



Assigned Certification Defects and Issues on site

Ryan & Associates - Chartered Engineers

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- R&A established 18 years and 12 staff- Leading Building consultancy in Ireland
- Offices in Dublin and Galway
- Specialise in Fire Safety, Accessibility, Energy and Building Certification
- Presented in the Dail (Irish Parliament) and Westminster on Fire Safety in buildings
(i.e. Longboat Quay etc)
- Founders of Housebuild.com

Assigned certifiers

- We have been assigned certifiers on over 1000 projects since the introduction.
- We feel that as fire and accessibility consultants even when we are not assigned certifier most of the responsibility falls back on us as the TGD B requires compliance with Part K (protection from falling) Part M - Access, Egress, Stairs, Part J - heat producing appliances, fire detection and alarm system, emergency lighting, provision of hydrants, general lighting, lift compliance, ensure partitions and fire resisting partitions are constructed properly.

Definition under the BCAR Code of Practice 2016:

“Assigned Certifier” means the competent, registered professional person assigned by the Building Owner to inspect and certify works in accordance with the Building Control Regulations;

Section 3.5 of the COP:

*They undertake to inspect, and to co-ordinate the inspection activities of others during construction, and to certify the building or works on completion. The role of Assigned Certifier **does not include responsibility for the supervision of any builder.***

Assigned Certifier Role under BCAR

The Assigned Certifier is appointed by the Building Owner to develop:

- provide and sign the relevant statutory certificates - the form of Certificate of Compliance (Undertaking by Assigned Certifier) at commencement and the Certificate of Compliance on Completion;
- co-ordinate the ancillary certification by members of the design team and other relevant bodies for the Certificate of Compliance on Completion;
- identify all design professionals and specialists, in conjunction with the Builder, from whom certificates are required;
- identify all certificates required and obtain them;
- co-ordinate and collate all certification of compliance for completion in conjunction with the Builder;
- in consultation with the members of the design team, plan and oversee the implementation of the Inspection Plan during Construction;

Assigned Certifier Role under BCAR

- prepare the Preliminary Inspection Plan and oversee adherence to this plan, and on completion provide the Inspection Plan as implemented;
 - on termination or relinquishment of their appointment make available to the Building Owner all certification prepared and inspection reports carried out;
- act as the single point of contact with the Building Control Authority during construction;
- seek advice from the Building Control Authority, in respect of compliance matters relating to the building or works where disputes or differences of opinion arise between the parties to the project; and
- maintain records of inspection.

Assigned Certifier Role under BCAR

The Assigned Certifier is appointed by the Building Owner to develop an inspection plan, coordinate inspections in tandem with other members of the professional design team and certify the compliance of the building or works with the building regulations by way of collating certification, inspection records and the submission of appropriate documentation to show compliance upon completion.

Design Team / Client issues

We tend to find a big disconnect between M & E consultants and M & E contractors - it is impossible to get the certs all talking to each other for life safety systems. i.e. IS 3218: 2024 . M & E consultants are not all fully up to speed with IS EN 10101 + A1 2020 which does not permit fuse boards in protected entrance halls without protection.

Other challenges are - client pressure to get into building. If they or their end operator make a change to a layout a revised FSC is required which can delay submission of a CCC and similarly appeals to ABP take a year so that can cause significant delays.

Issues Timber Frame/Posi Joists

Common installation items to look out for when installing a timber frame build:

- Timber frame system to be installed as per the design submittal that it has been tested to, no modification to occur on site.
- Ensure weathering of each panel/cassette is not damaged when arriving to site, ensure the weathering is maintained throughout the installation until the building is
- fully weather tight (tiles/slates installed, roofing membrane is not enough). If boards become damaged due to dampness issues, boards are required to be
- replaced, if boards are replaced they may be an issue with sign off as the system is tested as a whole and not to be modified on site.
- There should be no gaps between plasterboards installed on the separating wall
- Where there is posi joists installed, the cassette of the floor needs to be protected so that no fire can enter the void of the floor, this following needs to be complete for this to be achieved,

Issues Timber Frame

Common installation items to look out for when installing a timber frame build:

- Where there is posi joists installed, the cassette of the floor need to be protected so that no fire can enter the void of the floor, this following needs to be complete for this to be achieved,
- All services passing up through the ceiling (under side of the posi joist) to be fire stopped
- All services passing up through the wall headers on the ground floor in to the posi joist void to be fire stopped at the header
- All services passing up through the deck (top of the posi joist) to be fire stopped
- All services passing up through the deck through the wall plates on the first floor from the posi joist void to be fire stopped at the wall plate
- Any pipe greater than 40mm internal diameter passing up through the the pozi joints to be collared at the underside of the ceiling and collared at the underside of the deck

Issues Timber Frame

- Collar install is to be as per manufacturer's guidelines and specifications, ensure the collar can be installed in a flexible floor and all grounds required are installed.
- Ceiling to the underside of the posi joist to run tight to the plasterboard of the separating and external walls.
- Any services that are surface fixed to the separating wall behind a false wall to be fire stopped passing up through the ceiling into the posi joist void.
- The opening to the pozi joint around the stairs is to be trimmed with a solid timber of a minimum thickness of 38mm or mineral wool and plasterboard to achieve 30 mins fire resistance.
- Cavity barrier between timber frame and external masonry to be installed around all opes, corners of building, every 10m and at the top of the cavity. Confirmation required as to who is responsible for the installation of the cavity barriers. If one contractor is not installing all cavity barriers it is to be outlined what contractor are responsible for what cavity barriers.

Issues Timber Frame

- All load bearing walls to be fire protected (this also includes the external wall if it is load bearing).
 1. All services passing through the wall to be fire stopped
 2. All electrical back boxes to have putty pads
 3. All pipes larger than 40mm internal diameter to be collared (collar to be tested for a flexible wall)

- If there is no continuous beam/timber within the external wall directly below the posi joist that runs from the plasterboard of the external wall to the OSB board of the external wall, i.e. if the void of the external wall and the void of the posi joist is all one and not separated by a timber of at least 38mm, the external walls to the ground floor are to be fire protected.
 1. All services passing through the wall to be fire stopped
 2. All electrical back boxes to have putty pads
 3. All pipes larger than 40mm internal diameter to be collared (collar to be tested for a flexible wall)

Issues Timber Frame

- Eave box and separating wall detail at roof level to be install as per design submittal in Timber Frame
- Fire alarm cable to distinguishable from all other cable, i.e. a different colour. The detectors should be located not closer than 300mm from a wall / light fitting.

Other Issues Noted on Site

Collars: Certified for Timber Frame.

Cavity Barriers: Certified for construction detail i.e. SFS to brick or cladding.

Handrails: Extending 300mm horizontally or being continuous.

Fire Doors: Fire Stopping of Fire Doors i.e between frame and wall.

Rebar: Tying of steels.

DPM: Appropriate lapping of DPM

Fuse Boxes: Not permitted in a protected entrance hall under IS10101.

Colour Contrast: Not enough contract between walls, floors, doors and socket switches.

Height of Controls: Switches not at the appropriate height.

Other Issues Noted on Site

Roofs: Compliance with Diagram 13

- 1.5m either side of compartment wall where a flat roof
- Fires stopping in the eaves box
- Firestopping above and below felt traditional party wall

Fire Dampers: Installed as per manufacturer's specifications and commissioning of same.

Retrofitting External Walls: Allowing for interstitial condensation and using an appropriate product.

Products: Not fit for purpose particularly in external wall build ups

Concealed Spaces i.e ceiling and floor voids: Fitting of cavity barriers but not sealing from both sides or not building up a letter box for a fire damper.

Design for Sanitary Provisions: Not providing enough WCs or WHBs

Housebuild.com

Platform for professionals and all in construction to find the correct information/products with respect to compliance in a simple easy to use way.

Create a Section 11 Checklist using our compliance Checklist.

Free one year access for all Fire Officers and Building Control Officers using the following code :

IBCI2025



Thank You!