



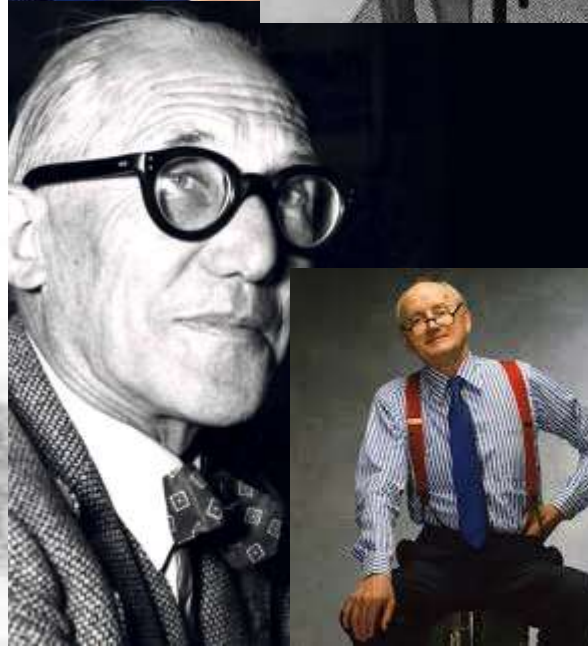
IRISH BUILDING CONTROL INSTITUTE ANNUAL CONFERENCE 2015

The Building Control (Amendment) Regulations 2014



The Architect's Perspective
SI9..... one year later

COMPOSITE ARCHITECT



Composite Architects are....

...in Private Practice

● one architecture ...Principals or Sole Traders

...in Practices that have < 10 Staff

.....members of the RIAI

...in practice for > 10 years

60% based in Dublin

40% based outside Dublin



Composite Architects.....

Have attended BCAR CPD event(s)

69%

Have provided a BCAR service

10%

Are providing BCAR services 15%

Expect to provide BCAR services soon 25%

Have not provided BCAR services yet

50%

The Composite Architect's concerns...



10 Paperwork and Beauracracy

Composite Architects think.....

that these issues are

*IMPORTANT or
V.IMPORTANT*

Independent Audit of Design	85%
Inspection Plans	72.5%
Independent Inspection of Construction	75%
Enforcement	80.5%
Proportionate Liability	85.5%
Public Awareness	73%
Education and Training	74.5%
Regularisation Process	71.2%
Ongoing Compliance	60.67%
Definition of 'Compliance'	87.5%

CURRENT ISSUES

40m.sq

Self Build

One off Houses

‘Bypassing the System’

Inspection Framework

CIRI...is it working yet.....why not statutory?

Irish
Association
of
Self Builders



2014/2015



Does
SIZE
matter?

\$19+



**RISK FOCUSSED
INDEPENDENT and EQUITABLE
ENFORCED
and RESOURCED**

RISK ANALYSIS.....in action



Resources follow the risk

RISKy.....designs



RISKy.....sites



RISKy.....stakeholders



Singh Construction

Enjoy The Quality, Admire The Value.

***You've tried the cowboys.....
now give the Indians a chance.***

RISK-ADAPTABLE SYSTEM



INDEPENDENT DESIGN AUDIT

*NOBODY
IS
PERFECT
WE ALL
MAKE
MISTEAKS*

early
detection **works**

**I STAND
CORRECTED**

1 Pound of Cure

**1 Ounce of
Prevention**



INSPECTION

+

DETECTION

+

CORRECTION

=

PREVENTION

INDEPENDENT INSPECTION of CONSTRUCTION

INTERNATIONAL STANDARD © ISO/IEC

ISO/IEC 17020:1998(E)

General criteria for the operation of various types of bodies performing inspection

A.1 The inspection body shall be independent of the parties involved.

The inspection body, and its staff responsible for carrying out the inspection shall not be the designer, manufacturer, supplier, installer, purchaser, owner, user or maintainer of the items which they inspect, nor the authorized representative of any of these parties.

B.2 The inspection body and its staff shall not engage in any activities that may conflict with their independence of judgement and integrity in relation to their inspection activities. In particular they shall not become directly involved in the design, manufacture, supply, installation, use or maintenance of the items inspected, or similar competitive items.

C.1 The inspection body shall provide safeguards within the organization to ensure adequate segregation of responsibilities and accountabilities in the provision of inspection services by organization and/or documented procedures.

INDEPENDENT CERTIFICATION

NOTICE OF ASSIGNMENT OF BUILDER

Building Control Authority

OFFICIAL USE

Data Received _____
Register Ref. _____
Entered on _____
Entered by _____

POBLACHT NA H EIREANN.

THE PROVISIONAL GOVERNMENT

OF THE

IRISH REPUBLIC

TO THE PEOPLE OF IRELAND.

IRISHMEN AND IRISHWOMEN In the name of God and of the dead generations from which she receives her old tradition of nationhood, Ireland, through us, summons her children to her flag and strikes for her freedom.

Having organised and trained her manhood through her secret revolutionary organisation, the Irish Republican Brotherhood, and through her open military organisations, the Irish Volunteers and the Irish Citizen Army, having patiently perfected her discipline, having absolutely waited for the right moment to reveal itself, she now seizes that moment, and, supported by her exiled children in America and by gallant allies in Europe, but relying in the first on her own strength, she strikes in full confidence of victory.

We declare the right of the people of Ireland to the ownership of Ireland, and to the unfettered control of Irish destinies, to be sovereign and indefeasible. The long usurpation of that right by a foreign people and government has not extinguished the right, nor can it ever be extinguished except by the destruction of the Irish people. In every generation the Irish people have asserted their right to national freedom and sovereignty, six times during the past three hundred years they have asserted it in arms. Standing on that fundamental right and again asserting it in arms in the face of the world, we hereby proclaim the Irish Republic as a Sovereign Independent State, and we pledge our lives and the lives of our comrades in arms to the cause of its freedom, of its welfare, and of its exaltation among the nations.

The Irish Republic is entitled to, and hereby claims, the allegiance of every Irishman and Irishwoman. The Republic guarantees religious and civil liberty, equal rights and equal opportunities to all its citizens, and declares its resolve to pursue the happiness and prosperity of the whole nation and of all its parts, cherishing all the children of the nation equally, and oblivious of the differences carefully fostered by an alien government, which have divided a minority from the majority in the past.

Until our arms have brought the opportune moment for the establishment of a permanent National Government, representative of the whole people of Ireland and elected by the suffrages of all her men and women, the Provisional Government, hereby constituted, will administer the civil and military affairs of the Republic in trust for the people.

We place the cause of the Irish Republic under the protection of the Most High God, Whose blessing we invoke upon our arms, and we pray that no one who serves that cause will dishonour it by cowardice, inhumanity, or rapine. In this supreme hour the Irish nation must, by its valour and discipline and by the readiness of its children to sacrifice themselves for the common good, prove itself worthy of the august destiny to which it is called.

Signed on Behalf of the Provisional Government,

THOMAS J. CLARKE,
SEAN Mac DIARMADA, THOMAS MacDONAGH,
P. H. PEARSE, EAMONN Ceannt,
JAMES CONNOLLY, JOSEPH PLUNKETT.

Certificate

OF COMPLIANCE (DESIGN)

NOTICE OF ASSIGNMENT OF WORKS (A)

Building Control Authority

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Regist

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BC:

UNDERTAKING BY BUILDER

FORM OF CERTIFICATE OF COMPLIANCE (UNDERTAKING BY BUILDER)

Building Co

CERTIFICATE OF COMPLIANCE ON COMPLETION (COMPLETION CERTIFICATE)

Building Control Authority

OFFICIAL USE

Data Received _____
Register Ref. _____
Entered on _____
Entered by _____

1. This certificat

2. I confirm that
the works descri
cerned. I further
to undertake any

3. I undertake to
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to the 7 Day No
of Certificate of
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Certifying Buildi

4. Having regard
Works or equiva
in the inspection
steps so as to en
with the require
as they apply to

Signature: _____

(where the signa

Name: _____

Address: _____

Tel: _____

Fax: _____

3. Any requests under the Building
fications and other information, a
or works, if built in accordance w
requirements of the Building Re
assigned.

4. I undertake to notify the Building Control Author

1. This certificate relates to Commencement Notice/7 Day Notice reference No. _____ in respect of the following works:

Part A — Certificate signed by Builder

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the works.

3. I certify that the works or building as completed has been constructed in accordance with the plans, specifications, calculations, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above works, together with such further plans, specifications, calculations, ancillary certificates and particulars, if any, as have been subsequently certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Certifying and Inspecting Building Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building works concerned.

Signature: _____ Date: _____
(to be signed by a Principal or Director of a Building Company only)

Name: _____

Address: _____

Tel: _____ Fax: _____ Email: _____

Part B — Certificate signed by Assigned Certifier

5. I confirm that I am the Assigned Certifier assigned by the owner to inspect and certify the works concerned.

6. I now certify that the inspection plan drawn up in accordance with the Code of Practice for Inspecting and Certifying Building Works, or equivalent, has been fulfilled by the undersigned and other individuals nominated therein having exercised reasonable skill, care and diligence and that the building or works is in compliance with the requirements of the Second Schedule of the Building Regulations insofar as they apply to the building works concerned.

7. Drawings, specifications, calculations, ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the Annex (see attached).

EFFECTIVE ENFORCEMENT



**2012 the fatal accident rate
reduced to 162**

BUILDING CONTROL AUTHORITY OVERSIGHT and **ENFORCEMENT**



Stepped-up
**Regulatory &
Compliance
Oversight**



OVERSIGHT
OFTEN A MISSING ELEMENT

FALSE and FRAUDULENT INFORMATION - ENFORCEMENT



ENFORCEMENT REGULARISATION PROCESS

**“THE STUPID NEITHER FORGIVE NOR FORGET;
THE NAIVE FORGIVE AND FORGET; THE WISE
FORGIVE BUT DO NOT FORGET.”**

THOMAS SZASZ

ENFORCEMENT BUILDING OWNERS' RESPONSIBILITY



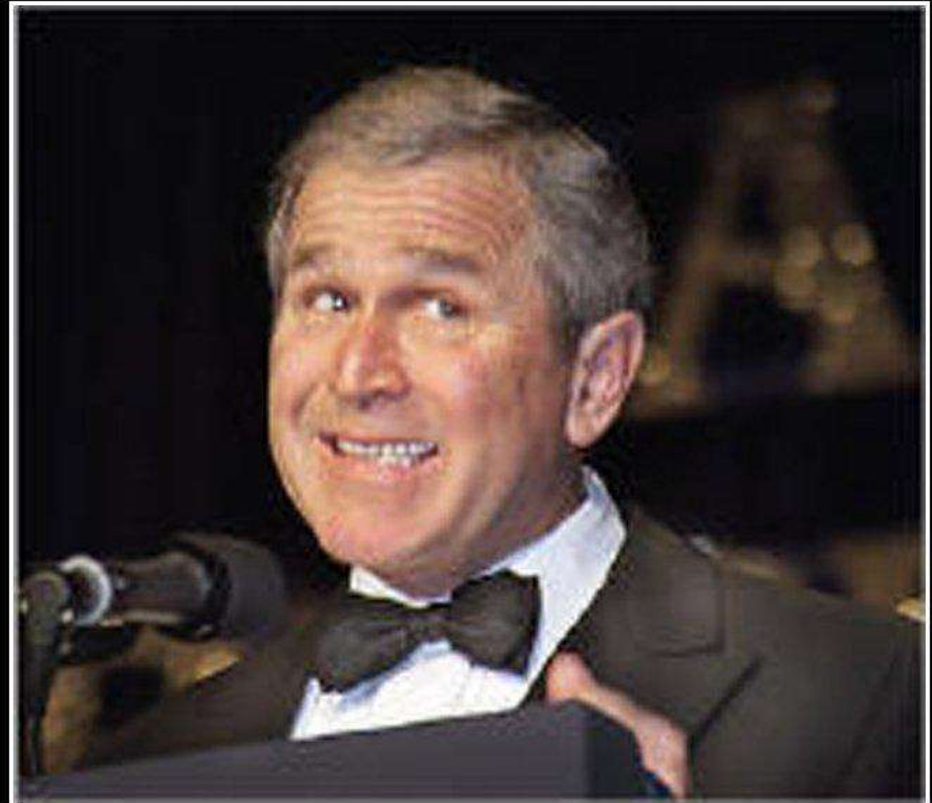
**RESOURCING a NATIONAL
BUILDING CONTROL AUTHORITY**

**BUILDING
CONTROL**

Authority with
Responsibility

RESOURCING

PUBLIC AWARENESS & EDUCATION

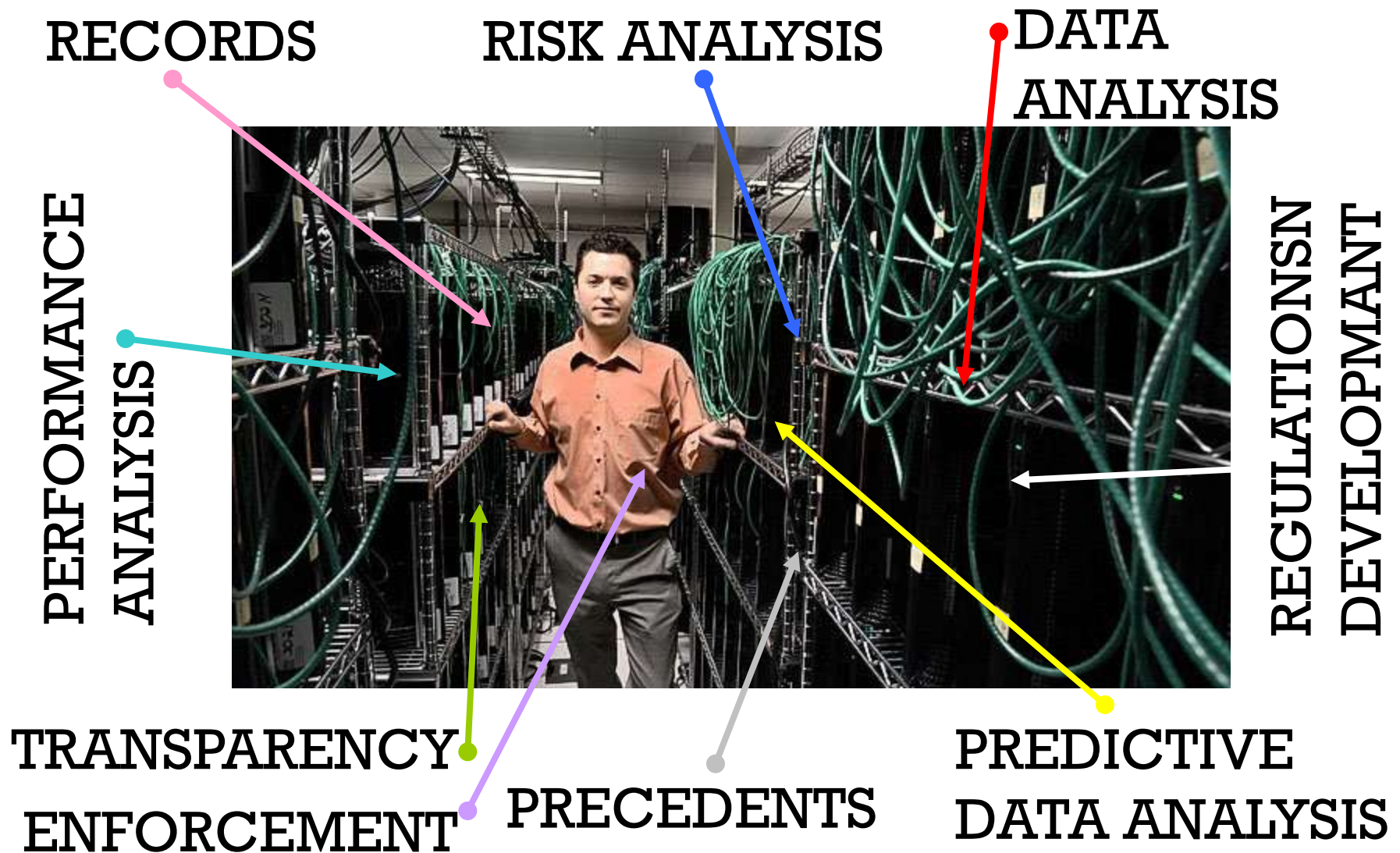


ACTUALLY

I didn't know that...

RESOURCING

DEVELOPMENT of BCMS



DEFINITION of 'COMPLIANCE'



ARE YOU 100%
COMPLIANT?



CLEAR and EQUITABLE LIABILITY

I didn't
say it
was your
fault

I said I
was going
to Blame
you



**BLAME
SOMEONE ELSE**

LATENT DEFECT INSURANCE



In spite of our best efforts.....

STUFF (still) HAPPENS.....insure against it

THANK YOU

