

Building Control Officers

Perspective on BCMS

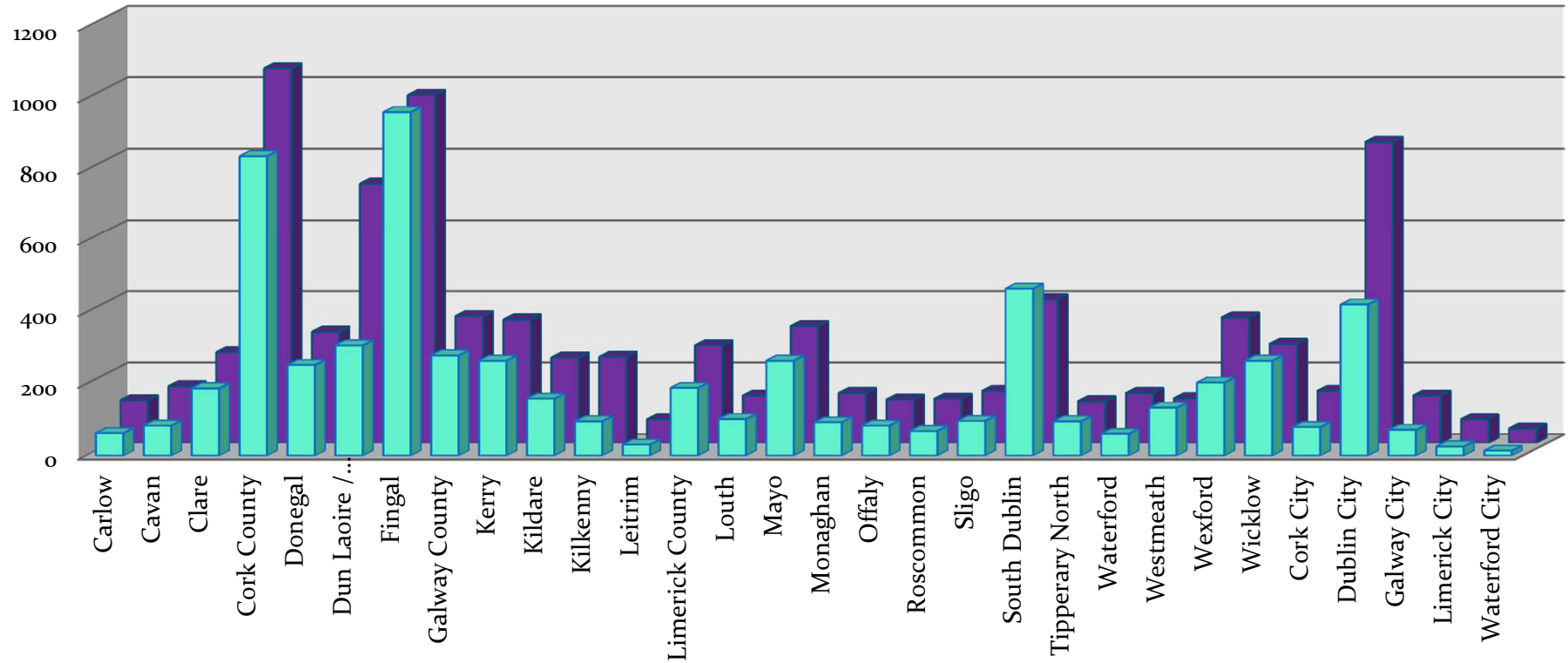
Bernadette Mc Ardle

New Building Regulations- Reaction

- Reaction from public- increase in CN's submitted in Jan and Feb 2014

No of CN's received 2013	7456	
no of corresponding buildings	9069	
No of CN's received in Jan & Feb 2014	4284	57 %
no of corresponding buildings	6316	70 %
15% 2013	1360	
15% 2 months 2014	947	70 %

No of Buildings



■ Jan-Feb 2014 no of buildings

■ 2013

Period of Transition

- 4284 CN's were submitted with 6316 buildings commencing in 2 months of 2014
- These figures are equivalent of 70% of total of 2013. Inspection numbers also equate to 70% of 2013 figures.
- These buildings don't have inspection plans, drawings, assigned certifiers designers etc
- BCA will be carrying out one inspection on these buildings

Reaction from Councillors

- Generally positive
- Accepted there was a need for change
- Can see the benefits of the new system
- Likely to be reflected in general public reaction
- Still some non-believers
- *One Councillor commented:*

“This is just like using shotguns to kill mice!”

Building Control Officers Concerns

- Self Builder ! Guidance on the self builder signing the form
- Problems with the IT system “Back end system”
- Localgov.ie website
- Training for BCA’s and users
- Non- registered Professionals submitting CN’s

SELF- Builder

- Self builder- can I legally sign the form of the builder?
- Self builders association website letter from DOEHLG
- Will certifiers sign off on the completed works?
- What is the view on this issue for SCS, RIAI and EI?
- Guidance required in circular letter to LA's

Queries from Registered Professionals

- Awaiting entry on Register
- Members of RIBA carrying out work in Ireland
- Entry on the register from Agents in NI and UK
- What information do I need to submit with a commencement notice?
- Self builders – what is my position in relation to signing off on work

Uniformity of information

Guidance to BCO's

- Uniform approach across all LA to 2014 Regulations
- Regulations require the following
 - General arrangement drawings including plans, sections, elevations
 - Schedule of plans
 - Calculations
 - Specifications
 - Preliminary Inspection Plan
- Submission of supplementary information
- 34 authorities – that means 34 ideas at least

New Supporting Document

[BCMS Home](#) [My Account](#) [List Notices](#) [New Notice](#) [Logout](#)

[Project Details](#) ✓

[Nominate Roles](#) ✓

[Project Assessment](#) ✓

[Documentation](#) ⓘ

[Payment](#) ⓘ

Supporting Document

Browse...

Supporting Document

Type *

Create

Cancel

- Select -
- Select -
- General Arrangement Drawings
- Plans
- Sections
- Elevations
- Calculations
- Specifications and Particulars
- Inspection Plan
- Inspection Notification Framework
- Preliminary Inspection Reports
- Ancillary Certificates
- Schedule of documents
- Schedule of Plans

What else is needed

- List of Requirements in Appendix of COP on Parts A to M- this list is not complete
- Basis of compliance with relevant parts or are applicable to the building being constructed
- BER – provisional certificate
- DEAP / NEAP calculations
- Electronic file from DEAP/NEAP

This should be included in the Framework for BCA's

Using the On-Line System

- www.localgov.ie
- Submitting a CN
- Anomalies in forms created
- Consequence Class
- Process of Submission

Anomalies in forms created

- Commencement notice form- information missing on location of development even it is entered

Location of development: _____

Number of buildings: _____ Number of new buildings: _____

Use of buildings: _____

Anomalies in forms created

- Assigned Certifier's names with an apostrophe, e.g. Philip O'Brien appears as philip #'%139brien

Project Assessment

New building

[BCMS Home](#)

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[Project Details](#) ✓

[Nominate Roles](#) ✓

[Project Assessment](#) ⚠

[Documentation](#) 🔒

[Payment](#) 🔒

Purpose group

Residential (Dwellings) ▼

Sub group

Dwelling House ▼

Construction type

Brick,Block ▼

Project Type

New ▼

Phase For This Notice

1

Number of Storeys

1

Height

4.5

FSC

n/a

DAC

n/a

Quantity

1

Material Alteration Works

N/A ▼

Material Change of Use

N/A ▼

Use of Building

domestic

Material Change of Use
Description

Consequence Class

1 ▼

Process of submission

The screenshot displays the 'localgov.ie' website interface. At the top, there is a navigation bar with the logo, a service dropdown menu set to 'Business And Economy', and a search field. Below this, a breadcrumb trail reads 'Home > BCMS Home > List Notices > View application'. The main heading is 'Project: Test case'. A secondary navigation bar includes 'BCMS Home', 'My Account', 'List Notices' (which is active), 'New Notice', and 'Logout'. A progress bar below shows steps: 'Project Details' (checked), 'Nominate Roles' (checked), 'Project Assessment' (checked), 'Documentation' (active), and 'Payment' (with a notification icon). A blue button labeled 'Add or edit documents' is positioned above a table of document details.

ID	8348720
Form type	Commencement Notice
Form status	Incomplete
Form description	one off single storey dwelling

Design Certificate	Download
Name: design_certificate_form.pdf	
Created: 2014-03-27 17:46:36	
Checksum: N/A	

Notice of Assignment (Builder)	Download
Name: notice_of_assignment_of_builder_11.pdf	
Created: 2014-03-27 17:57:30	
Checksum: N/A	

Notice of Assignment (Certifier)	Download
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Notice of Assignment (Certifier)

Name: [7oda9deb-2d98-d87c-7ac9-53345d05caa5_0.pdf](#)

Created: 2014-03-27 17:51:34

Checksum: N/A

Download

Commencement Notice

Name: [commencement_notice.pdf](#)

Created: 2014-03-27 17:51:01

Checksum: N/A

Download

Undertaking By Builder

Name: [undertaking_by_builder_12.pdf](#)

Created: 2014-03-27 17:54:23

Checksum: N/A

Download

Undertaking by Assigned Certifier

Name: [undertaking_by_ac_0.pdf](#)

Created: 2014-03-27 17:51:35

Checksum: N/A

Download

Misc / Other

Supporting Documentation List

Name: [inspection_plan.xlsx](#)

Created: 2014-03-27 17:59:20



Home > BCMS Home > List Notices > View application

Project: Test case

[BCMS Home](#)

[My Account](#)

[List Notices](#)

[New Notice](#)

[Logout](#)

[Project Details](#) ✓

[Nominate Roles](#) ✓

[Project Assessment](#) ✓

[Documentation](#) ⓘ

[Payment](#) ⓘ

You can't make a payment before project details, roles, assessments and documentation are complete.

Sugar CRM

- Editing of customers details allowed
- Professional titles- Designer Bernadette McArdle CENG with Engineer's Ireland Registration No. not stored

The screenshot shows a web browser window with the following details:

- Browser: Mozilla Firefox
- Page Title: Designer » Qualifications » SugarCRM
- Address Bar: https://172.30.80.6/index.php?action=ajaxui#ajaxUILoc=index.php%3Fmodule%3DPR_Qualifications%26action%3DDetailView%26record%3D41cba64d-a247-6e4c-349d-533446fcfc6c
- Page Content:
 - Logo: LGMA
 - Welcome, [Bernadett](#)
 - Site
 - Navigation: All
 - Recently Viewed: Designer, Ms. Bernadet..., Mr. Philip O..., translator, Mr. Adrian K..., Sports Centre, Philip & Ly..., Bernadette M..., Limerick Cit..., James McGett...
 - Actions: Create Qualifications, View Qualifications
 - Section: **Designer**
 - Buttons: Edit
 - Table:

Qualification:	Designer	Assigned to:	
Professional Body Registration No.:		Customers:	Bernadette McArdle
Registration Type:	Chartered Engineer (Engineer Ireland Register)		
Comments:			

Clarification

- Can an email address appear in both localgov.ie and sugar CRM so as the users can report bugs to a central location
- User manual for Sugar CRM?
- Sharing of information- Alfresco
- Issue of Guidance – discussion is great but definitive guidance from Dept is required - which has always been the case

Qualifications of BCO'S

- Qualifications of BCO's not defined
- Technical staff
- Engineers- but are not required to be Chartered
- Expertise required and in particular in any enforcement action

Concerns of BCO

- Inspections- 15% of buildings but required to inspect 4 times
- Handover of all inspections by BCO to the builder and certifier
- Guidance needed – do we hand over the sheet that we took notes on site, back up reports completed in order to initiate prosecutions, enforcement notices, warning letters
- Photographs

Concerns for BCO's

- A standard inspection sheet just with tick boxes similar to a H&S risk assessment sheet?
- Back up reports to inspections- how will this affect prosecutions
- Risk Analysis- a basis needed for the decisions made at risk assessment – currently random. If a court case is taken then the risk analysis may form part of the evidence
- Not appropriate for a technical assessment to be carried out at completion stage- WHY NOT?

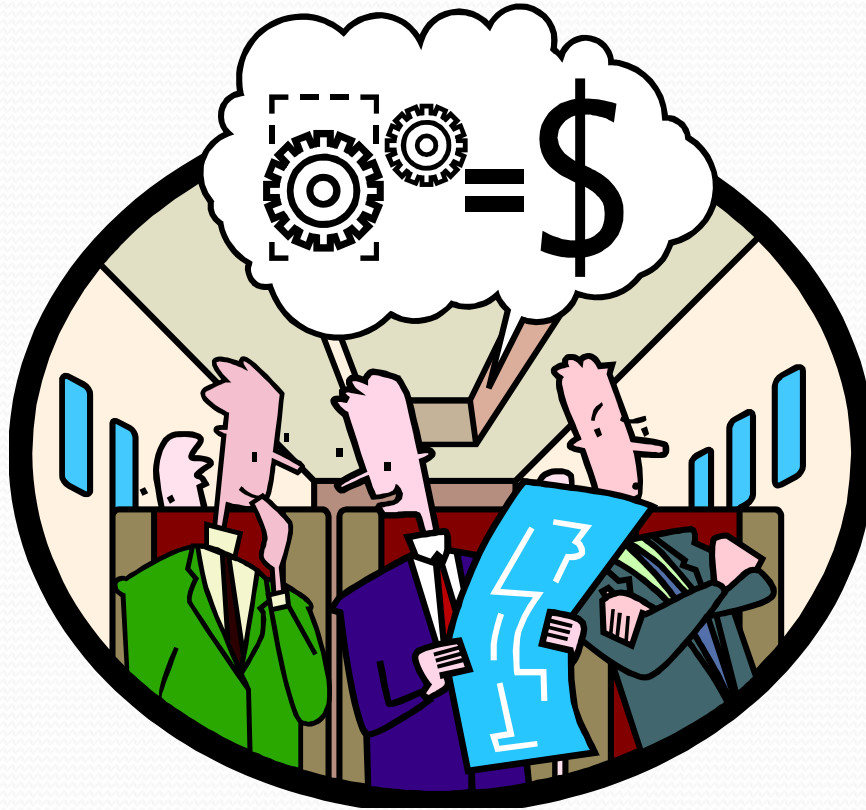
Additional work for BCA

- Resources- targeted inspections of 15% at 4 stages
- Handover of inspection reports
- Assessing information at both commencement and completion stage- a certain amount of verification is needed.
- All forms must be checked for signatures and verification of appointed persons to roles
- Has an inspection plan been submitted
- Has it been updated at completion stage

What happens if no CN submitted

- What to do?
- Prosecution- probably successfully but it still doesn't rectify the situation
- Regularisation Fire Certificates - conflict

A work in Progress



- Framework Document
 - Transition period
 - Steering Group
 - Project Officer