grant of such planning permission, of a further application to a building control authority for a fire safety certificate (in this Act referred to as a 'revised fire safety certificate') for the purpose of ensuring that the revised design arising from the grant of planning permission (including any condition attached to it) complies with the provisions of building regulations relating to fire safety

REGULARISATION CERTIFICATE
Section 6(2)(a)(vi) of the Building Control Act 1990 – 2014

Requiring where work has been commenced or completed in respect of the construction of a building or an extension of or a material alteration to a building, and no application has been made for a fire safety certificate that is required under building control regulations for such construction, extension of or material alteration to a building, the submission to a building control authority of an application for a certificate (a 'regularisation certificate') which shall be accompanied by drawings of the relevant works (as they have been constructed) and a statutory declaration from the applicant stating that such works comply with the provisions of the building regulations relating to fire safety, and enabling the authority to specify in a regularisation certificate that the regularisation certificate shall not have effect unless, within 4 months after its being granted, any conditions attached to it by the authority (including conditions as to the carrying out of additional works) are complied with

DISABILITY ACCESS CERTIFICATE
Section 6(2)(a)(ix) of the Building Control Act 1990 – 2014

Requiring the submission to a building control authority of an application for a certificate of compliance with respect to requirements under the building regulations for provision of access to a building for persons with disabilities (a 'disability access certificate') and enabling the building control authority to grant such certificate if in its opinion the design of the building or the extension of or material alteration to the building in respect of which the submission is made would comply (subject to any relevant dispensation or relaxation already granted under section 4 or 5 or to any appeal under section 7 which has been allowed) with the relevant requirements of the building regulations,

REVISED DISABILITY ACCESS CERTIFICATE
Section 6(2)(a)(x) of the Building Control Act 1990 – 2014

Requiring he submission to a building control authority of an application for a fire safety certificate (in this Act also referred to as a 'revised fire safety certificate') or a disability access certificate (in this Act referred to as a 'revised disability access certificate') if significant revision is made to the design or works of a building or an extension of or a material alteration to a building in respect of which a fire safety certificate or a disability access certificate has been granted by a building control
authority

CERTIFICATES

CERTIFICATE OF COMPLIANCE (DESIGN)
Section 6 (2)(a)(i) of the Building Control Act 1990 – 2014

Requiring the submission to building control authorities of certificates (in this Act referred to as "certificates of compliance") being certificates relating to compliance with the building regulations (subject to any relevant dispensation or relaxation already granted under section 4 or 5 or to any appeal under section 7 which has been allowed) prior to the commencement of, during, and after the completion of, the construction of any buildings, classes of buildings, works or classes of works, to which such building regulations apply

CERTIFICATE OF COMPLIANCE (UNDERTAKING BY ASSIGNED CERTIFIER)
Section 6 (2)(a)(i) of the Building Control Act 1990 – 2014

Requiring the submission to building control authorities of certificates (in this Act referred to as "certificates of compliance") being certificates relating to compliance with the building regulations (subject to any relevant dispensation or relaxation already granted under section 4 or 5 or to any appeal under section 7 which has been allowed) prior to the commencement of, during, and after the completion of, the construction of any buildings, classes of buildings, works or classes of works, to which such building regulations apply

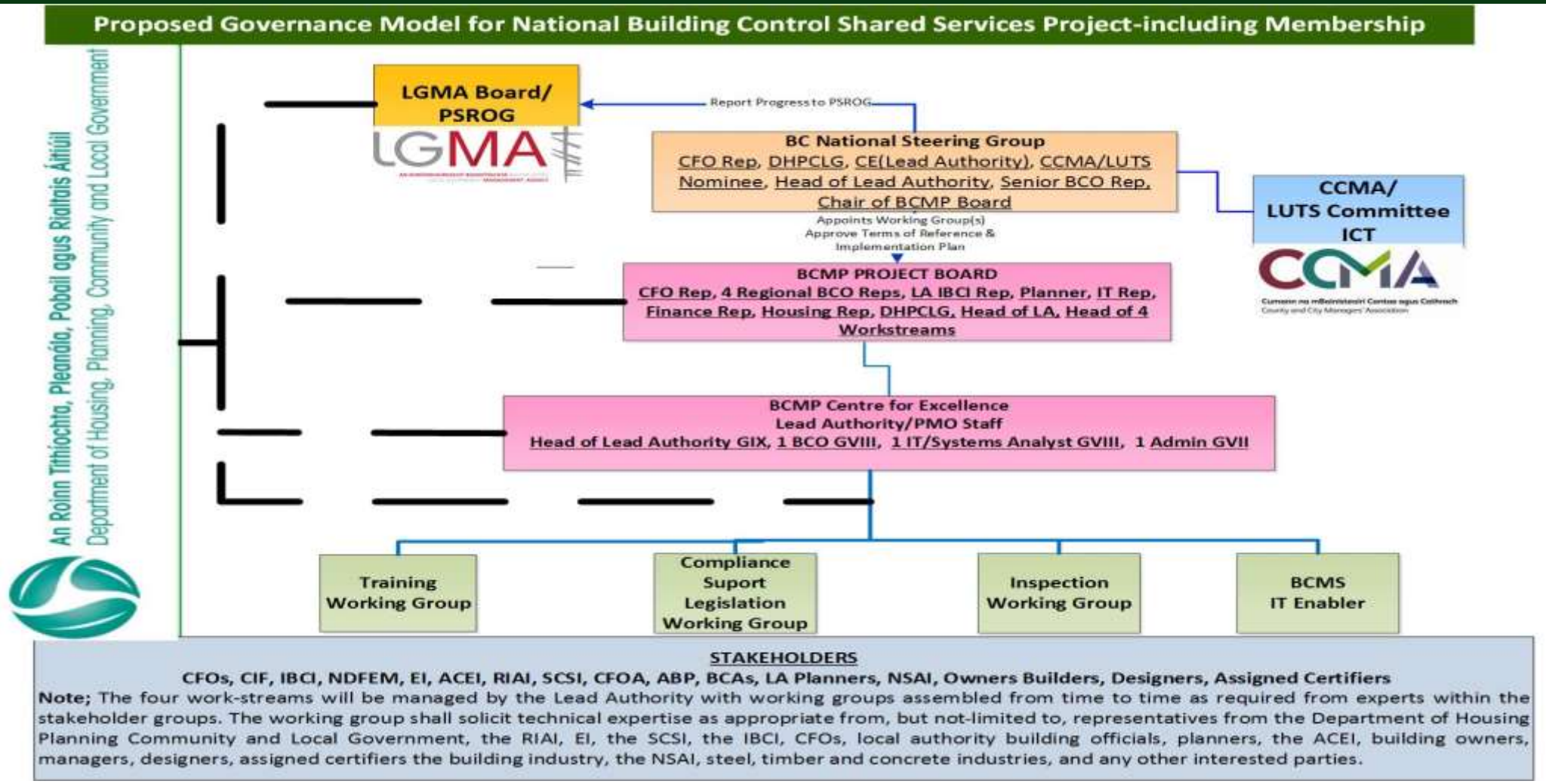
CERTIFICATE OF COMPLIANCE (UNDERTAKING BY BUILDER)
Section 6 (2)(a)(i) of the Building Control Act 1990 – 2014

Requiring the submission to building control authorities of certificates (in this Act referred to as "certificates of compliance") being certificates relating to compliance with the building regulations (subject to any relevant dispensation or relaxation already granted under section 4 or 5 or to any appeal under section 7 which has been allowed) prior to the commencement of, during, and after the completion of, the construction of any buildings, classes of buildings, works or classes of works, to which such building regulations apply

CERTIFICATE OF COMPLIANCE ON COMPLETION
Section 6 (2)(a)(i) of the Building Control Act 1990 – 2014

Requiring the submission to building control authorities of certificates (in this Act referred to as "certificates of compliance") being certificates relating to compliance with the building regulations (subject to any relevant dispensation or relaxation already granted under section 4 or 5 or to any appeal under section 7 which has been allowed) prior to the commencement of, during, and after the completion of, the construction of any buildings, classes of buildings, works or classes of works, to which such building regulations apply

NBCMP Governance



Building Control Regions

Building Control Regions

Greater Dublin Area /Eastern and Midland Region

- Dublin City, Fingal, South Dublin, Dun-Laoghaire Rathdown, Meath, Louth, Kildare, Wicklow, Longford, Westmeath, Offaly, Laois (12)

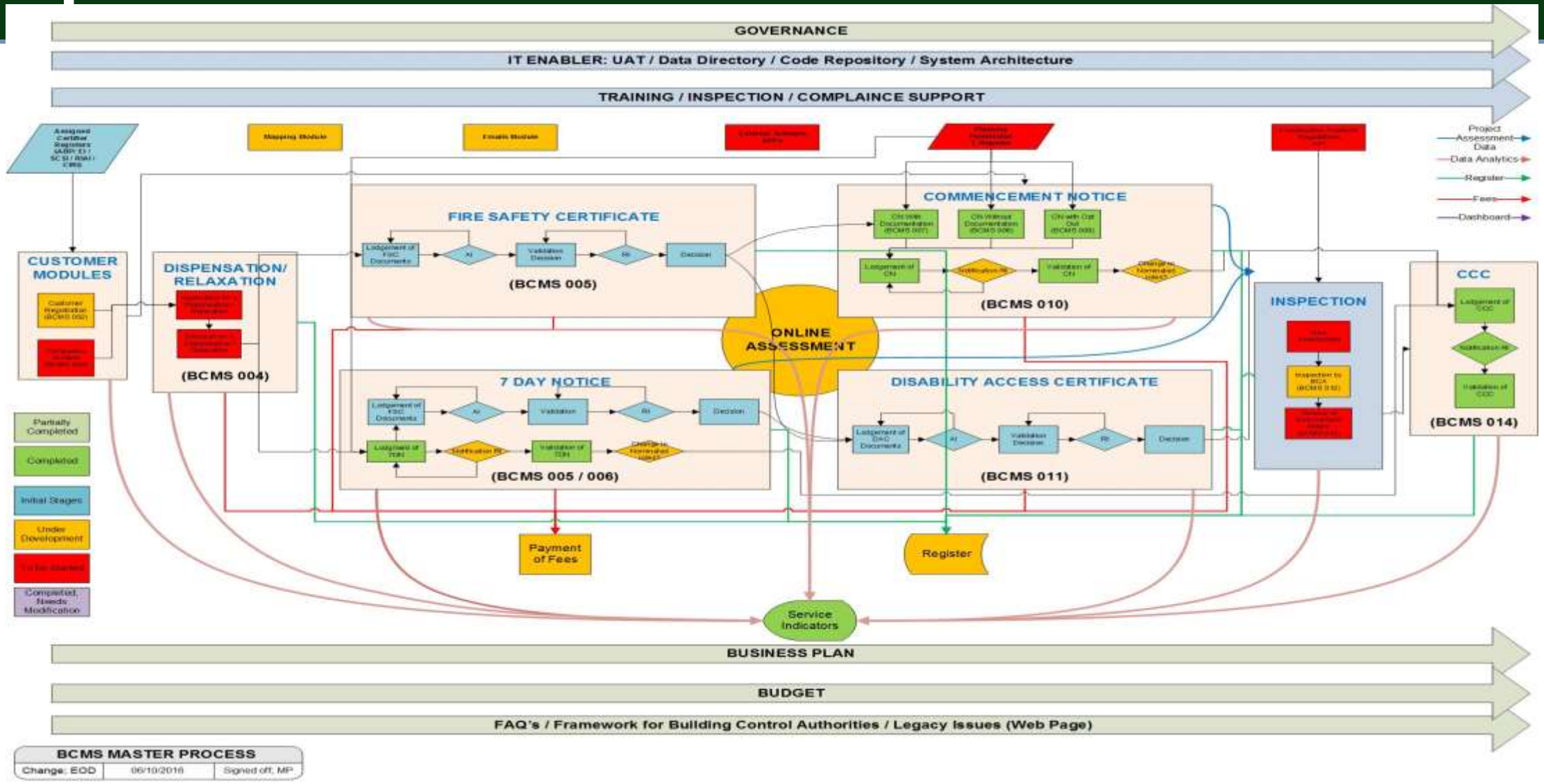
Northern and Western Region

- Donegal, Sligo, Leitrim, Cavan, Monaghan, Mayo, Roscommon, Galway City, Galway County (9)

Southern Region

- Clare, Limerick, Tipperary, Kilkenny, Carlow, Wexford, Kerry, Cork City, Cork County, Waterford City and County (10)

Masterplan

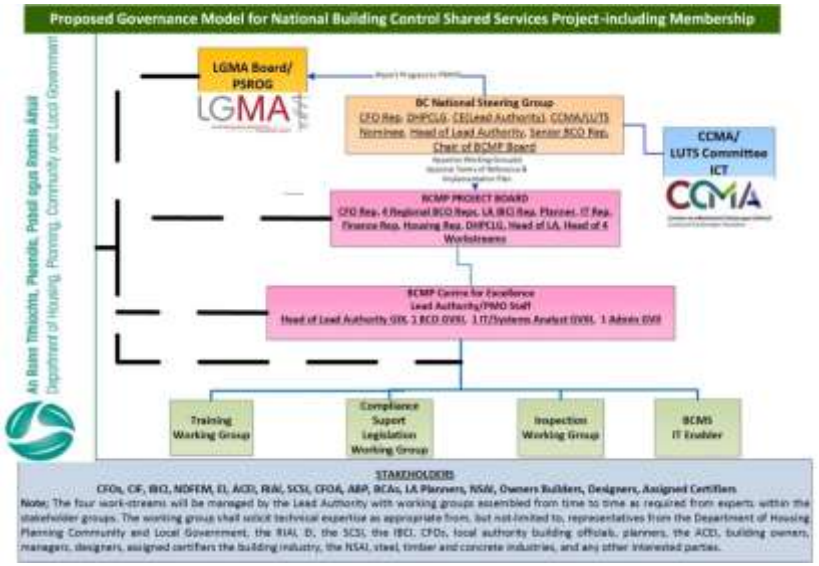

GOVERNANCE
IT ENABLER: UAT / Data Directory / Code Repository / System Architecture
TRAINING / INSPECTION / COMPLAINCE SUPPORT
CUSTOMER MODULES
DISPENSATION/ RELAXATION
(BCMS 004)
FIRE SAFETY CERTIFICATE
(BCMS 005)
COMMENCEMENT NOTICE
(BCMS 010)
ONLINE ASSESSMENT
7 DAY NOTICE
(BCMS 005 / 006)
DISABILITY ACCESS CERTIFICATE
(BCMS 011)
INSPECTION
CCC
(BCMS 014)
Project
Assessment Data
Data Analytics
Register
Fees
Dashboard
Partially Completed
Completed
Initial Stages
Under Development
Completed, Needs Modification
Payment of Fees
Register
Service Indicators
BUSINESS PLAN
BUDGET
FAQ's / Framework for Building Control Authorities / Legacy Issues (Web Page)
BCMS MASTER PROCESS
Change: EOD
06/10/2016
Signed off: MP

National Building Control Management Project-Pillars

- **4 Pillar Project**
  - **Training**
  - **Compliance Support**
  - **IT-Enabler/BCMS**
  - **Inspections**

NBCMP Project Overview- 4 Pillars

- The National Building Control Management Project on behalf of the 31 BCAs, has established a program of work to comply with the statutory requirements of the Building Control Acts 1990-2014, which is divided into 4 work streams:
  - **Training**,
  - **Compliance Support**,
  - **IT Enabler** i.e. the BCMS and
  - **Inspections** which are being developed and delivered by the LGMA on behalf of the sector.



National Building Control Management Project

- **Training**

Training- BCMS/Online/Onsite/Classroom/ Learning & Development

1. CPD- Expressions of Interest (EOI) from trainers/suppliers etc. for Annual CPD programme
2. Minimum Competency Training-Local Authority Regional Training Centres -6 Module Course
3. Post Graduate Diploma

Minimum Competency Training

Module 1 -Legislation-legislation overview – BC Act, B Regs, BC Regs, PDA, CPR, EE Regs, Fire Regs etc..

Module 2-BCMS-Reporting and Data Analytics-BCMS front end and back end & reports system and Demonstration Commencemt Notice upload including login.

Module 3-Building Regulations

Module 4- Inspections and Inspection Procedures – first principal approach – purpose, procedure/process, action/warrants, records/notes best practice.

Module 5-Enforcement -Legal

Module 6-Compliance Support –

1. **Code of Practice/**
2. **Framework/**
3. **FAQs**
4. **Other**

Pilot Course on Building Control Minimum Criteria-Module 1

Wednesday 8th. March, 2017 at the Roscrea Regional Training Centre

9 a.m. - 9:30a.m. Registration, tea/coffee

9:30a.m. – 9:45a.m.
Introduction to the Pilot Course and purpose

9:45a.m. – 11:00a.m.
Building Control Act - Andrew McAdam, Kevin Cooke

11:00a.m. – 11:15a.m. Tea Break

11:15a.m. – 12:30p.m.
Building Control Regulations - Martin Ryan, John Sweeney

12:30p.m. - 1:30p.m. Lunch Break

1:30p.m. – 2:45p.m.
Building Regulations – Colin Gallagher, Eoin O'Dowd

2:45p.m. – 3:00p.m. - Tea Break

3:00 p.m. - 3:45 p.m.
Other Legislation
- Construction Products Regulations - J. Wickham
- Energy Efficiency of Buildings Regulations – Sean Armstrong
- Other Legislation related to Building Control Activities - M. Phelan

4:00 p.m. – 4.20p.m. – Questions and feedback

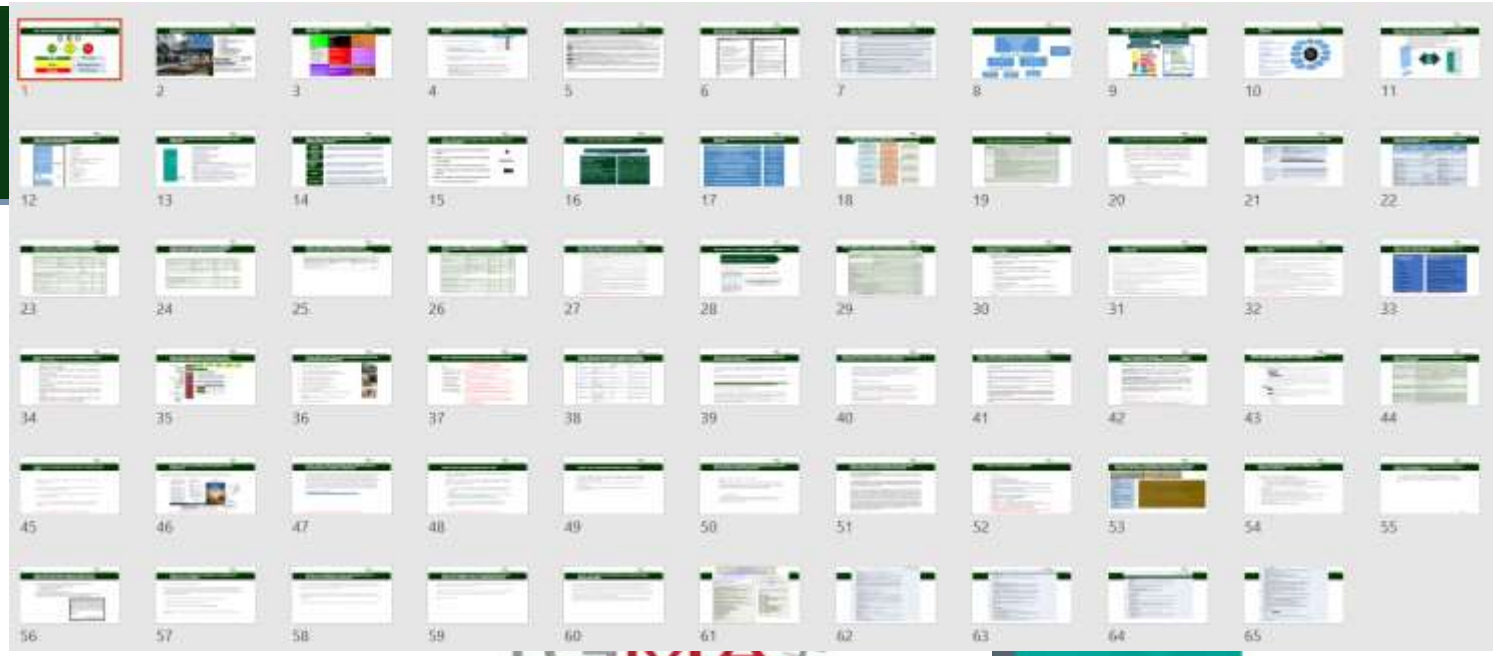
4.20 p.m. – 4.40 Multi-choice questionnaires

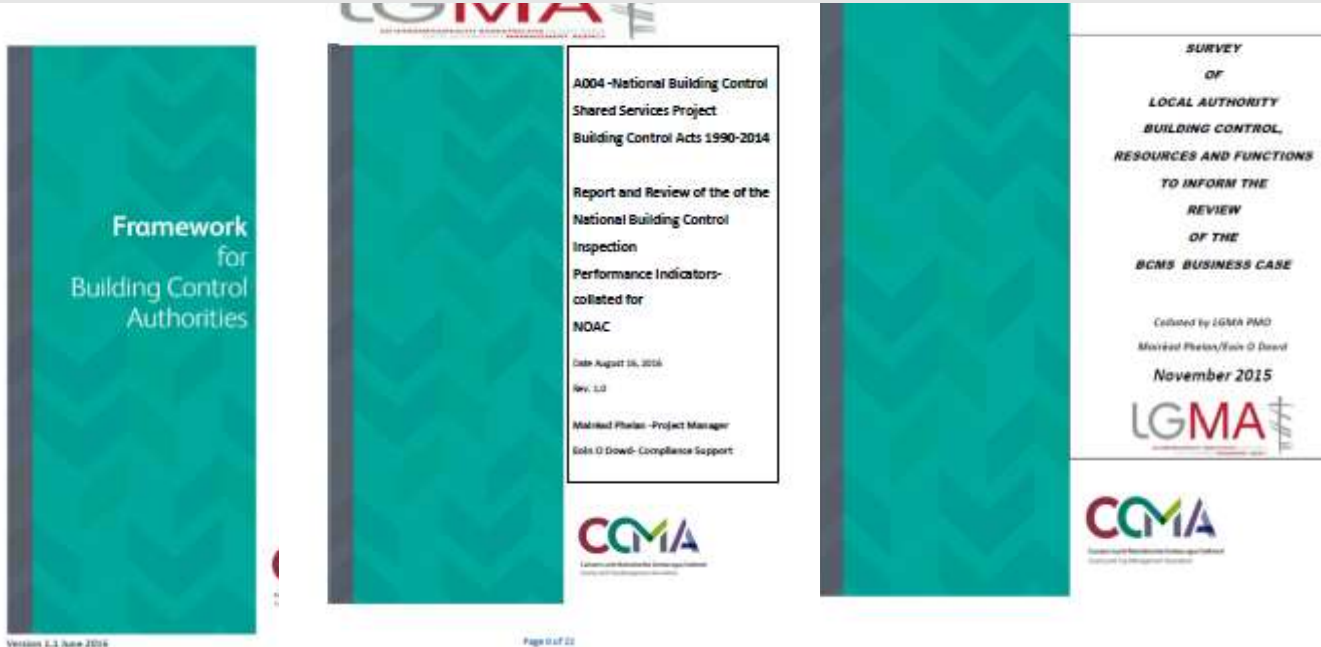
National Building Control Management Project

- **Compliance Support**

Compliance Support

- Compliance Customer Support
  - Local Authority Staff
  - Public
  - Professionals
- Governance –
  - National Steering Committee
  - NBCMP Board
  - Lead Authority
  - Working Groups
  - Building Control Regions
- Framework for Building Control Authorities
- Best Practice
- FAQ's





Compliance Support - FAQ 11. Where can I find the Key Roles, Duties, and Standard Procedures in relation to Building Control?

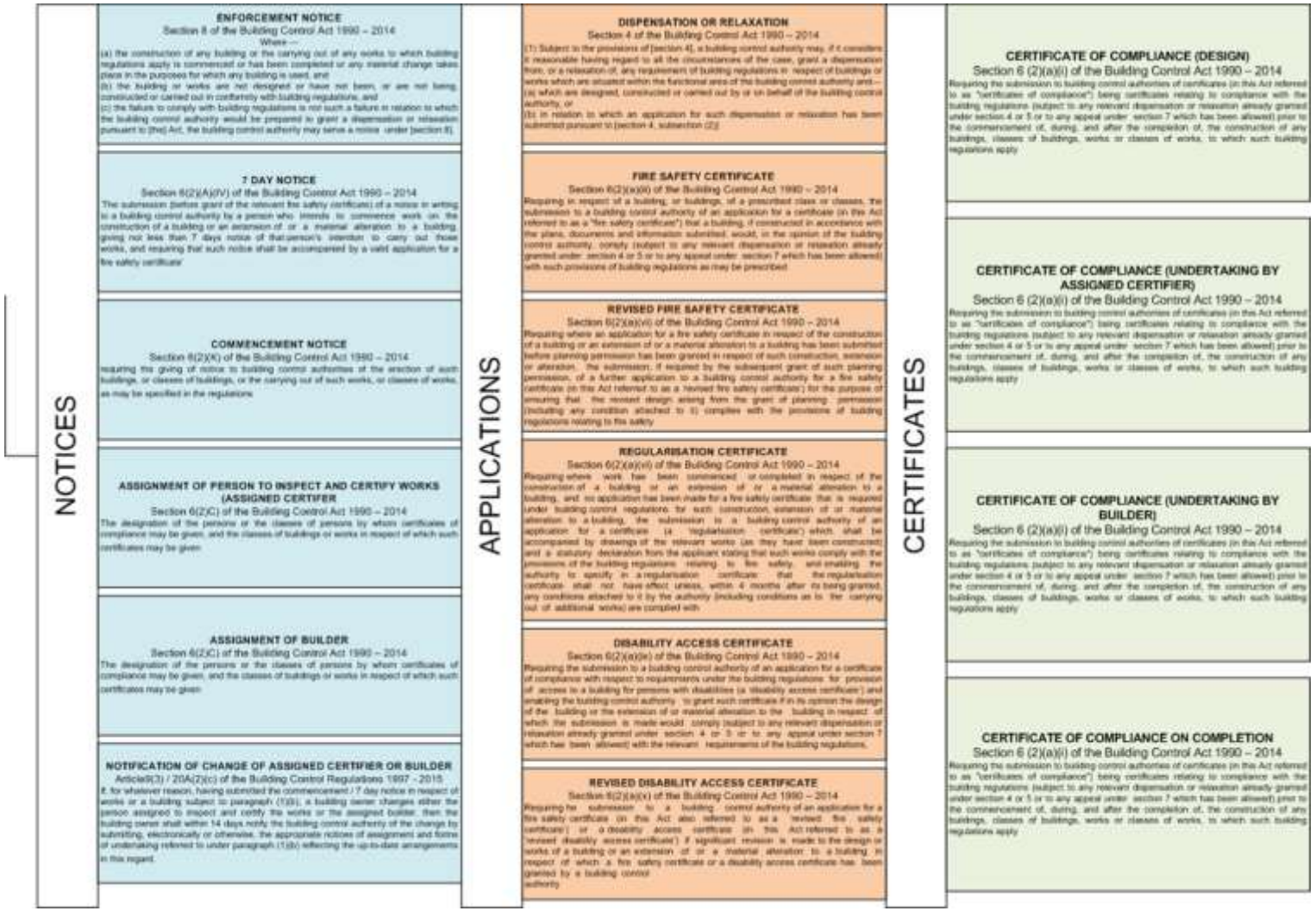
1. CODE OF PRACTICE FOR INSPECTING &CERTIFYING BUILDINGS & WORKS
   a. OWNERS, BUILDERS, DESIGNERS RESPONSIBLE FOR COMPLIANCE
   b. ASSIGNED CERTIFIERS- LIAISE WITH THE BCA, INSPECTION PLANS & DOCUMENT COLLATION FOR CERTIFICATE OF COMPLIANCE ON COMPLETION
2. FRAMEWORK FOR BUILDING CONTROL AUTHORITIES
   a. BUILDING CONTROL AUTHORITY ADMINISTER THE PROCESS AND MAY TAKE ENFORCEMENT

Read Roles & Duties

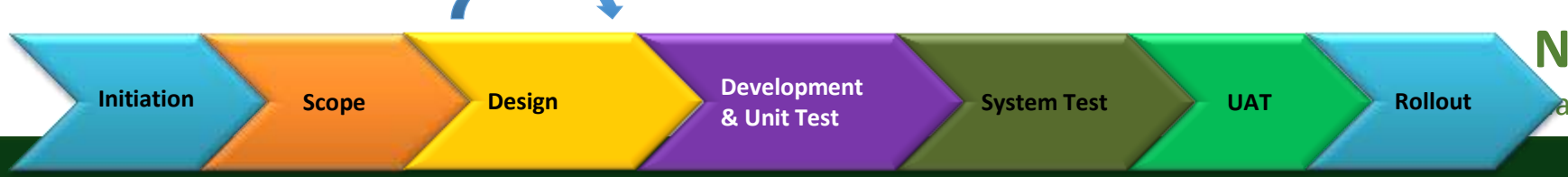
Building Control Management- localgov.ie

- *IT Enabler/BCMS*

Masterplan-*electronic administration*



1. Register of Stakeholders
2. Notices
3. Applications
4. Certificates
5. Online/Risk-Assessment
6. Inspections
7. Enforcement
8. Fee Payments
9. Statutory Online Public Register
10. Performance Indicators
11. Training
12. Compliance Support
13. IT-Enabler -BCMS



NBCMP

ational Building Control Management Project

Building Control Management- localgov.ie

BCMS Programme i.e. IT-Enabler

People (Roles & Responsibilities) Integration Processes

- BCMS
  - DRUPAL Front End
  - Sugar CRM back end
  - Hosted on Revenue Servers
  - Access provided by NOC in the LGMA

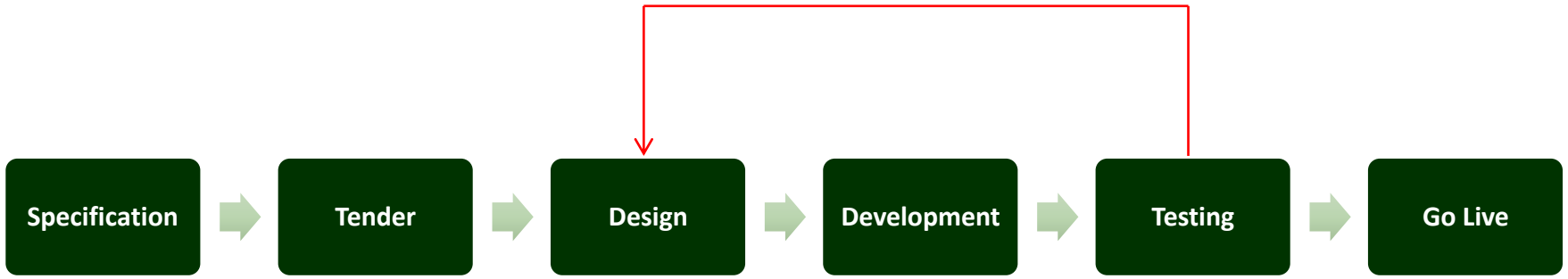
SUGARCRM

Drupal

1. **Register** of Stakeholders & **Re-nomination of Roles**
   1. BC Officers
   2. Builders
   3. Owners
   4. Designers
   5. Assigned Certifiers
2. **Notices**- Section 6(*k*) Building Control Acts 1990-2014
   1. Commencement Notice With Additional Compliance Documentation
   2. Commencement Notice with Opt Out Declaration
   3. Commencement Notice Without Additional Documentation
   4. 7 Day Notice which includes for
      1. (a)FSC
      2. (b)Declaration
3. **Certificates-**
   1. Certificates of Compliance on Completion
4. **Statutory Online Building Register -**Article 21 of the Principal Regulations
5. **Localgov.ie Web enhancements-**FAQs
6. **IT-Enabler/BCMS** –Disaster Recovery-DR
7. Mapping
8. **Online Assessment (OA)** -Risk-Article 9 & 20 A(2)
9. **Inspection Module**
10. **CPR IPSMS Integration-APIs**
11. **Enforcement Module**
12. **Risk Register-Inspections**
13. **Applications**
    1. S6(2)(a)(ii) FSC –fire Safety Certificate
    2. S6(2)(a)(vi) Revised FSC
    3. S6(2)(a)(vi) Regularisation FSC
    4. S6(2)(a)(ix) DAC-Disability Access Certificate
    5. S6(2)(a)(x) Revised DAC
    6. S4 Dispensation from a requirement of the Building Regulations
    7. S4 Relaxation of a requirement of the Building Regulations
14. Links to Professional Registers- APIs
15. Other Software agency integration
16. Performance Indicators-K-Reporting
17. Training Compliance Support
18. Fee Payments

BCMS – Design Process

Multi-User/Multi-Framework Tender

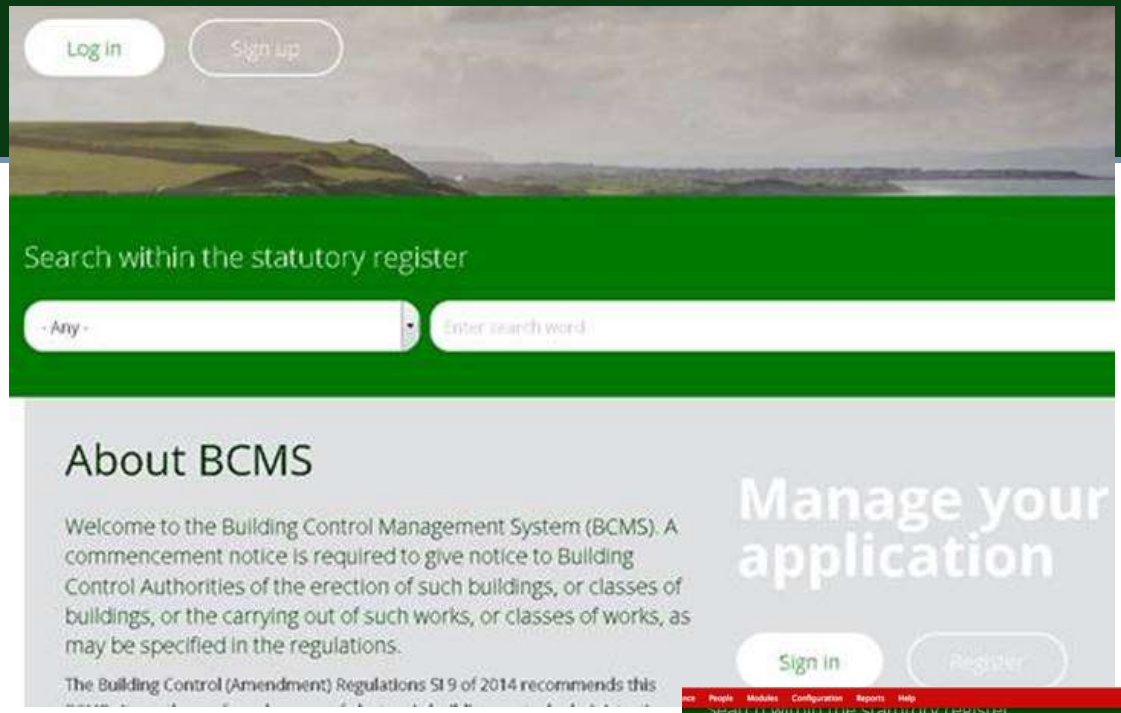


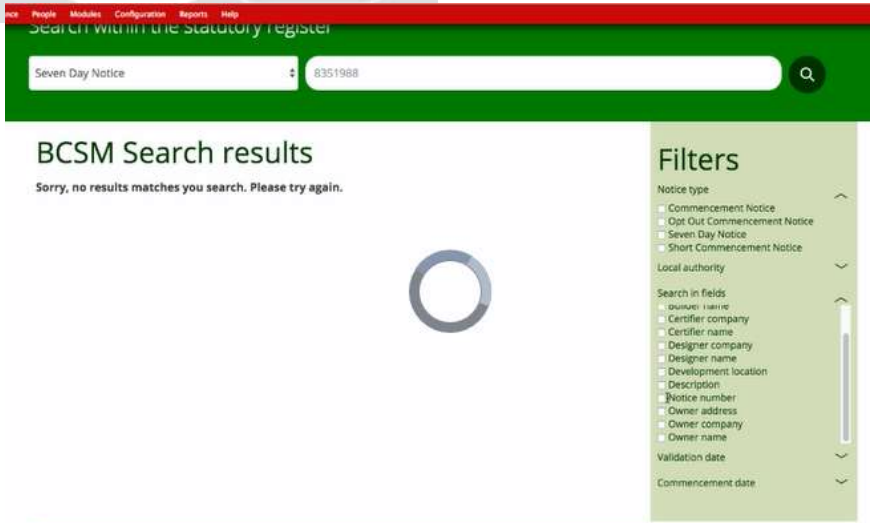
Validation of Statutory Notices/Applications/Certificates

“Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate. If at any time after validation it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to enforcement proceedings. Enforcement carries a cost."

BCMS

- Re-design of Statutory Building Register-deployment live end of March
  - Automatic updates
  - Allow for further development
  - Fully searchable
- Mapping Module - CRM in testing
  - Map all notices
- Online Assessment-Commence 27th February –June
  - Provide additional information to inform Risk Assessment





BCMS

- Fire Safety Certificate Module / Disability Access Certificate Module/Dispensation/Relaxation
  - Streamline processes and reduce administrative burden
  - Working Group established
  - Preliminary Design completed - a process for the online lodgment, validation and grant of FSC's / DAC's
  - Surveys & Consultation
  - Benefits

13. Applications

1. S6(2)(a)(ii) FSC –fire Safety Certificate
2. S6(2)(a)(vi) Revised FSC
3. S6(2)(a)(vi) Regularisation FSC
4. **Add CRM Statutory Register Requirement**

13. Applications

1. S6(2)(a)(ix) DAC-Disability Access Certificate
2. S6(2)(a)(x) Revised DAC
3. **Add CRM Statutory Register Requirement**

13. Applications

1. S4 Dispensation from a requirement of the Building Regulations
2. S4 Relaxation of a requirement of the Building Regulations
3. **Add CRM Statutory Register Requirement**

BCMS-Integration with other Services

- UAT Access - in 4 Local Authorities-user group for testing
- External API's
  - **CPR IPSMS Integration**
    - EU Inspection database integration
  - **Professional Registers Links**
    1. CIRI-https://www.ciri.ie/members
    2. Engineers Ireland-http://www.engineersireland.ie/membership/search-members.aspx
    3. RIAI, http://www.riai.ie/register/the_register_of_architects
    4. SCSI-https://www.scsi.ie/members/search
  - **Other Software Integration**
    1. Tascomi
    2. APAS
    3. BLITZ
    4. Diamond Web
  - **Eircode Integration**
  - Existing systems e.g.
  - Iplan
  - EPlanning

BCMS

- Further Modules
  - Companies Module
  - **Mapping**
  - **Inspection Module/Risk Assessment-Online Assessment**
  - **Enforcement Module**
  - **Development of Risk Register**
  - **Performance Indicators-K-Reporter and Construction Activities/Data Analytics-automated**

- Further Development
  - Re-design of User registration
  - Re-design of acceptance of roles
  - Re-design of payments system
  - System fixes

18. Fee Payments

1. Standard Fee
2. Fee Calculator
3. Add a Payment
4. Add a Form for Fee Waiver validation- before payment with a note to the BCA that it is submitted

National Building Control Management Project

- **Inspections/Online Assessment**

Inspection- Informed by the Online Assessment

- Modifications to BCMS Online Assessment

Mock Up Option 1

Building name/number/type	
Type of Buildings or Work(s)	
Proposed Use of Building	
Sub Group	
Quantity	
Construction Type	
Number of stories	
Below ground (basement)	
Above ground (ground floor inclusive)	
Height (in Meters)	
Floor Area of Building / Works (Meters)	
FSC (If applicable)	
DAC (If applicable)	
Consequence Class	
Is a specialist engineered foundation required e.g. Piled, raft?	
Does the building / works involve a Protected Structure or a National Monument	
Does the building/works include the construction of a balcony?	
Solution Proposed?	
Are Compartments / separating walls proposed	
high radon area?	
contain contaminants	
Has a cladding or curtain wall system been proposed	
How is surface water to be drained from the site / area / works	
How is foul water to be drained from the site / area / works	
How is fresh water to be supplied to the site / area / works	
Have open flued appliances been proposed	
Has a Part L specificaton based on DEAP / NEAP been completed?	

Save and Continue | Save and Add a New Building or Works | Cancel

If use of Building = residential(dwellings), and 'quantity' >1, Provide a phasing box as below, after 'Quantity'

Phasing	
Total No. of phases	
Total No. of dwellings (all phases)	
Phase for this notice	
No. of units for this phase	

If use of building = residential (dwellings), and 'sub group' = Dwelling house(s) without garage, or Dwelling house(s) with attached garage, or Dwelling house(s) with Detached garage, provide the box below, after ' Floor Area of building/works (meters)'

No. of Rooms	
No. of Bedrooms	
No. of WC's	

If use of building = residential (dwellings), and 'sub group' = Dwelling house(s) without garage, or Dwelling house(s) with attached garage, or Dwelling house(s) with Detached garage, ghost/grey out 'Is a Fire Engineered Solution Proposed?',

If use of building = residential (dwellings), and 'sub group' = Dwelling house(s) without garage, or Dwelling house(s) with attached garage, or Dwelling house(s) with Detached garage, provide the box below, after ' 'Sub Group"

Dwelling House Type	

If use of building = residential (dwellings), and 'sub group' = apartment, provide the box below, after 'quantity'

Total no. of apartments per building	

If project type =material alteration, provide the box below, after 'Project Type'

Material Alteration Works	Part A	Part B	Part M

If project type =material change of use, provide the box below, after 'Project Type'

A004 National Building Control Management Project

Specification for Modificiations to the BCMS

Date; 06/09/2016
Version; 1.0
Prepared; Eoin O' Dowd
Approved;

CCMA
Cumann Lucht Bainistíochta Contae agus Cathrach
County and City Management Association

BCMP – Inspection

- **Inspection Module**
  - **Working Group established**
  - **App design and build ongoing**
  - **Management end being designed via BCMS**
  - **Online and offline capability**
  - **Will be designed to link to IPSMS**
  - **Tablet based**
  - **Attributes**

Inspection-FAQ 33. What construction stages should be inspected, as a minimum, for a one off house?

Sample Inspection Plan - one off house

1. Design
2. Formation
3. Foundation
4. Ground Floor
5. Wall Plate level
6. Roof Level
7. Completion

The Inspection Plan is dependent on many factors including -

a)type of building and type of construction;

b)method of construction;

c)how serious the consequences of a particular contravention might be;

d)the impracticability or impossibility of subsequent inspection of closed up work; and

e)speed of construction.

f)Stakeholder Experience & Competency

NOTE: IF IN DOUBT, CONTACT YOUR LOCAL BUILDING CONTROL AUTHORITY

FAQ 36. What are the most common building defects observed by Building Control Authorities?

1. Underfloor fill- panel fixings, pyrite.. (Part A, C, D)
2. Moisture ingress-radon, dpc. (Part C)
3. Fire resistance-eaves, party walls, ducting (Part B)
4. Sound transmission,-flooring detail, insulation (Part E, L)
5. Condensation & mould growth (Part F)
6. Frozen pipes, attic tank, stopcocks (Part G)
7. Septic tanks overload, flooding (Part H)
8. Flues, location, size, burners (Part J)
9. Balcony, Stair rails-wrong height, glass (Part K)
10. Steps to entrances (Part M)
11. BER calculations don’t exist, stud fixings, cavities clear of mortar (Part L)
12. Timber frame-fixings, vapour control, cavity barriers, fire stopping,
13. Blocks with no certification (Part A,D)

FAQ 38. What elements should be inspected by Building Control Inspectors, at the various stages of construction?

Stage No	Building Elements	Relevant Part of Building Regulations	Elements to be Inspected / Checked
1. Design Stage	Paper Assessment- S11 Requests	A-M	A-M
2. Formation Level	Substructure & Drains	A,C,D,H	Ground bearing, Drainage
3. Foundations	Excavation Ready for Inspection	A,C,D,H,,B,K,L,M	Foundations, pipe covers
4. Ground Floor Level	Superstructure walls and floor Joists laid	A,C,D,H,,B,K,L,M	Access, ventilation, walls
5. Wall Plate Level	Services, ventilation etc.	A,B,D,E,F,M	Fire, insulation, floors-sound
6. Roof	Roof Construction & bracing complete	A,B,J,K	Fire, bracing, water storage
7. Certification	First Fix Services Complete & Ready for Occupation	A-M	Installation manuals

Building Work Compliance

Part D-
Materials &
Workmanship

EXCHEQUER & INDUSTRY COSTS OF COMPLIANCE V NON-COMPLIANCE

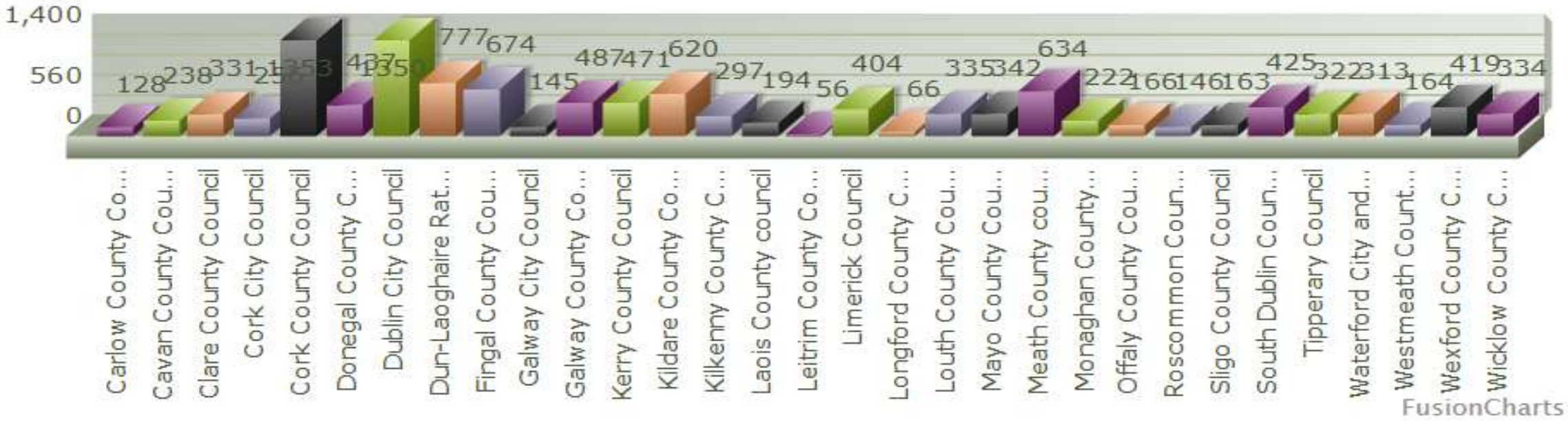
◆ Cost of Compliance	◆ Cost of Non-Compliances
■ Notification to BCAs-CNs etc.	**Cost of Remediation**
■ Education & training	■ Well Grants –Part G
■ Applications FSCs/DACs etc.	■ Septic Tank Grants –Part H
■ Purchase costs-	■ Insulation grants-Part L
■ Systems	■ Pyrite Remediation-Part D
■ Competent Persons	■ DPGS/HAGs-Part M-G
■ Record keeping	■ Fire Callouts –Part B/J
■ Enforcement	■ Leaks –balcony, chimney, flues, flashing etc.-Part C, D, J
■ Publication of documents	**Operating inefficiencies**
■ Procedures	■ Heating & Lighting-Part L
◆ BCA Inspectors on the ground	■ **Health Issues**
	■ Sound –Part E
	■ Radon-Part C
	■ Carbon Monoxide-Part B, J,
	■ Condensation-Part F
	■ Trips/Slips-Balcony /Stair Rails –Part K
	Fines/Penalties/Imprisonment

Building Control Management- localgov.ie

- *Construction Activity-2016/17*

Building Control Statistics 2016-
53,938 users- 1763 Queries answered in relation to Building Control

2016 Statistics 1st January-31st December				Total CNs	Total CCC Certificates of Compliance
Commencement Notice	Opt Out Commencement Notice	Seven Day Notice	Short Commencement Notice		
6328	2467	897	2577	12269	3505

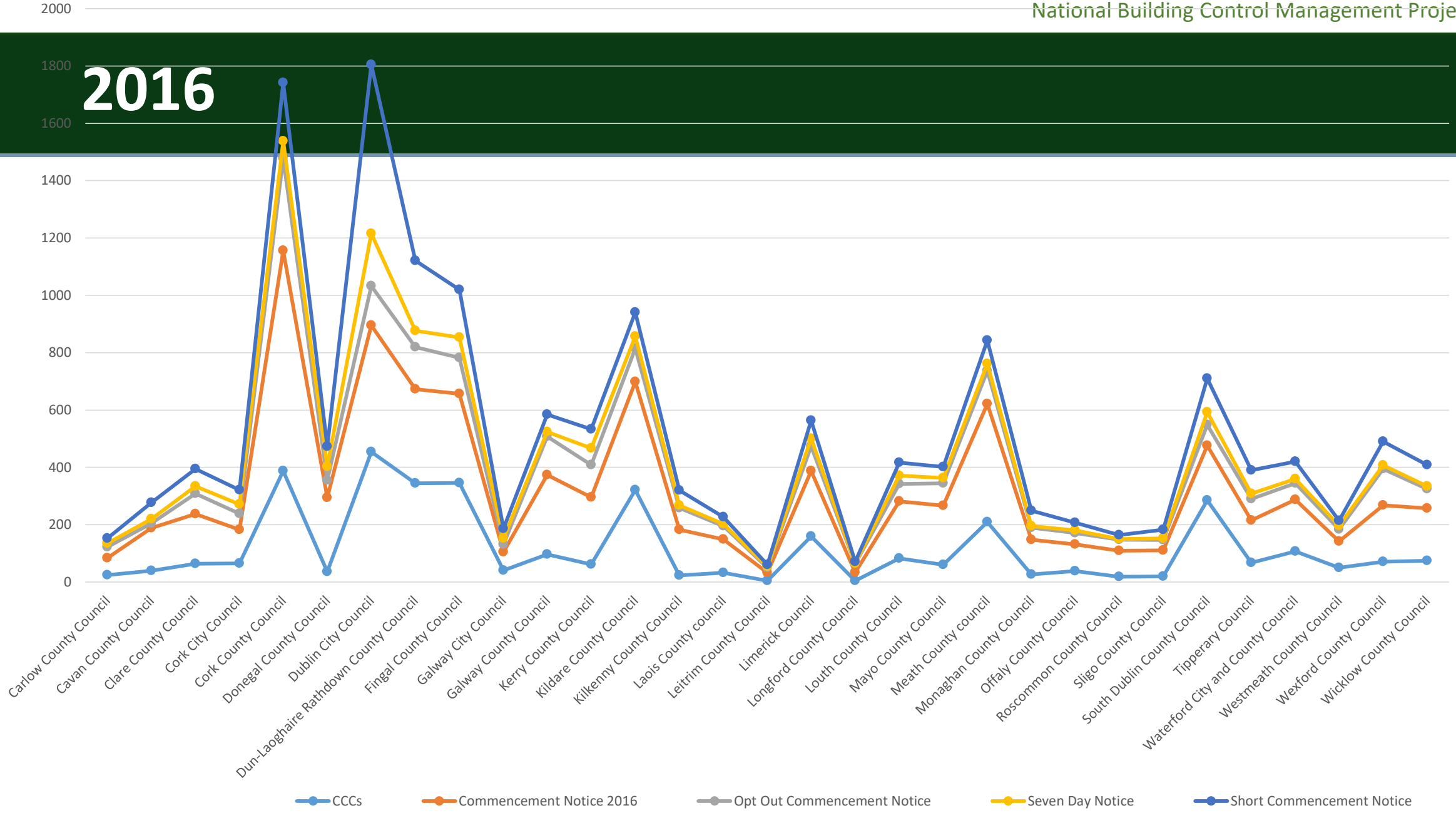


2016 Notices to BCMS

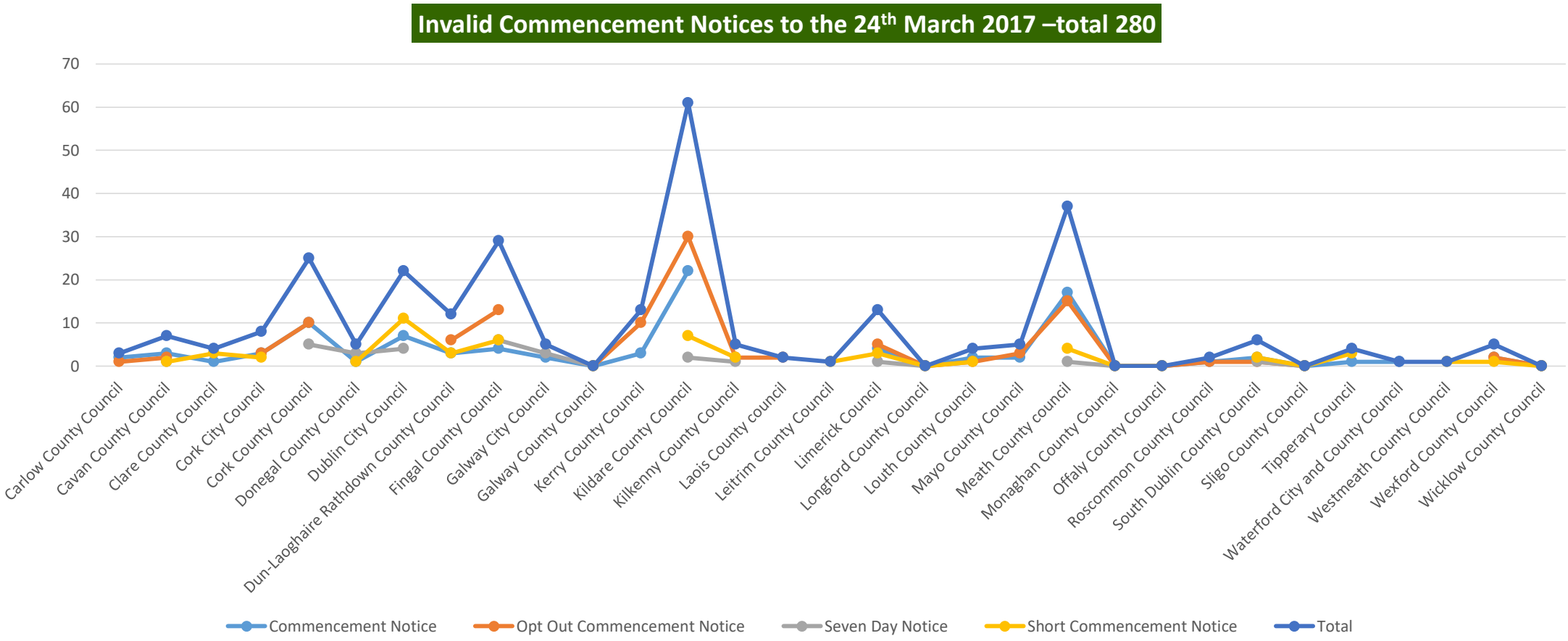
NBCMP

National Building Control Management Project

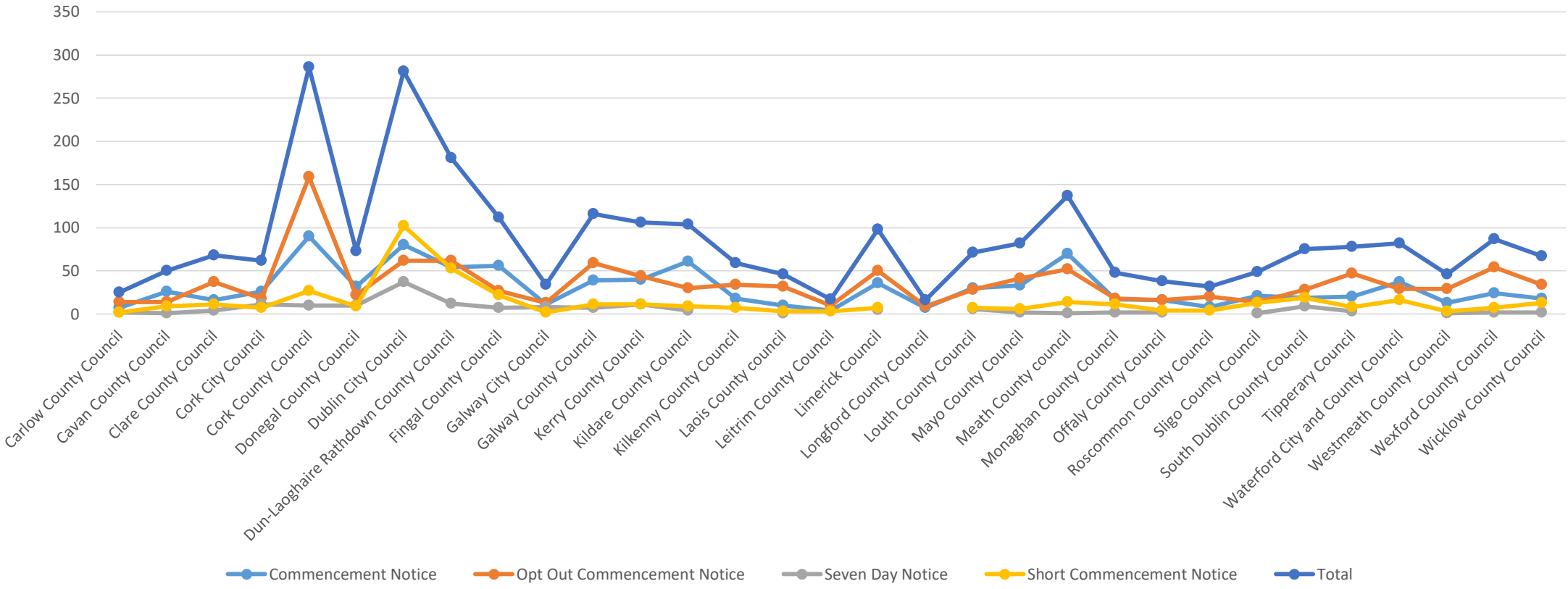
2016



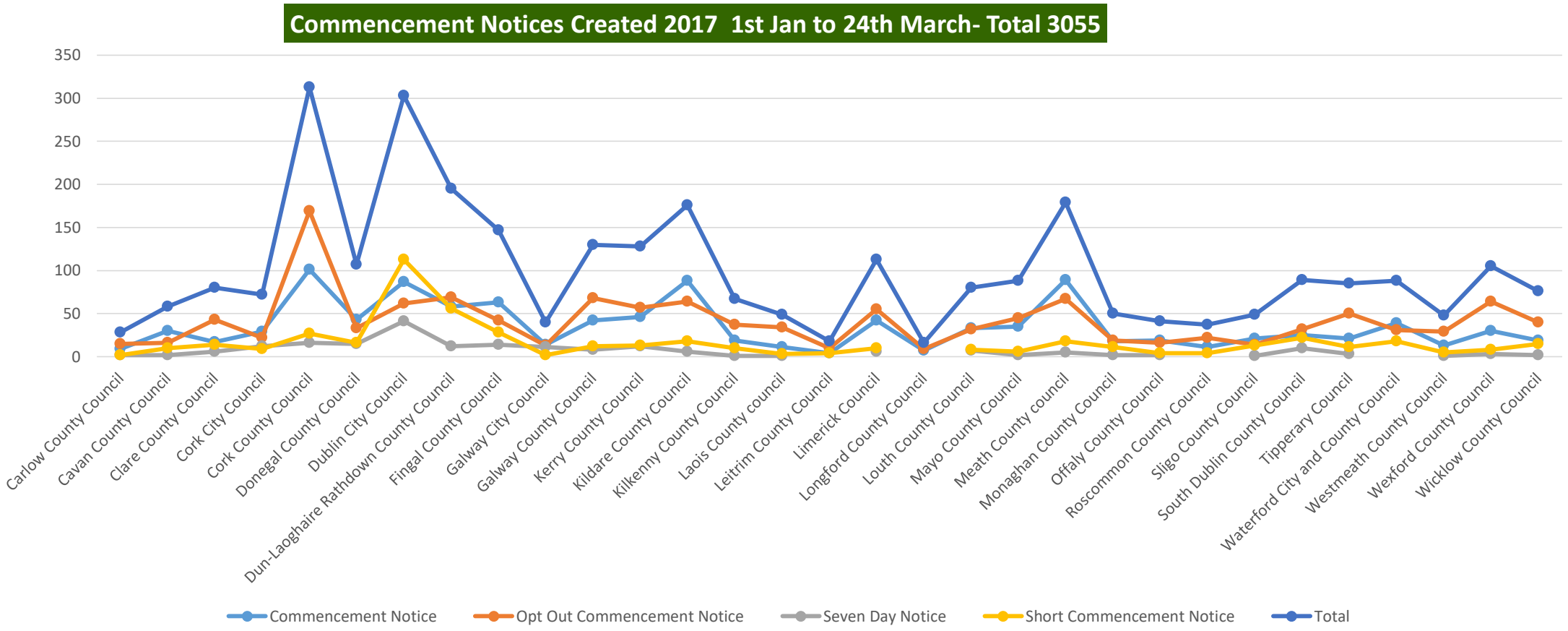
Invalid Commencement Notices to the 24th March 2017



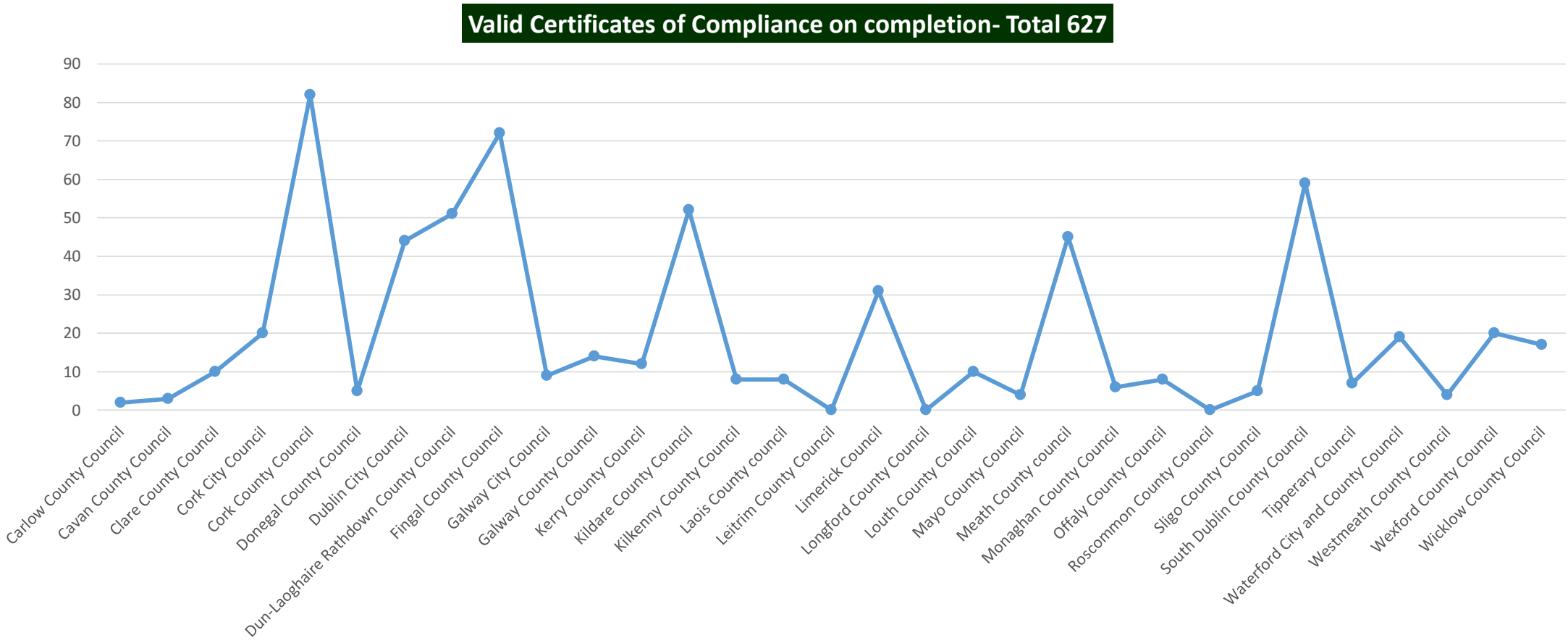
Valid Commencement Notices 2017 1st Jan 24th March-Total 2626



Commencement Notices Created 2017 - 1st January to 24th March

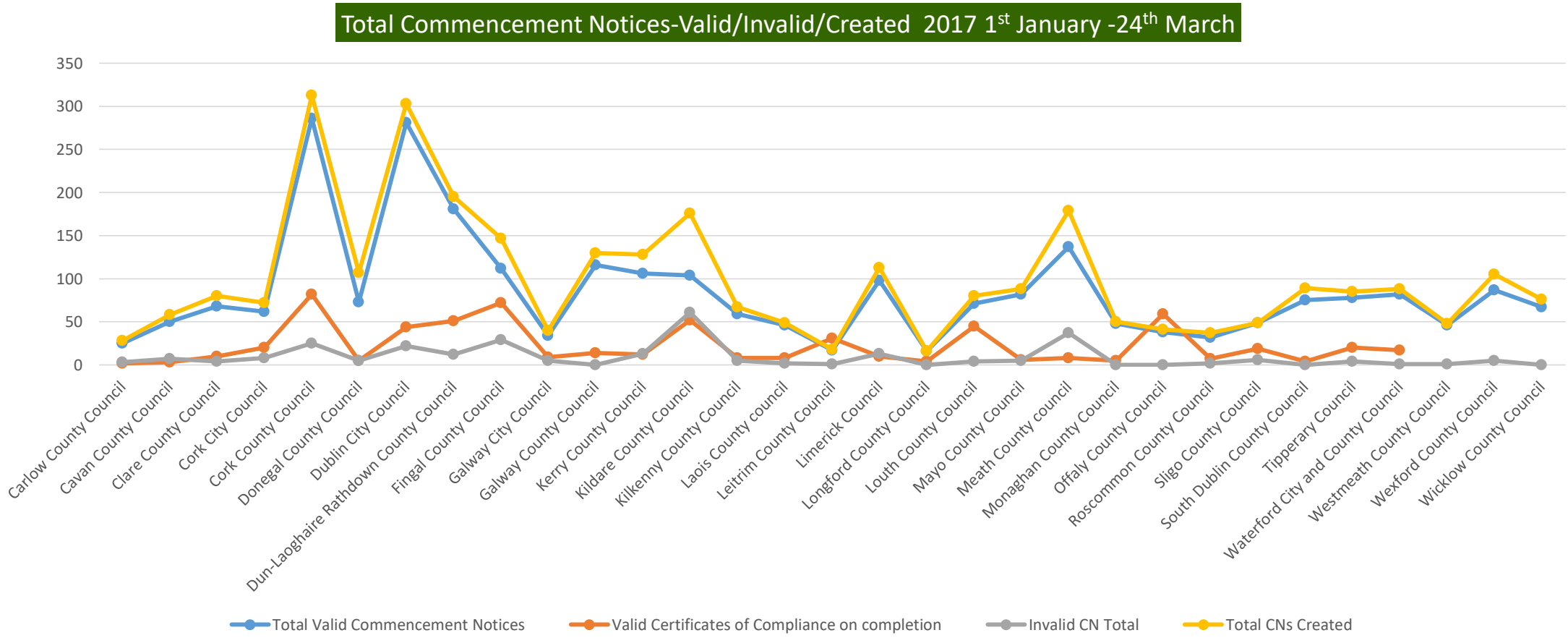


Certificates of Compliance on Completion – 2017 1st January to 24th March



Total Commencement Notices and Certificates of Compliance on Completion in the System 2017

County	Commencement Notice	Opt Out Commencement Notice	Seven Day Notice	Short Commencement Notice	Total Valid Commencement Notices	Valid Certificates of Compliance on completion	Invalid CN Total	Total CNs Created
Total	939	1106	161	420	2626	627	280	3055



Commencement Notices with SI 365 Opt-Out Declaration

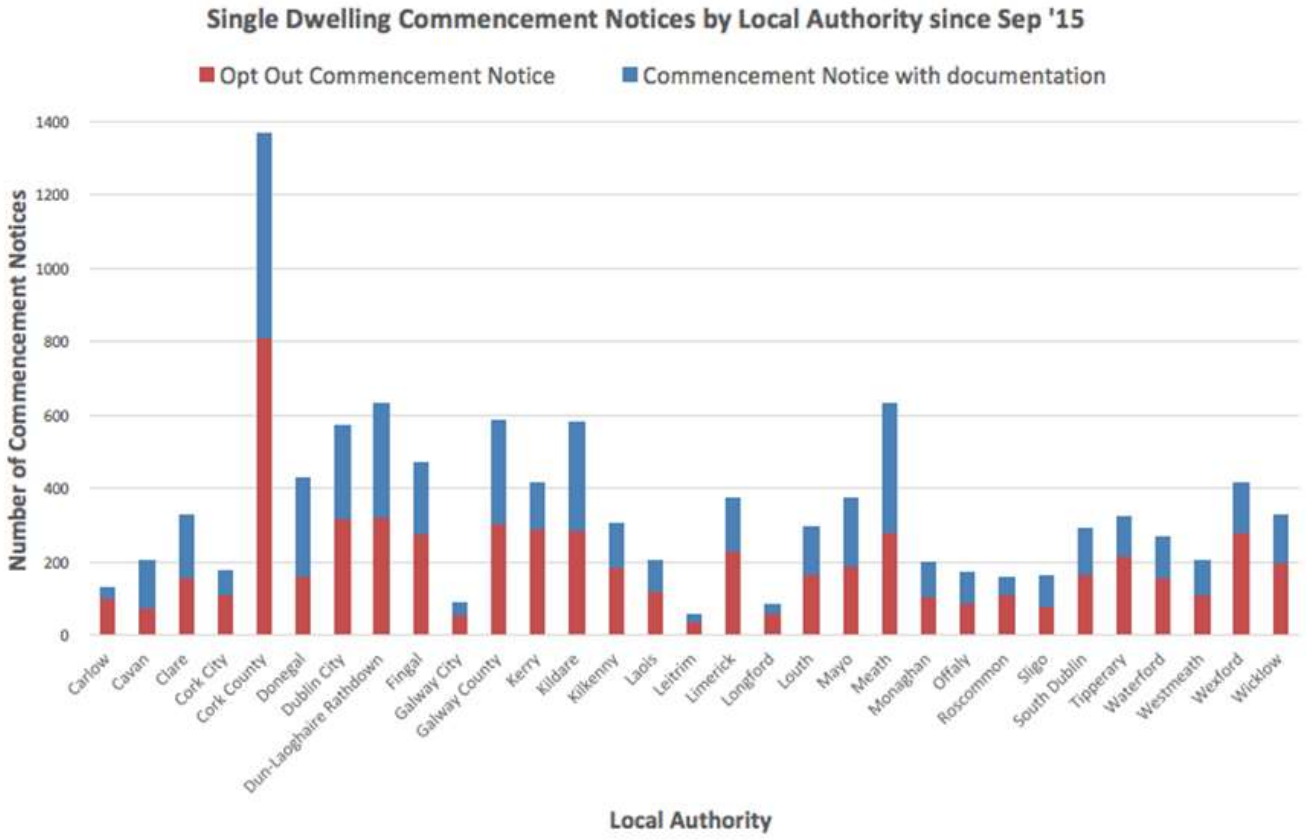


Figure 3: Number of Commencement Notices with documentation and Opt Out Commencement notices for Single Dwellings since September '15 by Local Authority

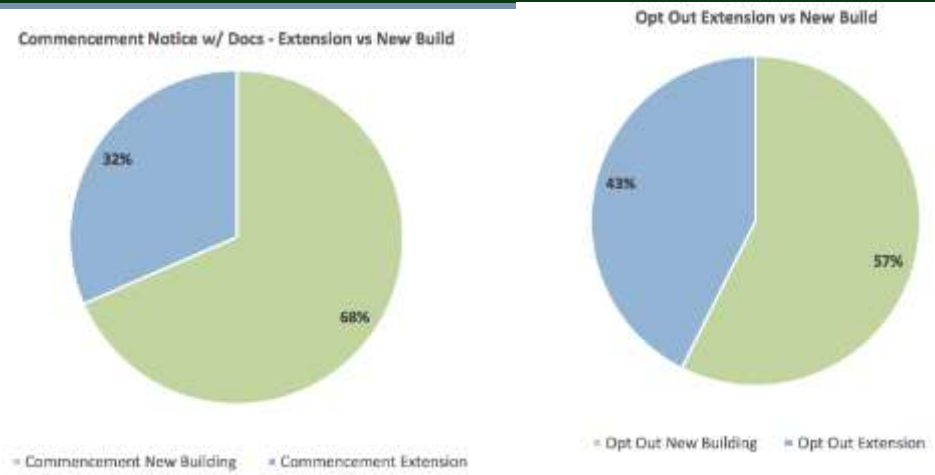
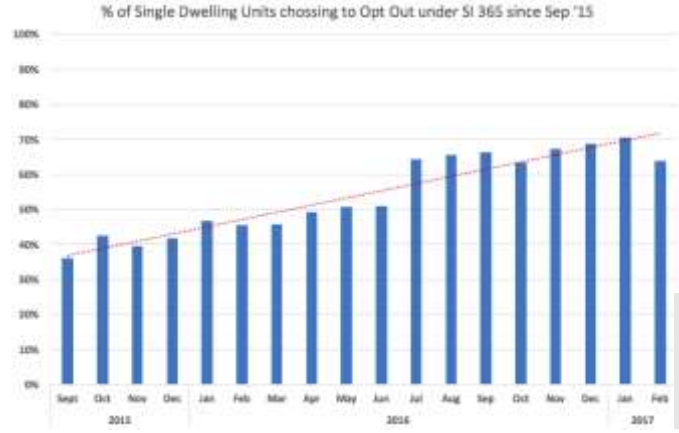


Figure 4: Percentages of New Building compared to Extensions for Commencement Notices from 1/6/16 to 28/2/17



Ref; project Robert Ronayne

Ongoing Challenges

- Technological changes
- Non-submission of Commencement Notices
- Non-submission of Certificates of Compliance on Completion
- Commencement Notices with Opt-Out Declaration –misunderstanding
- Lack of knowledge of Building Regulations in the Industry
- Relevant Building Control Training
- Better coordination within Local Authority's
- Better coordination between Local Authorities

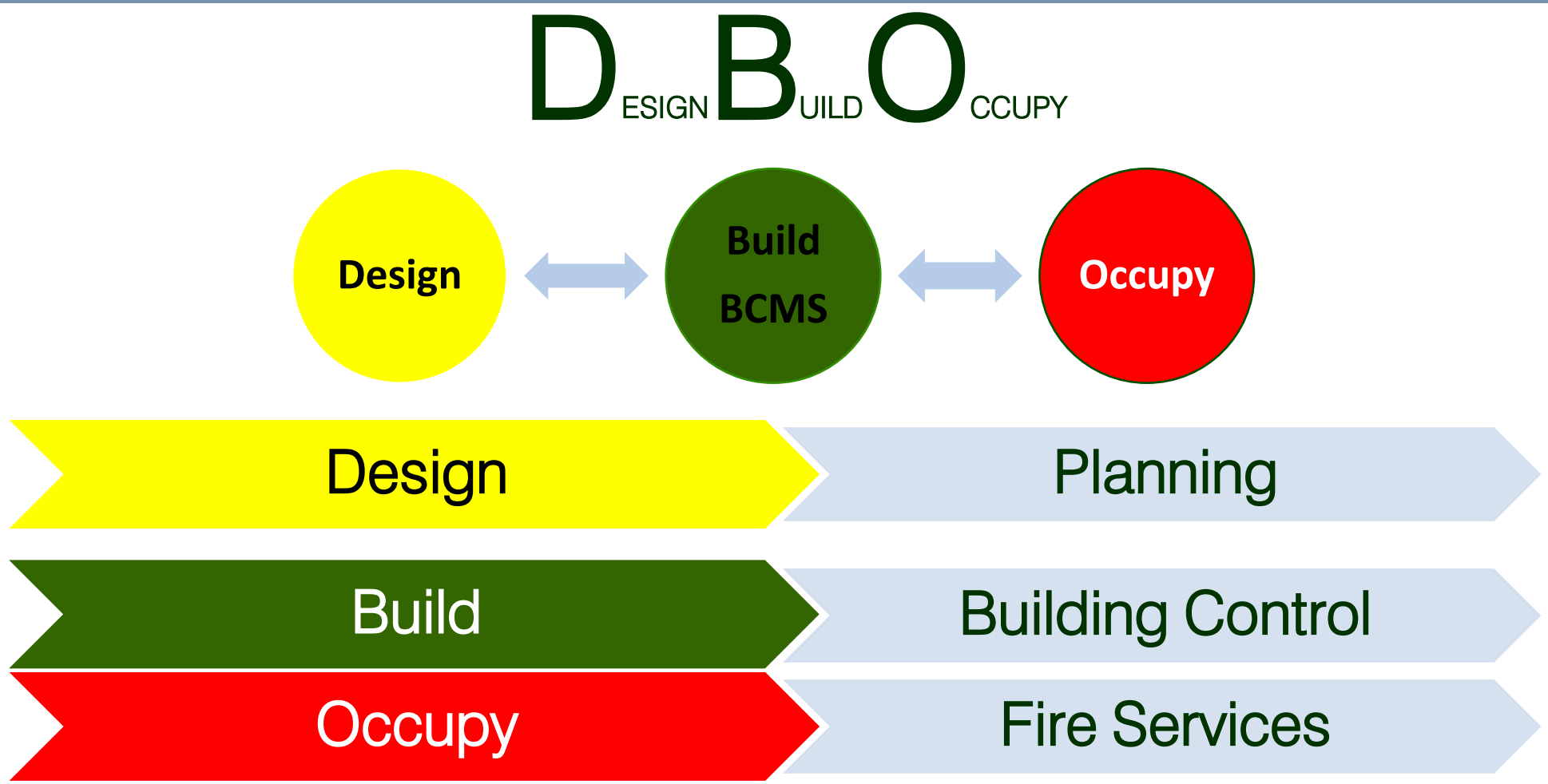
Current Issues for- Building Control

- Diversity of materials
- Diversity of Methods of construction
- What is Reasonable
- What is considered Adequate
- Fit for purpose
- Opinions/certificates of compliance
- Training in building-master & apprentice
- Part L implementation & renewables
- Part E (Sound) implementation
- Acceptable details
- Cost of Enforcement & recoupment of costs
- Bonds system/Retention similar to TIC bonds-apartment blocks!

Opportunities

- Data Analytics to inform decisions
- Project Assessment to inform risk
- Increased use of IT systems to assist LA staff
- Improved inspection regime within industry and the BCAs
- Improved consistency nationally
- A Building Control System for the 21st Century

FAQ1. What is the Building Life Cycle Strategic Management?



Questions

Thank You
Comhairle Contae
Fhine Gall
Fingal County
Council