



Developments in Building Control & Legislation

Presentation to Irish Building Control Institute (IBCI)
Annual Conference
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Aidan O'Connor
Principal Adviser
Architecture / Building Standards Section
Housing Division, DEHLG

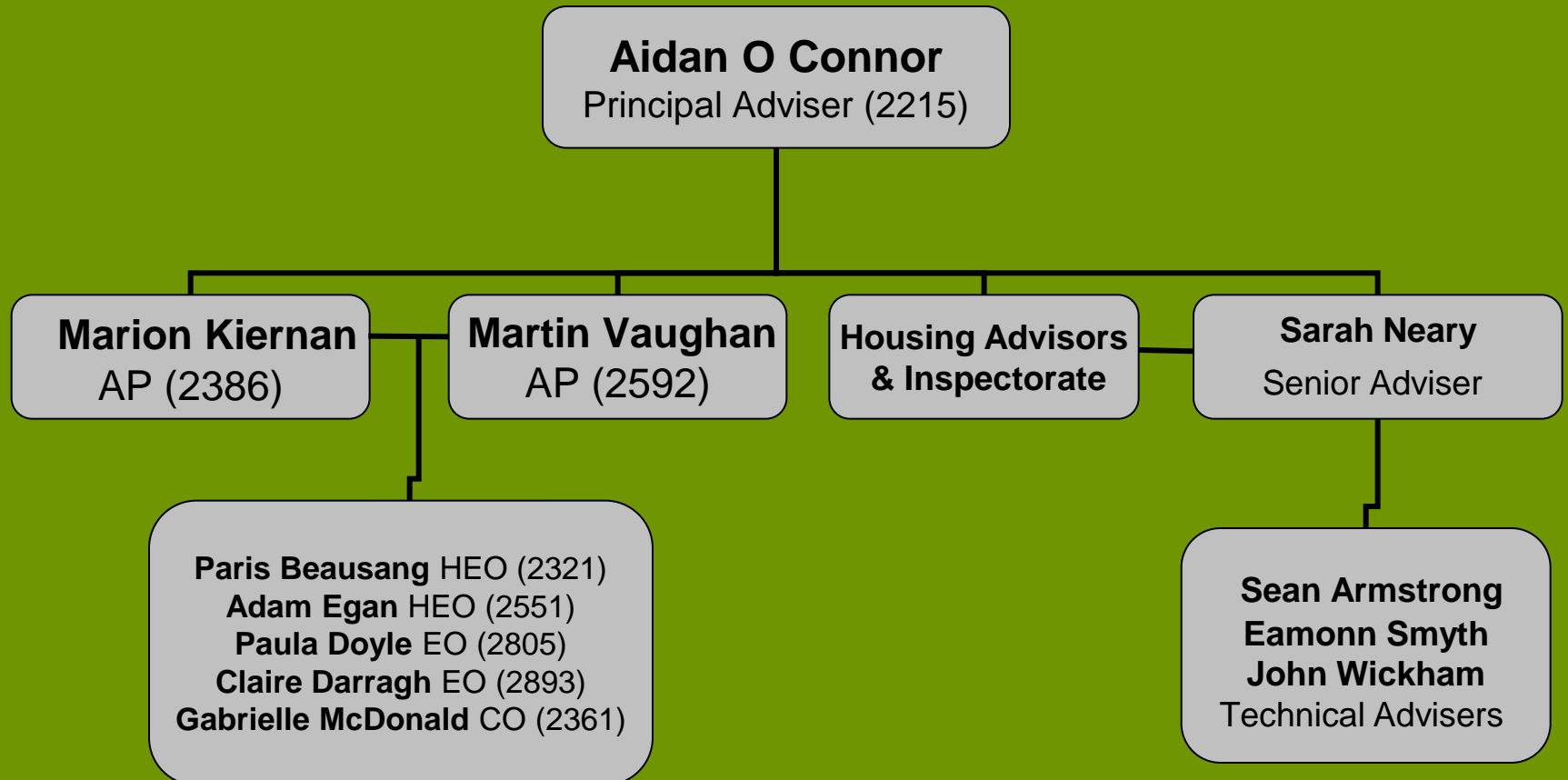


Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

Content of Presentation

- Building Standards / BRAB
- 2012 Work Programme – Key Priorities
- Building Control Reforms

Building Standards Team



Building Regulations Advisory Body (BRAB)

- BRAB is a statutory body appointed under the Building Control Act 1990
- Role: To advise Minister on proposed amendments to Building Regulations and other matters on request
- IBCI nominee is Johnny McGettigan
- Chair: Jay Stuart (since Sept 2009)

BRAB Membership

Jay Stuart, Chairman	Delap & Waller	Johnny McGettigan	IBCI, Donegal CoCo
Sean Balfe	NSAI	Paul Kelly	RIAI, Architect
Michael Browne	NSAI, Architect	Brian McKeon	CIF, MKN Properties
Vacant	NDA, Galway Centre for Independent Living	Maria Melia	CFOA, Wexford CoCo
Noel Carroll	DEHLG (Retired)	Sarah Neary	DEHLG
Jacqui Donnelly	DEHLG	Aidan O'Connor	DEHLG
Connor Taaffe	Home Bond	Kevin O'Rourke	SEAI
Denise Germaine	Chartered Inst of Architectural Technologists	Emer O'Siochrú	An Taisce, Architect
Gerard Grogan	Architectural Technician	Terry Prendergast	NCA, Planner
Jimmy Keogan	CCMA, Asst. City Manager Dublin City Council	Kyrstyna Rawicz	Society of Chartered Surveyors Ireland
Jim Keogh	Electro-Technical Council of Ireland	Gary Treanor	ITFMA, Kingspan Ltd.
Mark McAuley	IBEC, Building Materials		

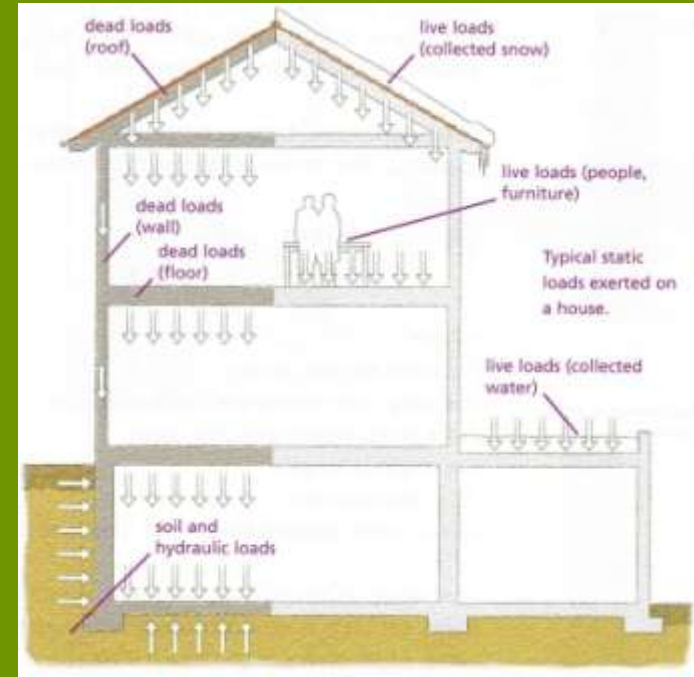
BRAB end of term July 2012; Reconvened BRAB 2012-17

2011 Work Programme – Key Priorities

- Ongoing review of Building Regulations – six full reviews underway/planned in 2012
- Supporting Pyrite Panel & Govt. response to failures in residential market
- Enhancing Building Control
- EPBD / Construction Products Regulation
- Retrofitting Code of Practice

Part A (Structure)

- TGD A to reflect Structural Eurocodes and omit references to withdrawn Irish and British Standards
- Amendment Regs with Minister for signature
- Publication of Regs/TGD A in Q2; effective from 1 July 2013



PART B (Fire Safety)

- Full Review of TGD B underway
- Pre-review consultation closed 24 Feb 2012. 44 submissions.
- Full public consultation by Q4



Part D (Materials & Workmanship)

- Partial review
- Consistency with EU Construction Products Regulations (replaces CPD)

Part E (Sound)

- Full Review underway
- Draft regs/TGD E to be recommended to Minister for public consultation beginning in Q3
- Review of Submissions in Q4
- BRAB to recommend definitive regs/TGD E to Minister for signature early in 2013

Part J (Heat Producing Appliances)

- BRAB / Industry stakeholder group to complete its recommended approach in April, 2012
- Issues – Consistency with TGDs L & F; CO Detectors; Industry Developments – installation arrangements, COPs, etc.
- Public consultation by end Q3
- Definitive Regs / TGD J for approval by Minister early in 2013

Part L (Conservation of Fuel & Energy)

- **Part L 2011 – Dwellings:** Operative since 1 December 2011; DEAP software reviewed by SEAI; compliance check reports to issue directly to BCAs.
- **Buildings other than dwellings:** Full review to commence with RFT for consultants to issue in 2012



Retrofitting Energy Efficiency Measures for Dwellings

- Joint project with DCENR, NSAI & SEAI
- BRE UK engaged to develop *'Code of Practice for Retrofitting Energy Efficiency Measures in Dwellings'* for consultation by mid-2012



Further Priorities

- **TGD K (Stairways, Ladders, Ramps and Guards)** to align with
 - TGD M 2010
 - Relevant British & EN Standards
 - Withdrawal of certain Irish and British Standards following Eurocodes
- **Part H /TGD H 2010 (Drainage and Wastewater Disposal)**

Further Priorities

Construction Products Regulation

- now signed into EU Law
- Implementation plan for consultation in 2012
- Mandatory **Declaration of Performance** and **CE marking** of construction products from 2013
- Stronger emphasis on Market Surveillance

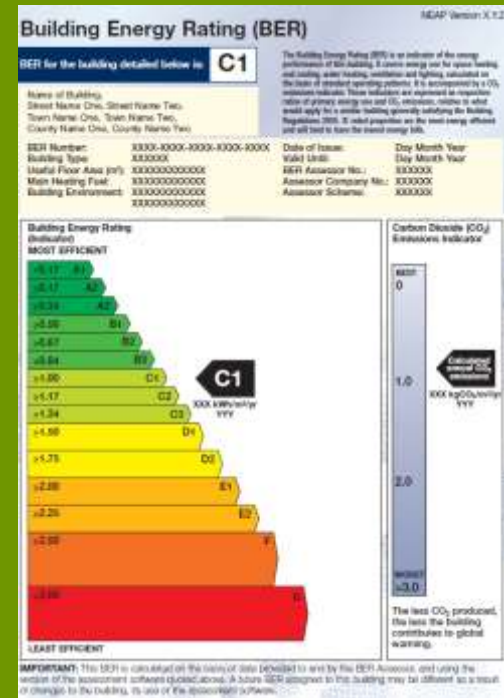
Energy Performance of Buildings Directive (EPBD)

- **Dwellings:** 279,000 BER Certs registered with SEAI (14% of housing stock); 12,450 certs by end Feb. 2012.

NB: DEAP calcs at Commencement

- **Non-Dwellings:** 8,300 BER Certs; 320 by end-Feb 2012.

- **Public Buildings:** 394 Display Energy Certs



Recast EPBD

- Existing arrangements broadly suffice other than
 - Use of BER in advertising / promotional material
 - Definition of large building reduces from 1,000m² to 500m² (from 2012) and to 250m² (from 2015)
 - Application of Building Standards to major renovations (works affecting 25% of surface area of building)
 - Part L standards to be cost optimal
 - Plan for nearly zero energy buildings
- Consultation on New consolidated BER regulations (to replace SI 666 of 2006 as amended) for one month during April/May 2012. SI to be signed into law early July 2012.

Inspection & Enforcement Activity

- Minimum target inspection level of 12-15% of buildings with valid Commencement Notice agreed with CCMA
- Latest statistical returns (Jan. - June 2010) show ongoing high level of building control activity
- 4 out of 37 Building Control Authorities failed to meet agreed target inspection level
- Revised survey form to issue in April 2012 for 2011 activity – clearer instructions and focus on building inspections
- Significant non-compliance issues in most BCAs

Inspection & Enforcement Activity

- Other enforcement responsibilities - market surveillance under European Communities (Construction Products) Regulations 1992
 - Circular 1/2010 of 8 Feb 2010 – Quality of Imported Plywoods
 - Still an issue and requires vigilance

Guiding & Supporting Building Control

- BCO workshops will continue to be an annual event
 - Open to suggestions on date and content for this year
- Need for greater communication and guidance –
 - FAQs on Building Control administration
 - Working with LGMSB on DAC guidance

Building Control Reforms

- Building Control Group (DEHLG / CCMA)
 - Reports from BRAB, IBCI & Professional Bodies
“Strengthening the System” Report
 - BCO workshop – November 2010
 - Consultative Forum Dublin Castle – January 2011
 - BRAB Subgroup report on what certification is necessary and competence of certifiers
 - Shared desire for change across stakeholders

Building Control Reforms

Minister's approved measures (July 2011):

- mandatory certificates of compliance by builders and designers
- lodgement of drawings/documents at commencement and completion, demonstrating compliance with Parts A-M;

Building Control Reforms

Minister's approved measures (July 2011):

- more efficient pooling of BCA staff and resources for more effective oversight of building activity;
- standardised approaches and protocols for consistency of administration nationwide;
- better support / development of BC function

Building Control Reforms -Regulatory

BC (Amendment) Regulations 2012:

- Responsibility will continue to rest with owner / developer
- Certification requirements in relation to design and construction
- Stronger emphasis on competence

Building Control Reforms - Regulatory

- Chain of responsibility following every commencement notice
- Increasing status of public register - accessible file of documents/particulars of every building
- Detailed proposals will be released for public consultation on Tuesday 10 April 2012 for 6 weeks.
- Amended regulations to be signed into law by July 2012.

Building Control Reforms - Regulatory

Consultation papers also focus on future regulatory reforms

- Register of approved inspectors/certifiers
- Registration of Builders and Contractors
- Electronic administration of building control function

Building Control Reforms - Organisational

- LG Efficiency Review Group – delivering more with less resources
- CCMA focus on inspection activity in general
 - Regionalisation of inspection resources
 - Pooling /standardising of inspection arrangements
 - Investing in new technology
 - Common templates and approaches
- CCMA Working Group on Building Control

Thank You!

GENERAL ENQUIRIES

- www.environ.ie/buildingstandards
- buildingstandards@environ.ie