



**IBCI 2<sup>nd</sup> April 2014**  
**Building Control Reform Programme**

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# Real Change Starts Now

## Continuing positive engagement with stakeholders:

- CCMA / local authority management and BCO
- The professional bodies : RIAI ACEI EI SCSi
- The construction industry : CIF and IHBA
- OPW / GCCC, Government Departments / Agencies

<b>MEASURE</b>	<b>DELIVERABLE</b>
<b>Activate S.6(2)(a)(i) of Act of 1990 – Certificates of Compliance</b>	<b>SI 9 of 2014</b>
<b>Lodgement of Compliance Documentation</b>	<b>SI 9 of 2014</b>
<b>Online Administration (BCMS)</b>	<b>Phase 1 Live &amp; Ongoing</b>
<b>Review of Registration Arrangements for Architects &amp; Surveyors</b>	<b>Fennell Report (Sept 2013) - Implementation underway</b>  <b>CIAT</b>

<b>MEASURE</b>	<b>DELIVERABLE</b>
<b>Registration of Contractors</b>	<b>CIRI in place on voluntary basis; Statutory by 2015</b>
<b>Latent Defects Insurance</b>	<b>Policy review underway</b>
<b>Risk based BCA Inspections</b>	<b>By September 2014</b>
<b>Common Set of Protocols for BCAs</b>	<b>Outline Draft; BCA subgroup nominations</b>

# Regulatory Reforms – Key Features

- a) Responsibility will continue to rest with the owners and builders
- b) Certification required in relation to design and construction
- c) Inspection Plan for each building
- d) Stronger emphasis on competence
- e) Chain of responsibility following commencement notice
- f) Increased status of Building Control Register

# Current Context

**SI No. 9 of 2014 operational from 1 March 2014**

- Ongoing Guidance and Support crucial
- FAQs in place
- Circular to issues (article by article overview of SI 9 of 2014; Self-build issue, CIRI register)
- Training on BCMS
- Alfresco system

**NB – BCO views/feedback are crucial here**

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# SI No 105 of 2014

- Alternative means of compliance with Assigned Certifier / Inspection Plan requirements
- Oversight Group determines inspection/lodgement arrangements
- Design cert, lodgement and registration do apply
- Education and Health Sector (Public and Private)
- N.B. Not a derogation, or deferral; compliance non-negotiable.
- Unique identifier on BCMS

# Register of Builders & Contractors

**CIRI now established by CIF as voluntary register and will become a statutory register in 2015**

- Register of main contractors, builders, specialist contractors, sub contractors & other trades
- Application through a Registration Board with Complaints and Appeals procedures
- Code of Ethics with defined obligations and commitment based principles for members
- CPD obligation for members.



# Immediate Priorities

- Support people & systems (BCAs, Fire Authorities & BCMS)
  - Support owners, builders & professionals
  - Consolidation of Building Control Regulations
  - Protocols /consistency
  - Risk-based inspections
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# Challenges and Opportunities

- Chain of Responsibility for all Stakeholders
- Empowering Professionals
- Relying on the professional competence of registered members of professional bodies  
RIAI ACEI EI SCSi
- Empowering the construction industry and repairing the reputational damage
- Providing stronger consumer protection
- Consumer focused insurance will provide ultimate recourse

# Conclusion

- 1) Strengthening the systems of control
- 2) Ensuring that the systems of control are properly applied.
- 3) Improving the system of inspection and oversight by industry and BCAs.

..... ***the work continues***

***Thank You***

