



Cumann Lucht Bainistíochta Contae agus Cathrach
County and City Management Association

NBC&MSO

National Building Control & Market Surveillance Office



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About the National Market Surveillance Office



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National Building Control Office

Promoting a Culture of Compliance with the Building Control and Building Regulations in an industry marked by rapid changes in technology and processes.

Learn more about the NBCO

The Five Pillars of the NBCO



The Five Pillars of the NBCO

 <u>Inspections</u>	 <u>Education Training</u>	 <u>Market Surveillance Office</u>	 <u>Compliance & Support</u>	 <u>IS-BCMS</u>
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Frequently Asked Questions

FAQ 15 What are the requirements of the European Union (in - Building Physical infrastructure for High - Speed Electronic Communications) Regulations 2023



Js

illiance of construction products in Ireland is lead by the National Building Control and illiance Office (NBC&MSO) as prescribed under S.I. No. 682 of 2020, who have a team of officers dedicated to carrying out reactive and proactive market surveillance on a basis. The National Building Control and Market Surveillance Office leads and the National Market Surveillance Strategy in conjunction with the 31 Building Control / illiance Authorities (MSAs) for Market Surveillance of Construction Products, with the gathering the oversight and enforcement of the existing construction products regime and systematic approach to ensure effectiveness of market surveillance and enforcement

ole of National Market Surveillance Office in n to Market Surveillance of Construction Products the Construction Product Regulations.

that adequate resources are made available for market surveillance activities.
the appointment of competent authorised officers by Dublin City Council and that staff tated as authorised officers:
re appropriately experienced and trained to undertake inspections and investigations, and have received suitable legal training, as they may be required to testify in court in circumstances where legal proceedings are taken against an economic operator.
idhere to the Guidelines for Market Surveillance Authorities published by the County and ity Management Association to assist MSAs in carrying out their functions under the :PR.
idhere to the Good Practice for Market Surveillance Authorities published by the uropean Commission (January 2017) in so far as it is relevant to the CPR.
idhere to relevant Circular Letters issued by the Department of Housing, Local overnment and Heritage.
g, rolling out & coordinating the National Market Surveillance Strategy in conjunction al authority MSAs, National Competent Authorities and other technical expertise, when ary.
gate cases and follow up, as appropriate, with economic operators to ensure that any ive non compliance are identified, and non compliant economic operators are rriatively dealt with (up to and including enforcement action).



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Cumann Lucht Bainistíochta Contae agus Cathrach
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National Building Control & Market Surveillance Office

Inspections-Supporting Building Control Authorities



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The Five Pillars of the NBCO



Inspections



Education Training



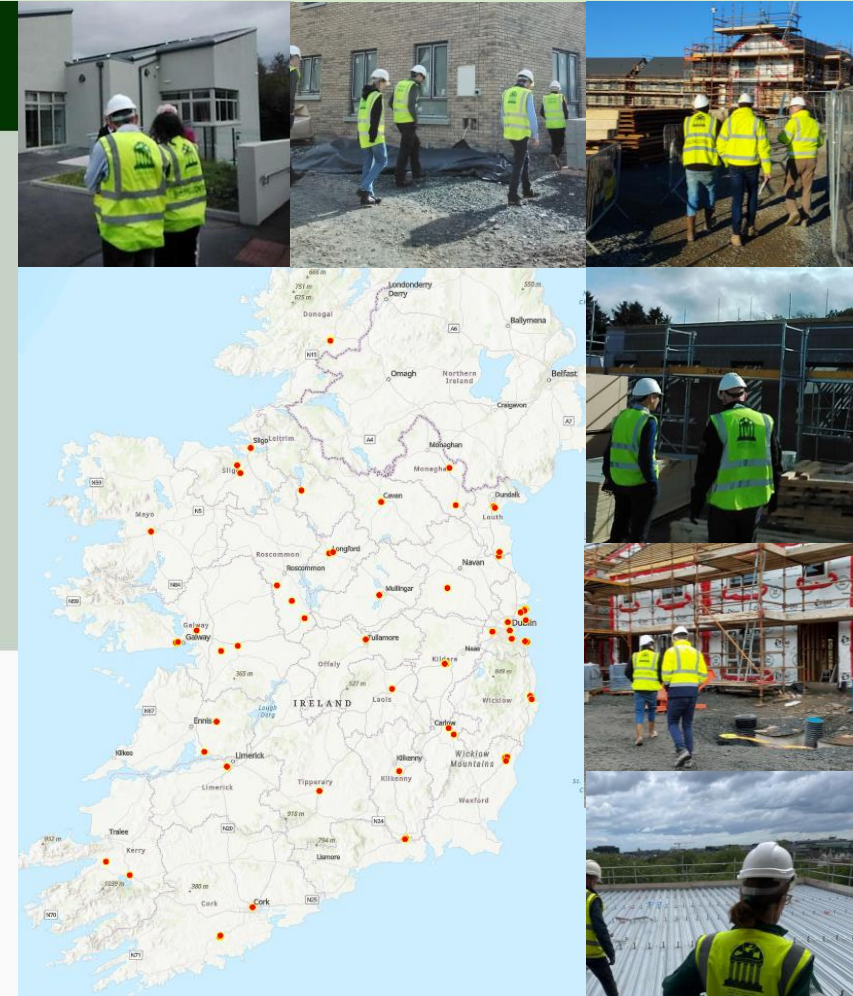
Market Surveillance Office



Compliance & Support



IS-BCMS



Article 9

9. (1) A commencement notice shall be—

(a) filed electronically on the Building Control Management System or set out in the form for that purpose included in the Second Schedule, and

(b) subject to paragraph (2), accompanied by—

(i) such plans, calculations, specifications and particulars

as are necessary to outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations relevant to the works or building concerned, and including—

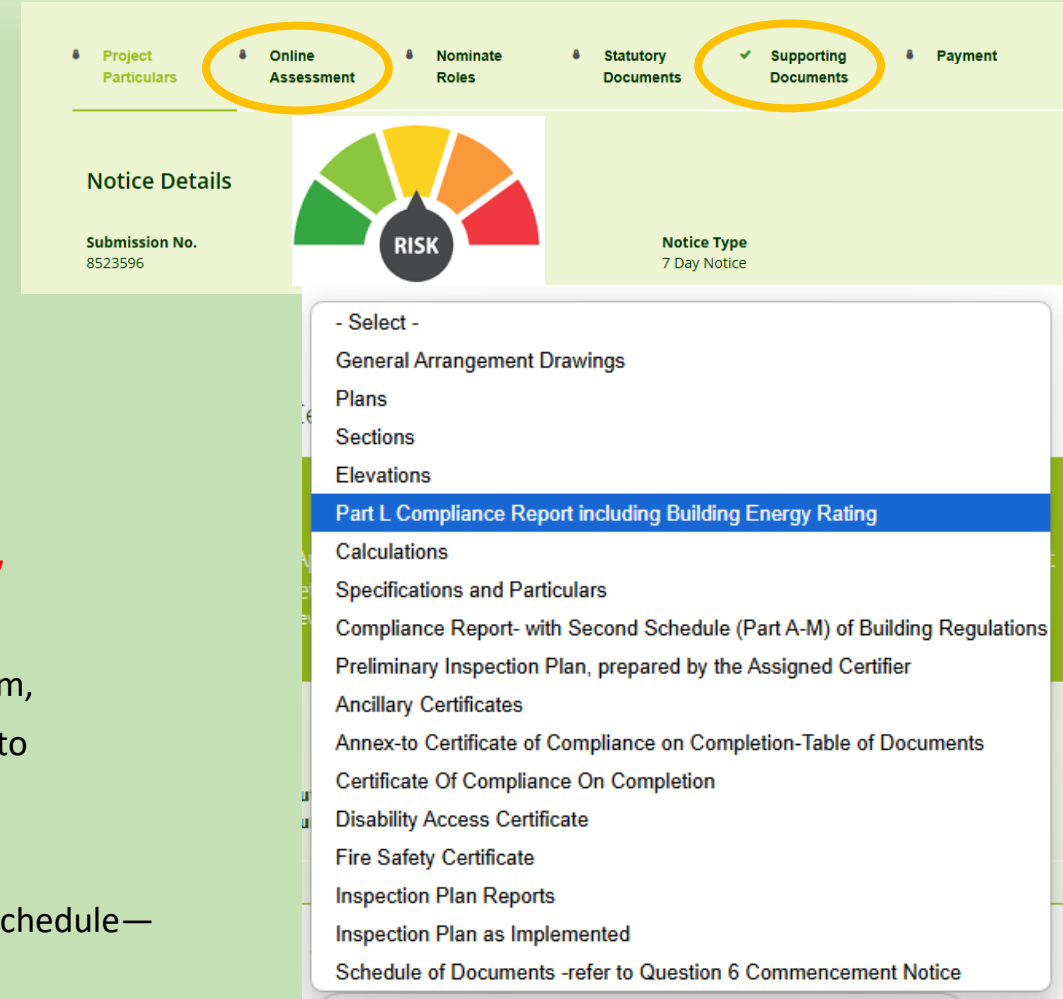
(I) general arrangement drawings including plans, sections and elevations,

(II) a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date,

(III) the completion of an online assessment, via the Building Control Management System, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations,

(IV) the preliminary Inspection Plan prepared by the Assigned Certifier, and

(ii) the following certificates and notices in the appropriate forms set out in the Second Schedule—



The screenshot displays the Building Control Management System interface. At the top, a navigation bar includes links for 'Project Particulars', 'Online Assessment' (highlighted with a yellow circle), 'Nominate Roles', 'Statutory Documents', 'Supporting Documents' (highlighted with a yellow circle and a green checkmark), and 'Payment'. Below this, the 'Notice Details' section shows 'Submission No. 8523596'. To the right, a 'RISK' gauge is visible. Further right, the 'Notice Type' is listed as '7 Day Notice'. A dropdown menu is open, showing a list of documents to be submitted, with 'Part L Compliance Report including Building Energy Rating' selected and highlighted in blue. The list includes: General Arrangement Drawings, Plans, Sections, Elevations, Part L Compliance Report including Building Energy Rating, Calculations, Specifications and Particulars, Compliance Report- with Second Schedule (Part A-M) of Building Regulations, Preliminary Inspection Plan, prepared by the Assigned Certifier, Ancillary Certificates, Annex-to Certificate of Compliance on Completion-Table of Documents, Certificate Of Compliance On Completion, Disability Access Certificate, Fire Safety Certificate, Inspection Plan Reports, Inspection Plan as Implemented, and Schedule of Documents -refer to Question 6 Commencement Notice.



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National Building Control & Market Surveillance Office

Article 9 (& 20A)

Practice Notes

PRACTICE NOTE 1

ANCILLARY CERTIFICATES

1. In order to satisfy the requirements of the Building Control Regulations, SI No. 9 of 2014, Ancillary Certificates have been issued.

PRACTICE NOTE 2

PURPOSE OF PRACTICE NOTE

1. In order to satisfy the requirements of the Building Control Regulations, SI No. 9 of 2014, Ancillary Certificates have been issued.

PRACTICE NOTE 3

COMMENCEMENT NOTICE DRAWINGS & DOCUMENTATION

1. SI 9 of 2014 requires under "Form 9. (1) "A commencement notice shall be submitted to the Building Control Authority (BCA) in accordance with the following requirements:

PRACTICE NOTE 4

INSPECTION PLAN

1. The primary reference in relation to Inspection Plans is the Code of Practice for Inspecting and Certifying Buildings and Works, current at the time the Inspection Plan is being prepared. The Assigned Certifier and other persons nominated to undertake necessary inspections should adopt an appropriate Inspection Plan which takes full account of relevant factors for the building work concerned. Ancillary Certifiers should notify the Assigned Certifier of their proposed inspection regime for inclusion in the Overall Inspection Plan, subject to the appropriate professional judgement and risk assessment.

APPENDIX A

Example of Schedule of Documents which may Demonstrate Compliance –
Domestic Dwelling Houses – not prescriptive

Available prior to commencement (and/or may be requested at any time by the Building Control Authority for upload during the construction or at completion stage).

1. Compliance Report based on Building Regulations A – M 1997 – 2017:
Including any calculations/specifications which cannot be visually demonstrated on a plan drawing where such information is required for initial procurement or early stages of the works e.g. timber frame selection, substructures, requirements for discharge pipes, required distances between drainage access points, etc.
2. Site Location/Layout plan at a scale of 1:1000/1:2500
3. Any site investigation reports
4. Floor plans (each floor separately) at a scale of 1:100
5. Elevations (each elevation) at a scale of 1:100
6. Sections (long & cross sections) at a scale of 1:100
 1. Foundation details at a scale of 1:50
 2. Ground floor details at a scale of 1:50
 3. First & subsequent floor details at a scale of 1:50
 4. External wall details at a scale of 1:50
 5. Surface & foul wastewater plans & sections
7. Roof plan & sections
8. DEAP Calculations (provisional BER, where appropriate)
9. Details relating to any soakaways, SUDS, percolation area, septic tanks/ advanced wastewater treatment systems, (where necessary)
10. Details relating to any gas/heat installation showing location of Oil Heating appliances and Flues *
11. Structural calculations **

Designers must use their professional skill and judgement in deciding what elements in the Schedule are appropriate to their particular project.

* Full details of design to be available prior to commencement of works and before completion cert stage

** Structural calculations to be available on request by Building Control Authority

APPENDIX B

e.g. for Apartments, Duplexes and other Multi Unit Developments requiring FC & DAC

Schedule of Documents which may Demonstrate Compliance Part A-M		
Structure (Part A)	Site Investigation Report	Report
	Foundations - general arrangement	Plan
	Super structure - general arrangement & disproportionate collapse	Section
	External wall cladding structural arrangement	Section
	Structural design calculations/codes used/assumptions made, etc	Report
Fire (Part B) - Mandatory Up Load if Fire Certificate Required or 7 Day Notice submitted	Fire Certificate/7 day notice. Full account of both Part B sections of TGD's for both dwellings and multi unit dwellings requiring FSC should be reflected in submission	Certificate
	Fire Cert report	Report
	And/Or	And/Or
	Means of escape	Plans & elevation
	Internal spread of fire (linings & structure)	Plans & elevation
	External spread of fire	Plans & elevation
	Access and facilities for fire	Plans & elevation
	Design Certificates as may be required under an Irish Standard e.g. Fire Alarm System, Emergency Lighting System	
Site Preparation (Part C)	Subsoil drainage arrangement	Plans & cross sections
	Treatment of site contaminants/landfill gas	Report
	Radon measures	Design
Resistance to Moisture (Part C)	Resistance to moisture (incl cladding)	Plans & sections
Materials (Part D)	Specification of material fit for use in conditions of use incorporating CPR Requirements	Specification Documents
	Location of Letter plates	Elevation
Sound (Part E)	Sound resistance build-up of relevant floors and walls	Plans & sections
	Airborne Sound	Tests Report ***
	Impact Sound	Tests Report ***
Ventilation (Part F)	Ventilation rate calculations	Report
	Ventilation system – general arrangement	Plans, sections, elevations
	Adequate Roof ventilation	Sections & elevations
Hygiene (Part G)	Adequate Bathroom and Kitchen facilities	Plans
	Adequate Hot and Cold Water Supply	Plans & Sections
	Adequate Sanitary conveniences and washing facilities	Plans

Building Regulations

Article 10 - New Buildings
Article 11 - Alterations and extensions
Article 12 - Services, Fittings and Equipment
Article 13 - Material Changes of Use

WHAT

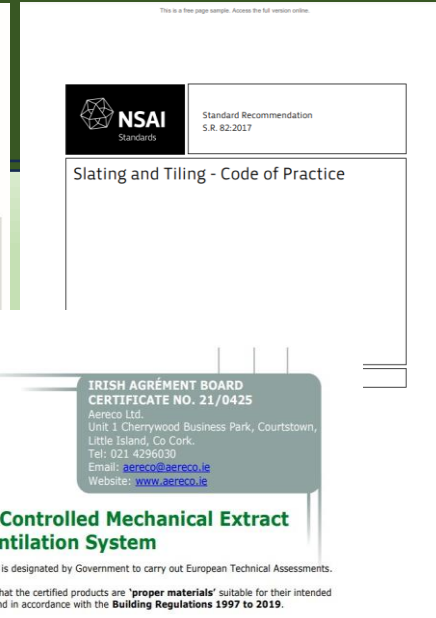
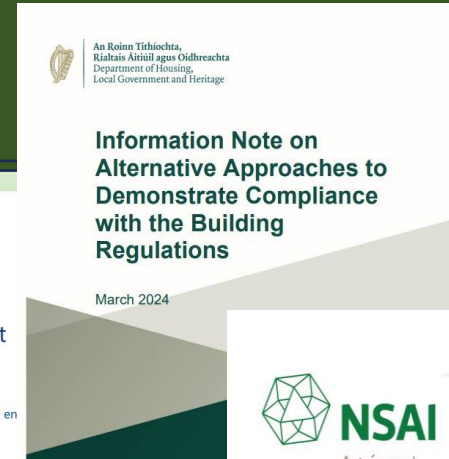
Second Schedule 48 Functional Requirements -

WHY

Demonstration of Compliance; –

- Prima Facie (Technical Guidance Documents)
- Alternative Approaches*
- Codes of Practice
- Irish Standard (I.S.) or Agreement Certificate(IAB)
- or Alternative national Technical Specification
- Demonstration in Use
- Calculations/Tests

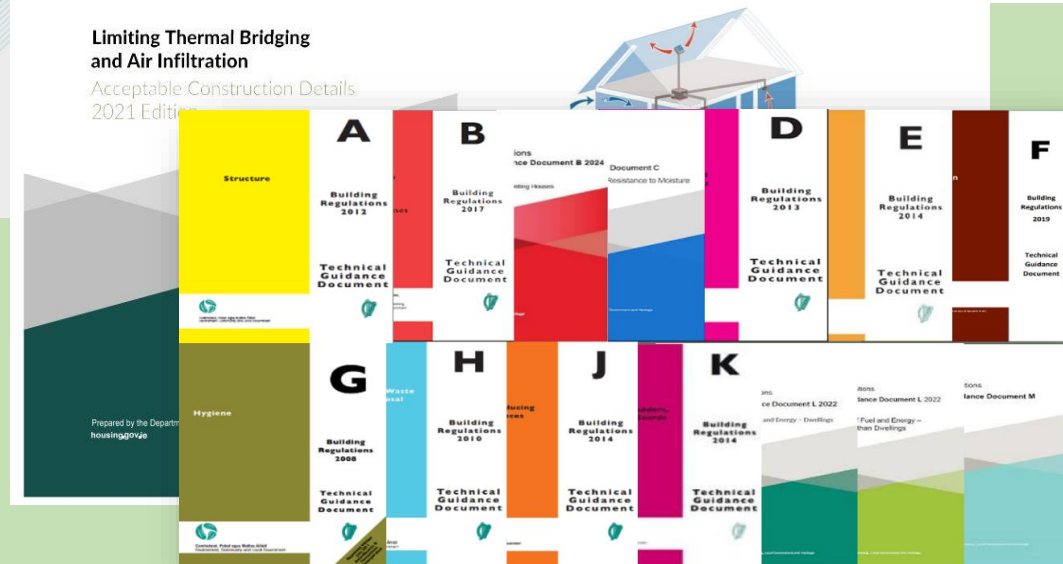
HOW



Technical Guidance Document L

Limiting Thermal Bridging and Air Infiltration

Acceptable Construction Details
2021 Edition



Article 9 (& 20A) - Outline Compliance

-Schedule of Submitted Documents

Documents	Reference
Proposed Plans, Elevations, Section	MM_VH_01
Site Layout Plan	MM_VH_03
Part L Compliance Report	N/A

- Schedule of Documents to be submitted

(To be prepared at a later date to outline how the proposed dwelling will comply with the relevant requirements of the Second Schedule to the Building Regulations. This should include, but not be confined to general arrangement drawings, a schedule of compliance documents)

As Built Drawings, Materials Ancillary Certificates/Calculations/Specifications, Final BER Reporting & Compliance Documents for all Parts of the requirements of the Second Schedule to the Building Regulations.





NBC&MSO

National Building Control & Market Surveillance Office

Article 9 (& 20A)

Code of Practice-5. Lodgement of Plans and Documentation 5.1

NBCO Sample TYPICAL INFORMATION Refer to Code of Practice 5.1 Plans and specifications

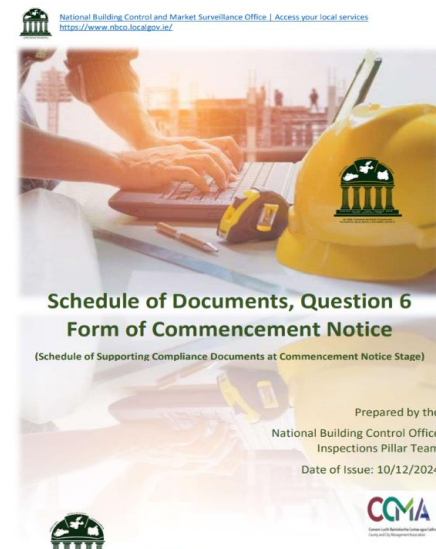
Documents	Reference Ref: also, For Practice Note 3 - Comm CLICK HERE!
General Arrangement Drawings (GAD) (including plans, sections and elevations, (II) a schedule of such plans, calculations, specifications and particulars as are currently designed or to be prepared as are required at a later date,	GAD_Particulars_100_Compliance Regulations A – M ref:
	GAD_Plan_200_Site Location/Layout 1:1000/1:2500
	GAD_Particulars_300_Site investigation
	GAD_Plan_400_Floor plans (each floor separately) at a scale of 1:100
	GAD_Elevations_500_ (each elevation of 1:100
	GAD_Sections_600_(long & cross section)
	GAD_Sections_601_Foundation
GAD_Sections_602_Ground floor	
GAD_Sections_603_First & second floor	
GAD_Sections_604_Third floor	
GAD_Sections_605_Attic floor	
GAD_Sections_606_Basement	
GAD_Sections_607_External walls	
GAD_Sections_608_Internal walls	
GAD_Sections_609_External roof	
GAD_Sections_610_Internal roof	
GAD_Sections_611_External stairs	
GAD_Sections_612_Internal stairs	
GAD_Sections_613_External ramps	
GAD_Sections_614_Internal ramps	
GAD_Sections_615_External balconies	
GAD_Sections_616_Internal balconies	
GAD_Sections_617_External terraces	
GAD_Sections_618_Internal terraces	
GAD_Sections_619_External parking	
GAD_Sections_620_Internal parking	
GAD_Sections_621_External landscaping	
GAD_Sections_622_Internal landscaping	
GAD_Sections_623_External lighting	
GAD_Sections_624_Internal lighting	
GAD_Sections_625_External security	
GAD_Sections_626_Internal security	
GAD_Sections_627_External fire	
GAD_Sections_628_Internal fire	
GAD_Sections_629_External noise	
GAD_Sections_630_Internal noise	
GAD_Sections_631_External vibration	
GAD_Sections_632_Internal vibration	
GAD_Sections_633_External air	
GAD_Sections_634_Internal air	
GAD_Sections_635_External water	
GAD_Sections_636_Internal water	
GAD_Sections_637_External electricity	
GAD_Sections_638_Internal electricity	
GAD_Sections_639_External gas	
GAD_Sections_640_Internal gas	
GAD_Sections_641_External telecommunications	
GAD_Sections_642_Internal telecommunications	
GAD_Sections_643_External data	
GAD_Sections_644_Internal data	
GAD_Sections_645_External internet	
GAD_Sections_646_Internal internet	
GAD_Sections_647_External mobile	
GAD_Sections_648_Internal mobile	
GAD_Sections_649_External satellite	
GAD_Sections_650_Internal satellite	

Refer also to:

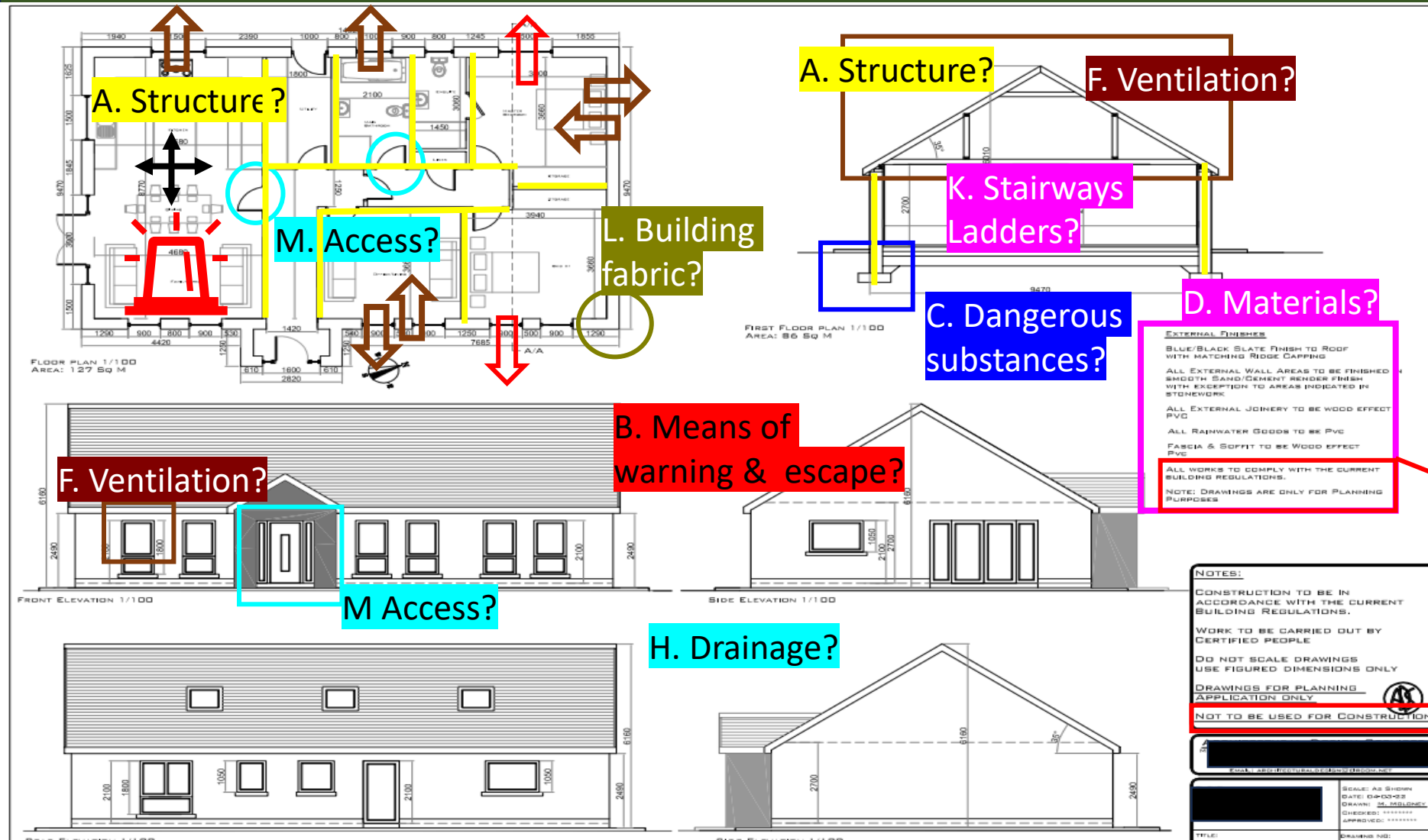
PRACTICE NOTE 3 COMMENCEMENT NOTICE DRAWINGS & DOCUMENTATION [Practice Note - Ancillary Certificates-Commencement Notice \(17th August 2017\).pages](#)
https://www.acei.ie/ws-content/uploads/Practice_Note_3_-_Commencement_Note_22nd_August_2017.pdf

PART	TYPICAL INFORMATION 5.1 Refer to Code of Practice ¹	YES	NO	NA
Aⁱ	Are load bearing elements (e.g. foundations, walls, beams, joists, columns etc.) identified and sizes and specification of same annotated or illustrated? Are details in accordance with Technical Guidance TGD A	☐	☐	☐
Bⁱⁱ	Are compartments, protected areas such as corridors & stair enclosures and escape routes identified, and specific measures described including details of cavity barriers, fire doors, escape windows and final exits? Are details in accordance with TGD B² or TGD B(Dwelling houses)	☐	☐	☐
Cⁱⁱⁱ	Is the requirement for subsoil drainage described or illustrated, including reference to associated calculations? Are radon measures including number and location of sumps illustrated? Are details in accordance with Technical Guidance TGD C	☐	☐	☐
D^{iv}	Are materials and standards of workmanship specified?	☐	☐	☐

PART	TYPICAL INFORMATION	5.1 Refer to Code of Practice ¹	YES	NO	NA
L ^{xi}	Are details of the fabric of the building illustrated or annotated (including insulation dimensions and or U-values, air tightness line etc.) Is the location of any plant within or outside the building indicated on drawings? Are thermal bridges <u>identified</u> and calculations provided or scheduled. Are details in accordance with Technical Guidance TGD L or TGD L(Dwellings)		☐	☐	☐
M ^{xii}	Are measures of accessibility illustrated or annotated on drawings including access into the building, including ground levels, circulation dimensions and provision of accessible sanitary conveniences. Are details in accordance with Technical Guidance TGD M		☐	☐	☐
	Do the drawings outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations Parts A-M relevant to the works or building concerned?		☐	☐	☐
	Where an answer is No is or will compliance with the relevant Parts of the Building Regulations be demonstrated in calculations, specifications or particulars listed in the Schedule of Documents submitted with the commencement Notice?		☐	☐	☐
	Is the information on the drawings related to the building or works and the location described in the project Particulars?		☐	☐	☐
	Are works to existing buildings clearly identified as such?		☐	☐	☐
	Are dimensions given in SI units and is an appropriate scale given?		☐	☐	☐
	Are details of the person responsible for the preparation of the drawings given?		☐	☐	☐



Article 10 - Consider compliance ?



Article 10

(1) On receipt of a commencement notice, a building control authority shall—
(b) consider whether the notice complies with the requirements of *article 9*.

EXTERNAL FINISHES
BLUE/BLACK SLATE FINISH TO ROOF WITH MATCHING RIDGE CAPPING
ALL EXTERNAL WALL AREAS TO BE FINISHED WITH SMOOTH SAND/CEMENT RENDER FINISH WITH EXCEPTION TO AREAS INDICATED IN STONEWORK
ALL EXTERNAL JOINERY TO BE WOOD EFFECT PVC
ALL RAINWATER GOODS TO BE PVC
FASCIA & SOFFIT TO BE WOOD EFFECT PVC
ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.
NOTE: DRAWINGS ARE ONLY FOR PLANNING PURPOSES

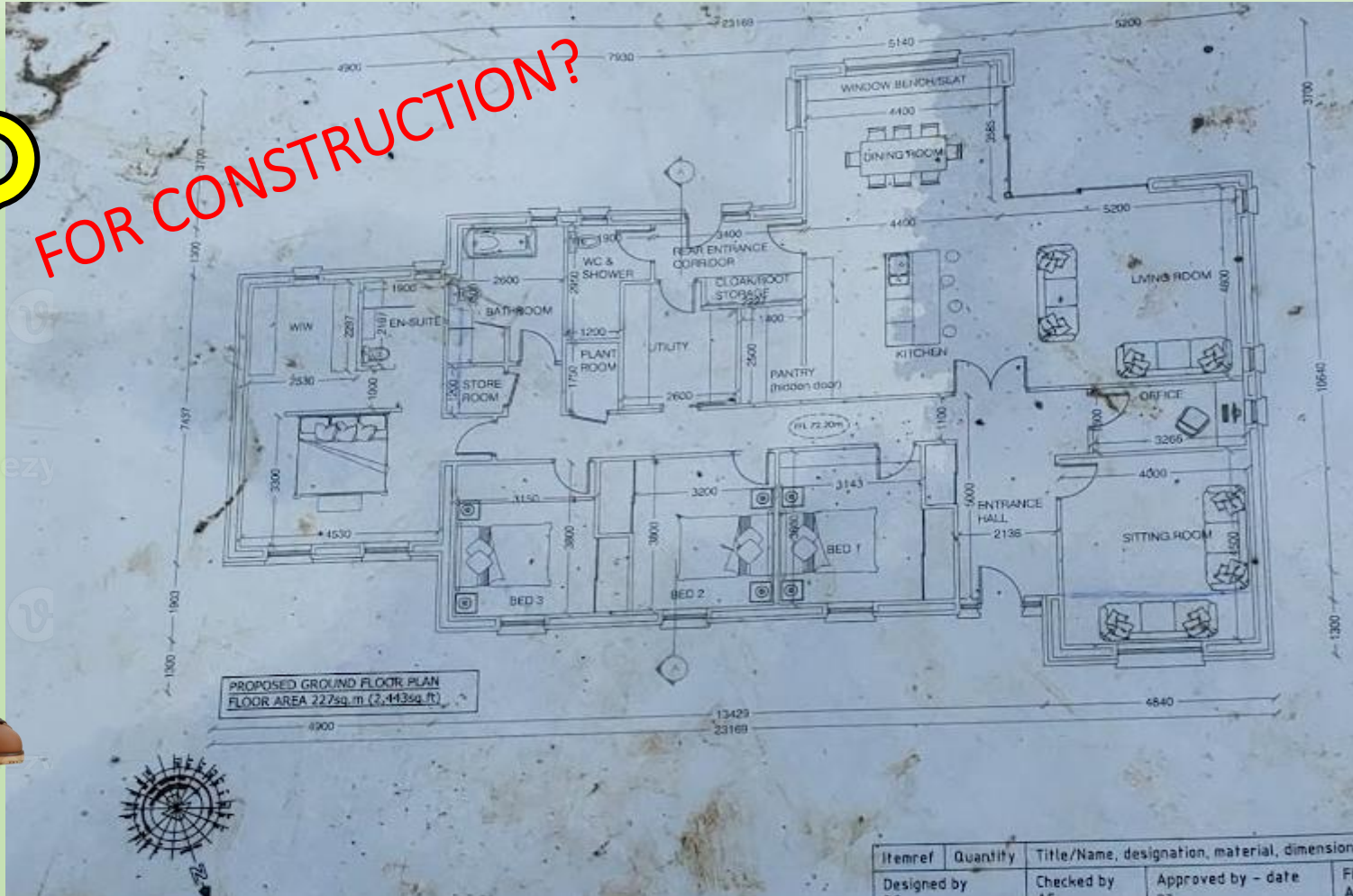
NOTES:
CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
WORK TO BE CARRIED OUT BY CERTIFIED PEOPLE
DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY
DRAWINGS FOR PLANNING APPLICATION ONLY
NOT TO BE USED FOR CONSTRUCTION

ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.
NOTE: DRAWINGS ARE ONLY FOR PLANNING PURPOSES

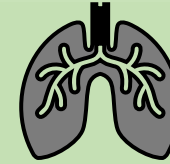
Consequences



FOR CONSTRUCTION?



HEALTH



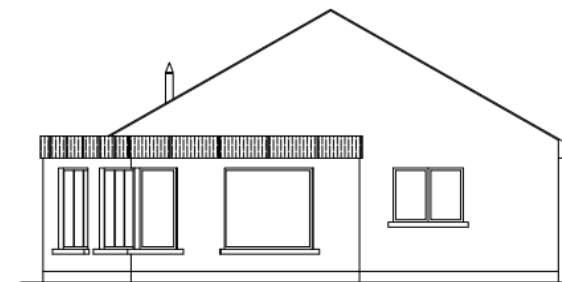
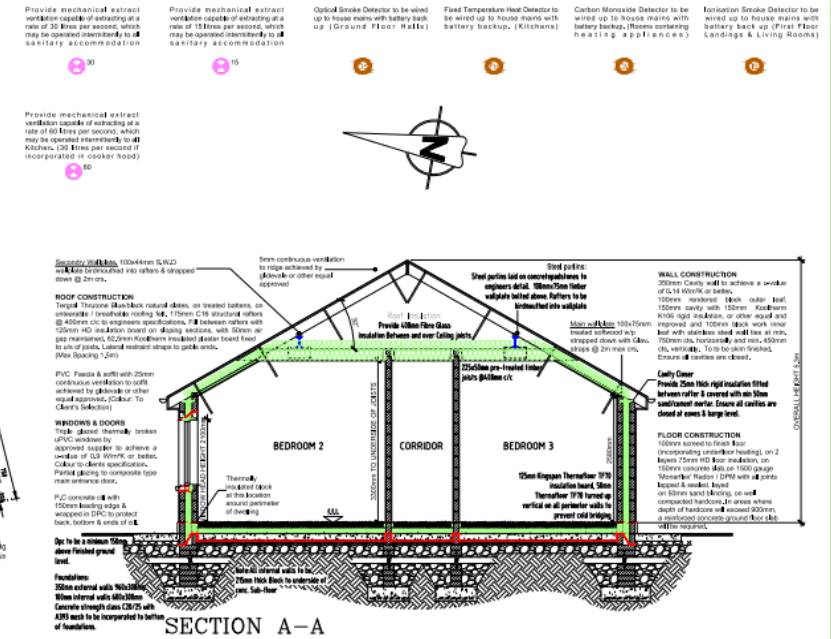
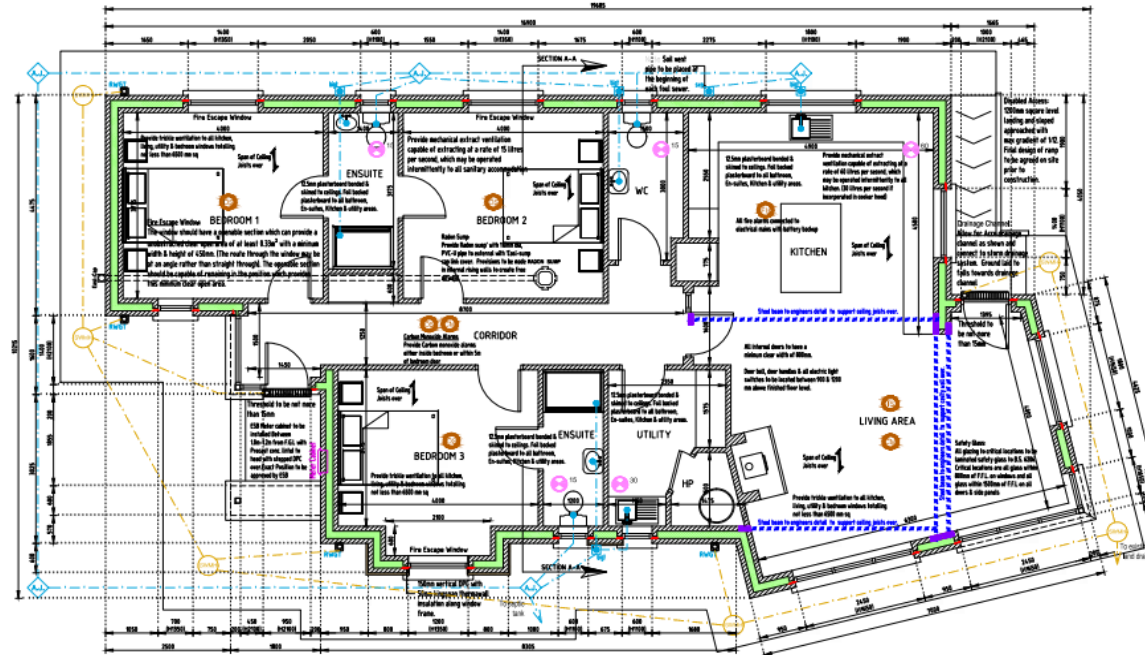
SAFETY



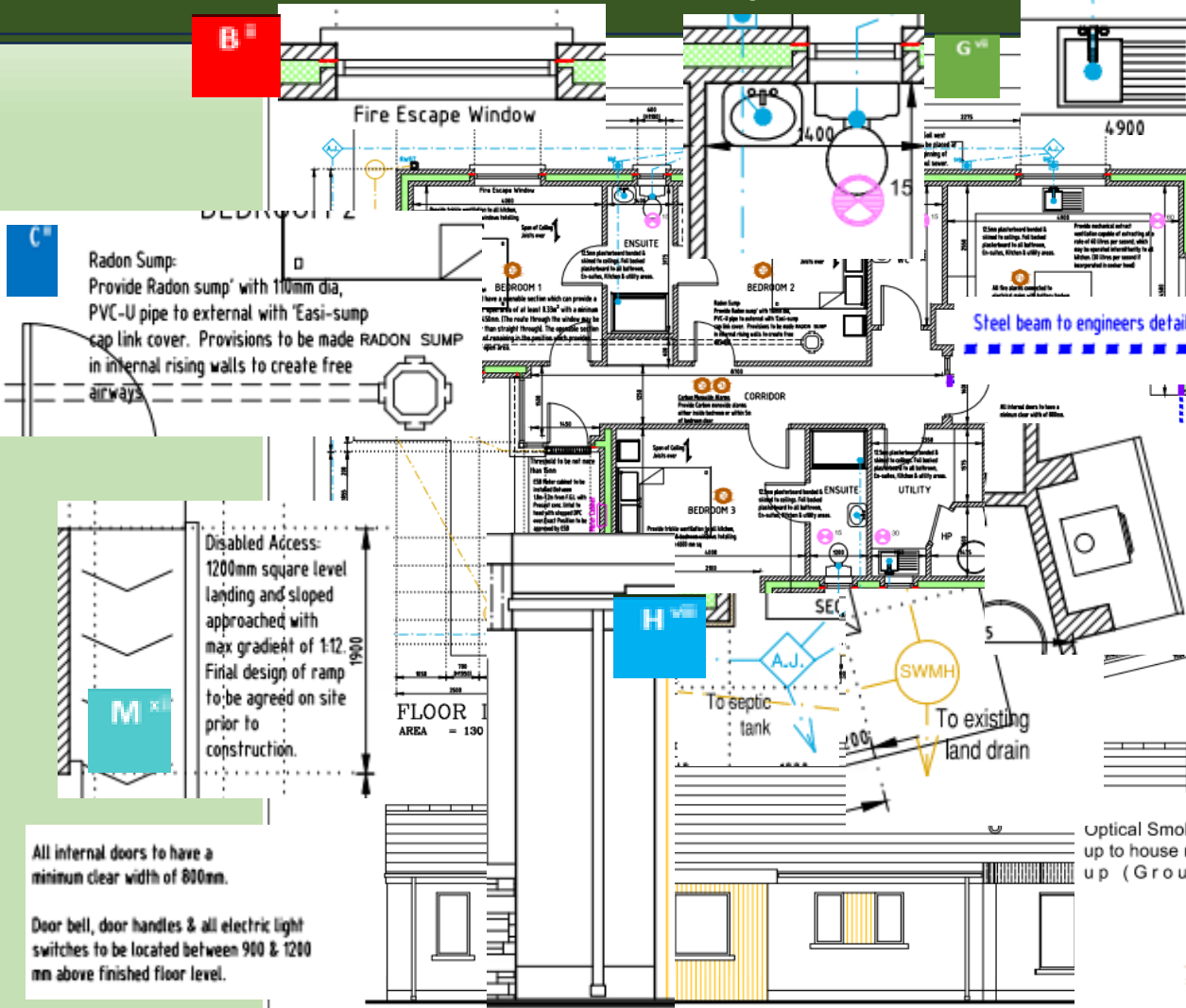
WELFARE



Outline compliance ?



Outline compliance ?



Fire Escape Window

Radon Sump:
Provide Radon sump with 100mm dia, PVC-U pipe to external with 'Easi-sump' cap link cover. Provisions to be made RADON SUMP in internal rising walls to create free airways

Steel beam to engineers detail

SWMH

To septic tank

To existing land drain

FLOOR AREA = 130

Disabled Access:
1200mm square level landing and sloped approached with max gradient of 1:12. Final design of ramp to be agreed on site prior to construction.

All internal doors to have a minimum clear width of 800mm.

Door bell, door handles & all electric light switches to be located between 900 & 1200 mm above finished floor level.

Provide mechanical extract ventilation capable of extracting at a rate of 30 litres per second, which may be operated intermittently to all sanitary accommodation

Provide mechanical extract ventilation capable of extracting at a rate of 15 litres per second, which may be operated intermittently to all sanitary accommodation

Provide mechanical extract ventilation capable of extracting at a rate of 60 litres per second, which may be operated intermittently to all Kitchen. (30 litres per second if incorporated in cooker hood)

Safety Glass:
All glazing to critical locations to be laminated safety glass to B.S. 6206. Critical locations are all glass within 800mm of F.F.L. on windows and all glass within 1500mm of F.F.L. on all doors & side panels

Optical Smoke Detector to be wired up to house mains with battery back up (Ground Floor Halls)

Fixed Temperature Heat Detector to be wired up to house mains with battery backup. (Kitchens)

Carbon Monoxide Detector to be wired up to house mains with battery backup. (Rooms containing heating appliances)

Ionisation Smoke Detector to be wired up to house mains with battery back up (First Floor Landings & Living Rooms)

ROOF CONSTRUCTION
Tergal Thrutone Blue/black natural slates

Steel purlins:
Steel purlins laid on concrete padstones to engineers detail. 100mmx75mm timber wallplate bolted above. Rafters to be birdmouthed into wallplate

Main wallplate 100x75mm treated softwood w/p strapped down with Glav. straps @ 2m max crs.

Roof Insulation:
Provide 400mm Fibre Glass insulation Between and over Ceiling joists

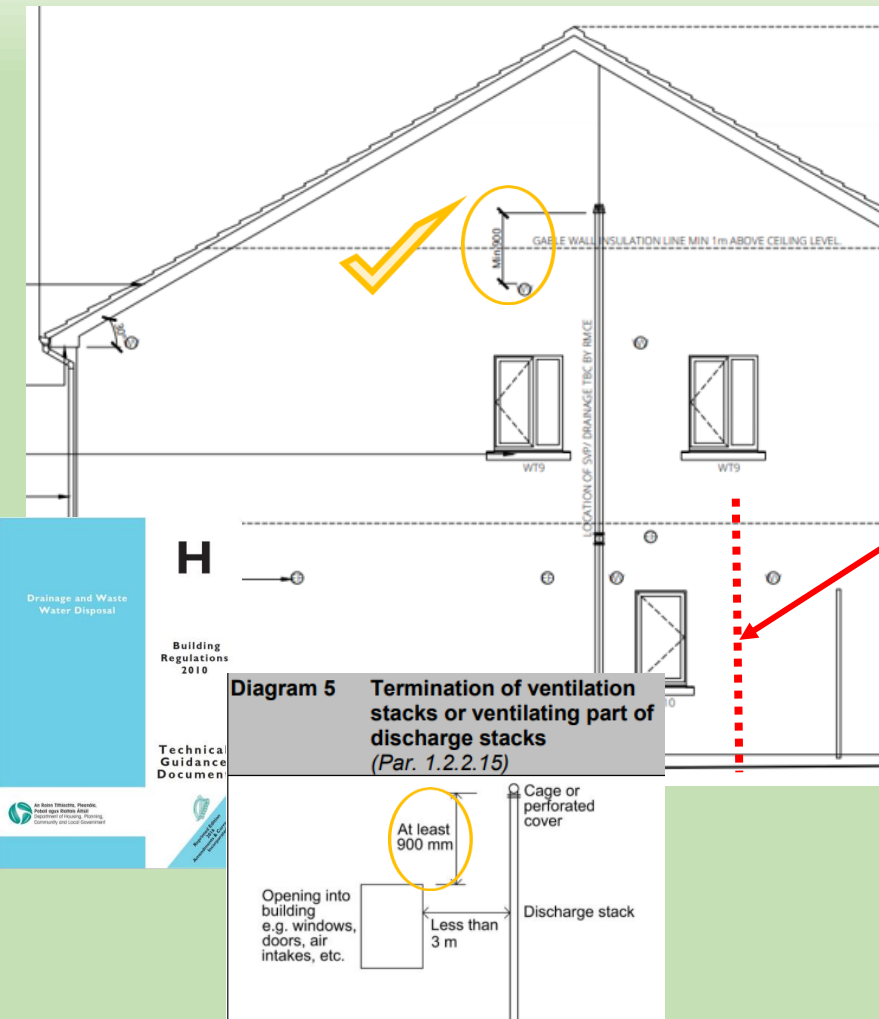
Thermally insulated block at this location around perimeter of dwelling

125mm Kingspan Thermafloor TF70 insulation board, 50mm Thermafloor TF70 turned up

WINDOWS & DOORS
Triple glazed thermally broken uPVC windows by approved supplier to achieve a u-value of 0.9 W/m²K or better.

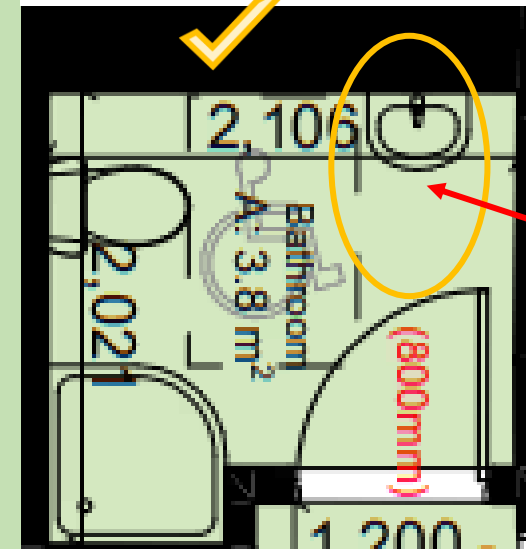
SECTION A-A

Desktop Technical assessment



1.2.3.8 Ventilated discharge stacks may be terminated inside a building when fitted with air admittance valves complying with I.S. EN 12380 Air admittance valves for drainage systems - Requirements, test methods and evaluation of conformity. Where these valves are used they should not adversely affect the amount of ventilation necessary for the below ground system which is normally provided by open stacks of the drainage pipework. Air admittance valves should be located in areas which have adequate ventilation, should be accessible for maintenance and should be removable to give access for clearance of blockages. Air admittance valves should not be used outside buildings or in dust laden atmospheres.

Application type Disability Access Certificate Application	Submission No. 4009783
Local Authority Local Authority	Status Granted with Condition(s)



. Air admittance valves should not be used outside buildings or in dust laden atmospheres.

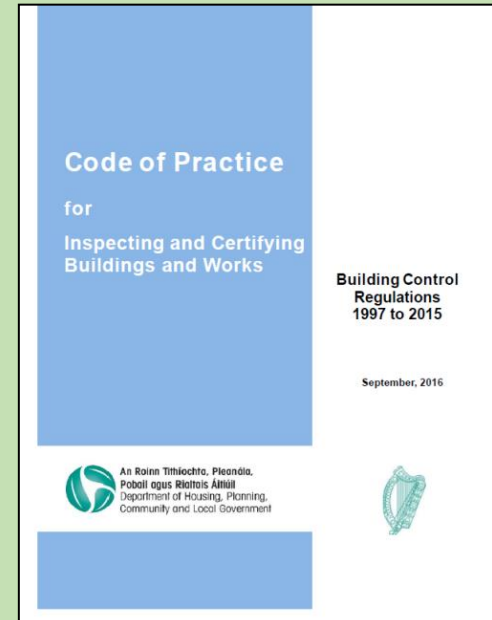
Desktop Technical assessment

3.6.2 Commencement Stage – Validation

...There is no requirement or obligation on the Building Control Authority to carry out a technical assessment of the plans or other documents submitted, see section 6(4) of the Act of 1999. Separate to its administrative function of maintaining the Register, Building Control Authorities have strong powers of inspection and enforcement under the Building Control Acts. They should exercise these powers based on the combination of risk-based assessment and random selection...

...From the Building Control Authority's perspective, any plans and documentation lodged will be readily available should the particular project be selected for a building control inspection.

The Building Owner is ultimately responsible for ensuring that buildings or works are carried out in accordance with the requirements of the Building Regulations



On Site Inspection

Key Milestone	Review of documentation submitted (or to be submitted) at CN stage	Notes
	j) Other relevant items 	
5. Superstructure (prior to slabbing ceilings)	a) Wall construction type - Masonry units e.g. block/ bricks etc - Movement joints - Wall ties - Wall insulation (Thickness and type) - Thermal bridging (Conforms with design details) - Sound requirements e.g. separating wall type & flanking provision b) Cills & lintels incl. DPC & bearing c) Upper floor level (if any) e.g. - floor joist span (allowable) - timber grade/mark - joist hangers - noggins & straps d) Wall-plate & tie down straps e) Chimney/ Flue liners/ gather f) Roof structure (Prefabricated) e.g. - truss tag/mark - bracing/ hangers & shoes g) Roof structure (Cut) e.g. - purlins & Struts - collar ties - hangers & runners - battens - timber grade/mark h) Roof covering e.g. - battens - felt type & laps - tile/slate & nailing - flashings	

No. of Buildings Inspected on this Visit

No. of Buildings Inspected for NOAC
Note: Apartment Block to be treated as one unit for NOAC numbers

Development Type

General Site Photos

Location - Main Entrance GeoPoint

53°21'N 6°16'W

Comments - Site Conditions

Record of Those in Attendance

Additional Comments



Buildings Inspected

Building Number (House/ Apartment address)

Building Type

Type of Build

Site Photos
Inspection Photos

Compliance Observations

Required Action

Select Building Regulation Part:

Part L - Conservation of Fuel and Energy

Select Building Regulation Requirement:

L1 - Conservation of Fuel and Energy (Buildings)

L2 - Conservation of Fuel and Energy (Existing dwellings)

L4 - Conservation of Fuel and Energy (Existing buildings other than dwellings)

L5 - Conservation of Fuel and Energy (New buildings other than dwellings)

L6 - Energy performance of buildings requirements as set out in the European Union (Energy Performance of Buildings) Regulations 2019.

L6 - EU Reg 7 - Major renovation dwellings

1 of 1

3 of 3



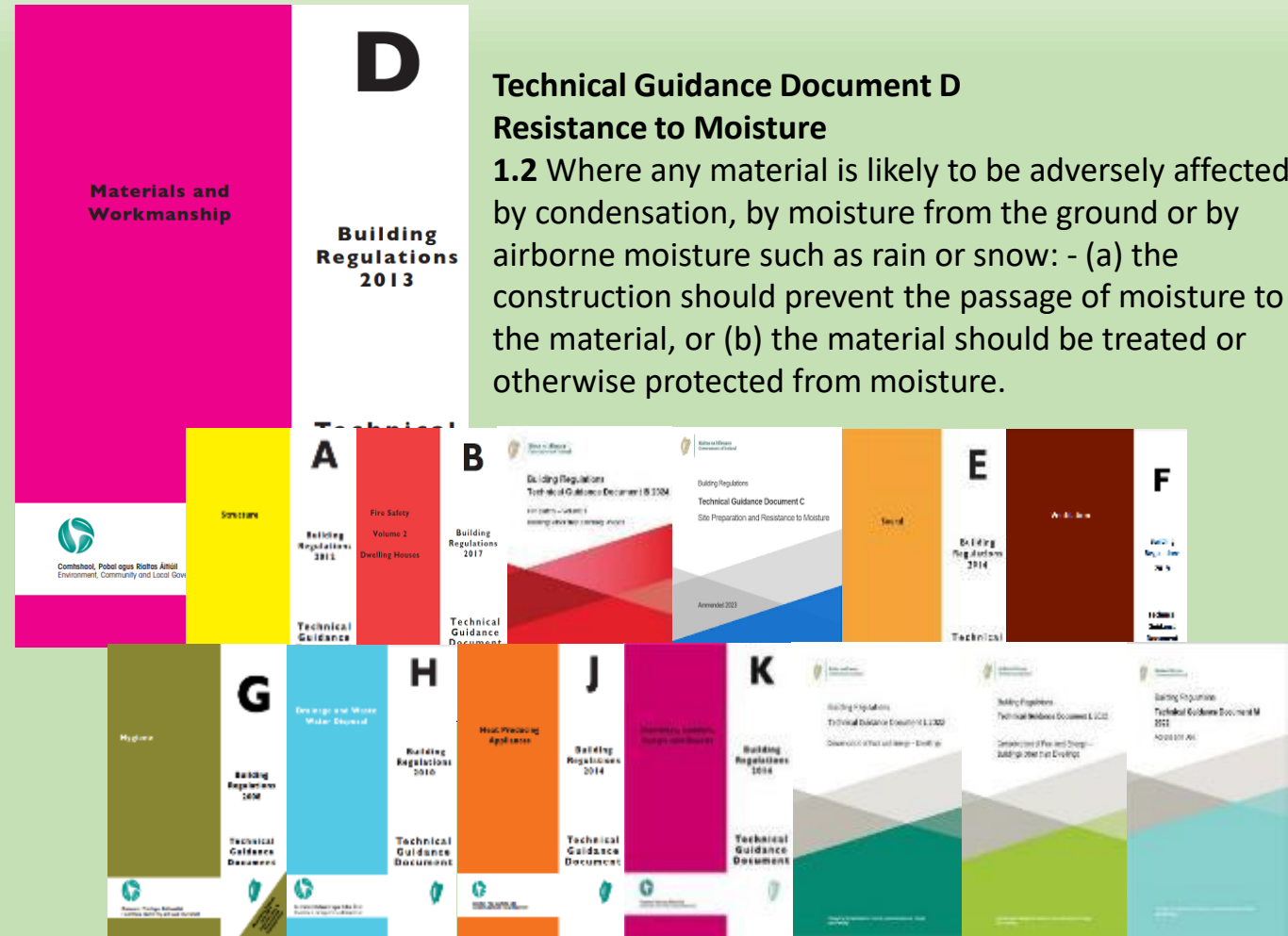
Materials & Workmanship Part D

Materials and workmanship

D1 All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.

D3 In this Part, “proper materials” means materials which are fit for the use for which they are intended and for the conditions in which they are to be used, and includes materials which:

- (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation;
- (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or
- (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability



Materials & Workmanship Part D & Part C

Resistance to weather and ground moisture

C4 The floors, walls and roof of a building shall be so designed **and constructed** as to prevent the passage of moisture to the inside of the building or damage to the fabric of the building.



2.4.1.7 SMARTPLY OSB Board is suitable for temporary exposure to the elements during installation; however, such exposure must be for the shortest possible period. Where longer exposure is expected SMARTPLY SURE STEP can be used for improved weather performance and low slip risk in wet conditions. Where possible therefore, flooring should not be laid until the dwelling is glazed and substantially watertight. If wetted, the boards must be allowed to dry out thoroughly before applying any floor coverings or



IRISH AGREEMENT BOARD
CERTIFICATE NO. 02/0093
SMARTPLY EUROPE DAC
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Waterford X91 PX75
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Web site: www.mdfosb.com
Email: info@mdfosb.com

SMARTPLY OSB (Oriented Strand Board)

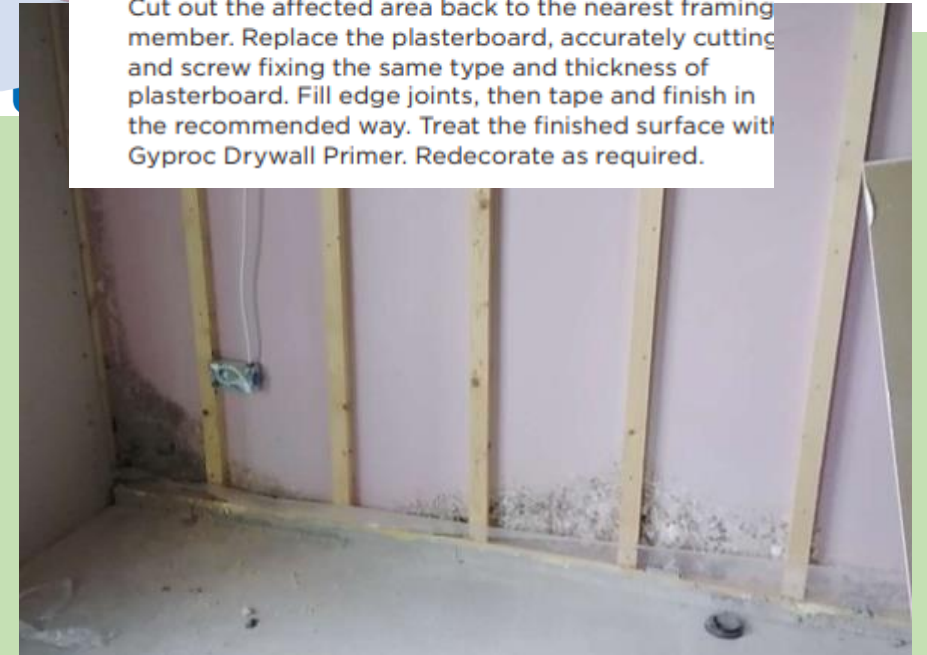


Moisture

Our products should not be used in continuously damp conditions or in buildings that are not weather tight.

However, our Gyproc moisture resistant grade plasterboards and Glasroc F specialist boards are suitable for use in intermittently damp conditions or sheltered external situations in conjunction with an appropriate decorative

Extensive damage - When the damage is more extensive, it may be necessary to replace that area of plasterboard. It is important that the replacement Glasroc H board is of the same type as specified and installed. Cut out the affected area back to the nearest framing member. Replace the plasterboard, accurately cutting and screw fixing the same type and thickness of plasterboard. Fill edge joints, then tape and finish in the recommended way. Treat the finished surface with Gyproc Drywall Primer. Redecorate as required.



Materials & Workmanship Part D & Part C

5.6.1.3 Masonry construction

The durability of masonry depends primarily upon the characteristics of the masonry units and the mortar, particularly as regards resistance to frost and to chemical attack. The following factors affect the susceptibility of the masonry to damage;

- exposure to the weather or to other sources of water (see 5.6.1.4),
- exposure to aggressive conditions from all sources including the ground (see 5.6.1.5 and 5.6.2),
- the adequacy of methods taken to prevent the masonry from becoming saturated both in terms of design (see 5.6.3) and workmanship.

6.2.2 Masonry units

Masonry units should be unloaded on to a dry and reasonably level area or scaffold. It is important that they should be carefully stacked to avoid damage or deterioration and to ensure stability, and should be protected from rain and snow.

For concrete and calcium silicate masonry units, it is desirable that provision is made for the free circulation of air within the stack so that masonry units may dry out before being built into the work.

Particular care should be taken with facing units. Masonry units should not be stacked directly on sulphate bearing ground, clinker or ashes because of the danger of chemical contamination through rising moisture, nor should masonry units be stacked on newly cast slabs until the slabs have attained sufficient strength.

S.R. 325:2013+ A2:2018



Table F.2 — **Severe exposure: recommended rendering specifications**

Background	First undercoat (see 6.18.4)		Second undercoat* (see 6.18.4)		Final coat (see 6.18.5 and Note 2)	
	/Designation (see Table F.1)	Thickness (mm)	/Designation (see Table F.1)	Thickness (mm)	Type	Mix proportions by volume ^b or designation (see Table F.1)
Strong to Moderate	II	8 to 12	II	6 to 10	Roughcast	1 : ½ : 3 : 1½
					Buttercoat for drydash Tyrolean	II

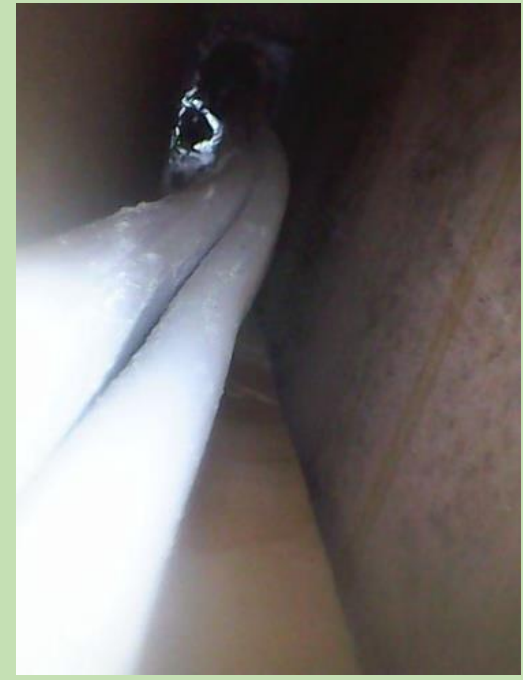
Materials & Workmanship Part D & Part F

Means of ventilation

F1 Adequate and effective means of ventilation shall be provided for people in buildings. This shall be achieved by: (a) limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and

Condensation in roofs

F2 Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.



Materials & Workmanship Part D

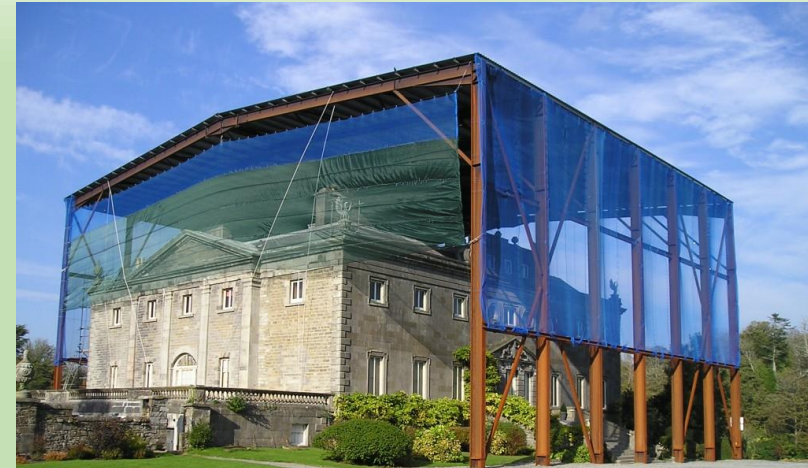
Moisture management strategy

Process guidance for structural timber buildings
Version 1.0 - July 2022



Key causes of excessive moisture

PERIOD	CAUSE OF EXCESSIVE MOISTURE	RISK MITIGATION
FROM FABRICATION TO DELIVERY	Inadequate protection from heavy rainfall/snow during pre-delivery storage and transport	Allowance for ventilation and drying period during the storage and build process
	Trapped rainwater following heavy rain or snow into closed panels from pre-delivery storage	Checks on products at delivery
DURING CONSTRUCTION	Inadequate protection during site storage	Allowance for ventilation and drying period during the build process
	Heavy rainfall or snow during the build process leaving pre-assembled elements to absorb moisture continuously over days without drying out periods	Checks on products before encapsulation, particularly closed panel elements
	Materials left in standing water	Pre-insulated panels protected during the build process
	Trapped moisture in products that are encased before drying	Vulnerable assemblies with weather protection temporary works
		Design allowing structural elements to breath and dry out
		Quality control checks on as built



During the build

RULES	TO THINK
1. Prevention against consistent wetting is better than a cure	Is there standing water on timber products?
2. Remedial works undertaken before closing in defects	Are there processes that create pockets with timber and water?
3. Inform the design team where timbers have become wetted from standing water	Do the design details address how water is managed?
4. Consider the weathertightness process as a critical path, where not possible consider temporary weather cover	Are services built to be durable and accessible?
5. Have a sign off process that checks the moisture content is within acceptable limits and that the enclosure of all structural timber elements does not occur before this check has been undertaken	

Workmanship & Co-ordination



1.1.3.21 Dimensional criteria for chases

- (a) Chases should not impair the stability of the wall. Chases are not allowed when using hollow blocks.
- (b) Vertical chases formed after construction of masonry should not be deeper than 30 mm.
- (b) Horizontal or inclined chases should comply with the National Annex to I.S. EN 1996-1-1.



Irish Standard
I.S. EN 1996-1-1:2005+A1:2012

Eurocode 6 - Design of masonry structures - Part 1-1: General rules for reinforced and unreinforced masonry structures (Including Irish National Annex)

NOTE The value of $t_{ch,h}$ for use in a Country may be found in its National Annex. The values given in the Table below are recommended.

Sizes of horizontal and inclined chases in masonry, allowed without calculation

Thickness of wall mm	Maximum depth mm	
	Unlimited length	Length $\leq 1\,250$ mm
85 – 115	0	0
116 – 175	0	15
176 – 225	10	20
226 – 300	15	25
over 300	20	30

NOTE 1 The maximum depth of the chase should include the depth of any hole reached when forming the chase.

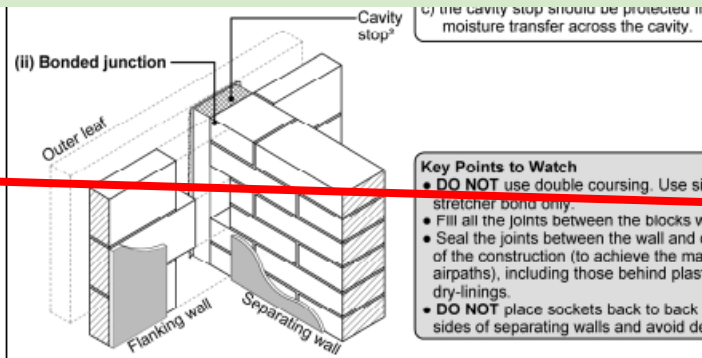
NOTE 2 The horizontal distance between the end of a chase and an opening should not be less than 500 mm.

NOTE 3 The horizontal distance between adjacent chases of limited length, whether they occur on the same side or on opposite sides of the wall, should be not less than twice the length of the longest chase.

NOTE 4 In walls of thickness greater than 175 mm, the permitted depth of the chase may be increased by 10 mm if the chase is machine cut accurately to the required depth. If machine cuts are used, chases up to 10 mm deep may be cut in both sides of walls of thickness not less than 225 mm.

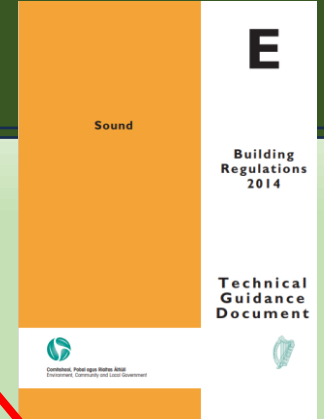
NOTE 5 The width of chase should not exceed half the residual thickness of the wall.

Workmanship & Co-ordination

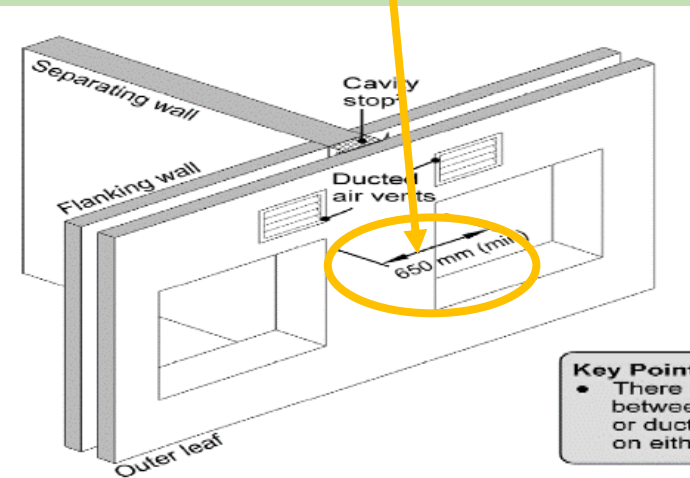


Key Points to Watch

- DO NOT use double coursing. Use single course stretcher bond only.
- Fill all the joints between the blocks with mortar.
- Seal the joints between the wall and other parts of the construction (to achieve the mass and avoid airpaths), including those behind plasterboard dry-linings.
- DO NOT place sockets back to back on opposite sides of separating walls and avoid deep chases.

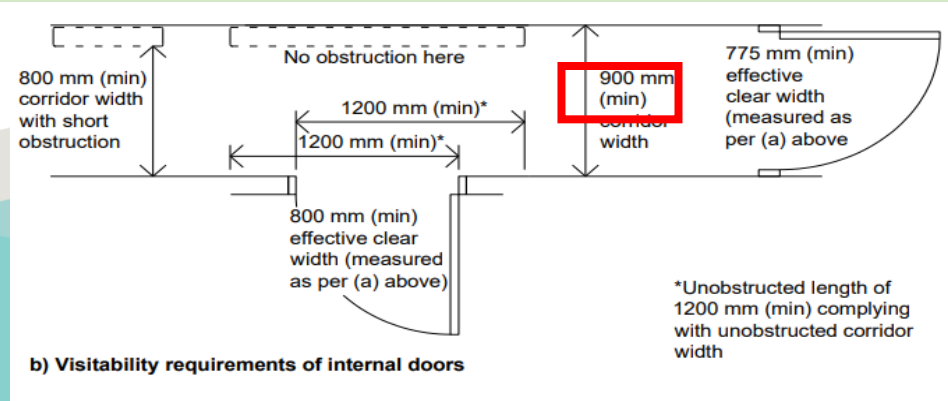
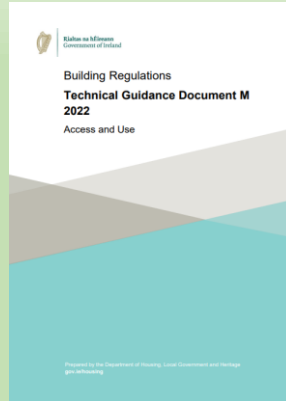


Minimum tolerances

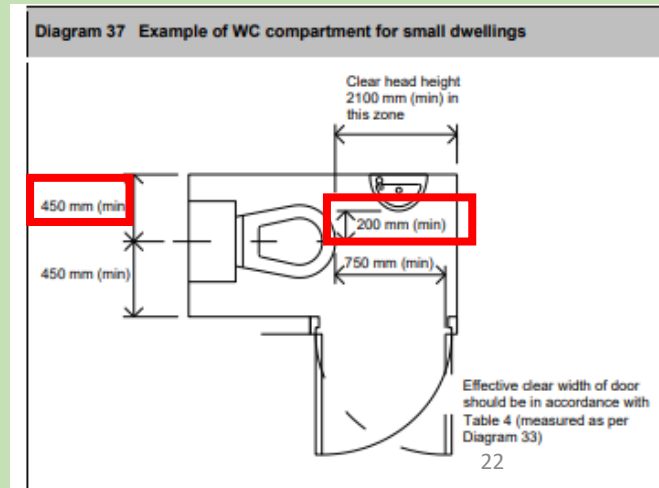


Key Points to Watch

- There should be 650 mm (min) clear between all openings (doors, windows or ducted vents) in the external wall on either side of the separating wall.



This document, Technical Guidance Document M (TGD M), sets out guidance on the **minimum** level of provision to meet requirements M1 - M5.



Prima facie compliance

Protection from falling.

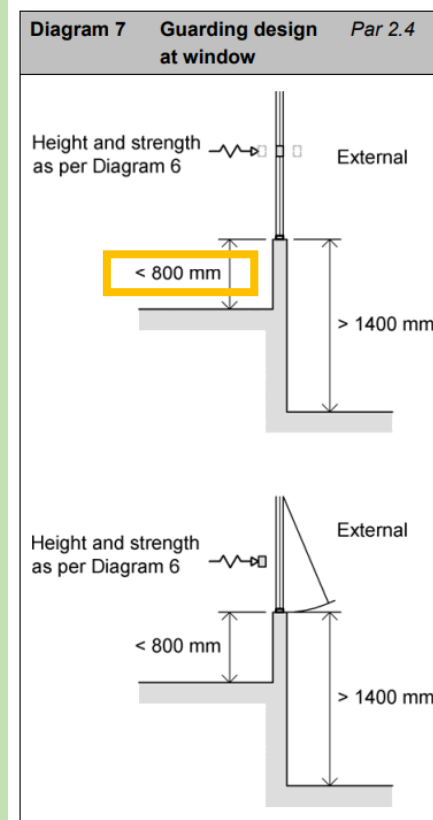
K2 In a building the sides of every floor, balcony and every part of a roof to which people normally have access, and sunken areas connected to a building, shall be guarded to protect users from the risk of falling

Technical Guidance

2.4 Guarding should be provided for any window, the sill of which is more than 1400 mm above external ground level and is less than 800 mm in height above internal floor level (see Diagram 7).

2.5 Guarding should be designed and built in such a way that it does not present unacceptable risks of accidents in service.

2.6 In buildings which are likely to be used by children under five years old, guarding should be so constructed that a 100 mm diameter sphere cannot pass through any openings in the guarding. Guarding should not be readily climbable and should be **designed in such a way as to discourage young children from climbing it**. Features in the guarding that might provide a foothold should be avoided e.g. horizontal rails etc.



Stairways, Ladders,
Ramps and Guards

K

Building
Regulations
2014

Technical
Guidance
Document

Cumann Lucht Bainistíochta Contae agus Cathrach
County and City Management Association

Irish Building Control

Materials & Workmanship Part D & Part K

K4 The requirements of this Part apply to stairways, ladders and ramps which form part of the structure of a building

Technical Guidance Document K

Fixed Ladders

1.1.16 A fixed ladder should have fixed handrails on both sides. It should not be used as the primary access to a habitable room.

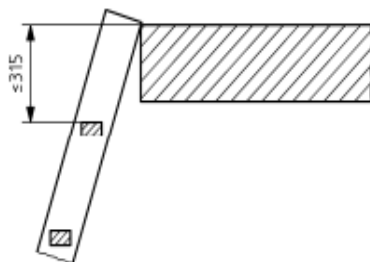
I.S. EN 14975:2006+A1:2010

3.1 loft ladder :-

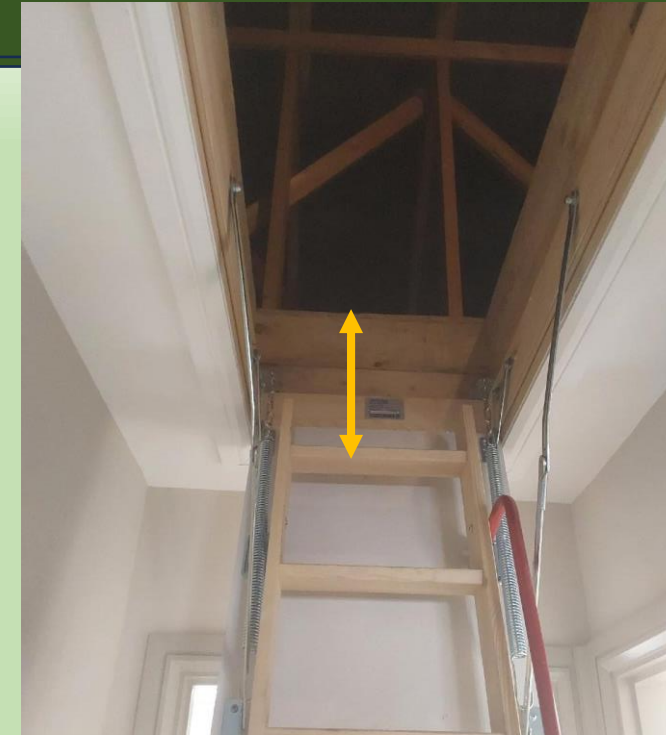
ladder designed to be permanently **fixed** at its top end with sliding or hinged sections permitting it to be lowered to and raised from a lower level to provide access to a loft or similar point at a higher level

6.10 Distance between the last rung or tread and the loft floor

When the ladder is designed to be attached at the level of the loft floor the vertical distance l_3 between the last rung or tread and the loft floor shall be less than or equal to 315 mm (see Figure 10).

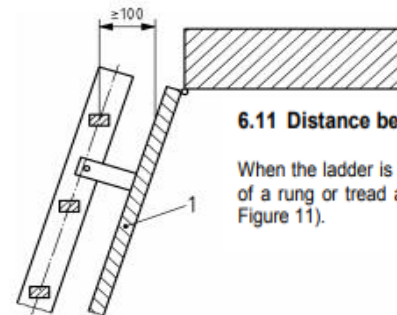


Dimensions in millimetres



6.11 Distance between a rung or tread and the trapdoor

When the ladder is designed to be attached to a trapdoor the distance a between the longitudinal centre-line of a rung or tread and the trapdoor, measured horizontally, shall be greater than or equal to 100 mm (see Figure 11).



Key
1 trapdoor

Figure 11 — Distance between a rung or tread and the trapdoor

[Regulation - EU - 2024/3110 - EN - EUR-Lex](#) adds "attached Ladders" as an additional product family to the 35 in the current CPR.

Meaningful inspections

In accordance with the OECD *Best Practice Principles for Regulatory Enforcement and Inspections*,

“enforcement” will be taken in its broad meaning, covering all activities of state structures (or structures delegated by the state) aimed at promoting compliance and reaching regulations’ outcomes – e.g. lowering risks to safety, health and the environment, ensuring the achievement of some public goods ...

“Inspections” will be understood as any type of visit or check conducted by authorised officials on products or business premises, activities, documents etc.

Note: “How regulations are implemented and enforced, and how compliance is ensured and promoted, are critical determinants of whether a regulatory system is working as intended. Inspections are one of the most important ways to enforce regulations and to ensure regulatory compliance”



Outline Compliance

Certificate of Compliance on Completion

20F. (1) Subject to *paragraph (2)*, a Certificate of Compliance on Completion shall be submitted to a building control authority and relevant particulars thereof shall be included on the register maintained under *Part IV* before works or a building to which *Part II* or *Part IIIA* applies may be opened, occupied or used.

(3) A Certificate of Compliance on Completion shall be –

(a) in the form specified for that purpose in the Sixth Schedule, and

(b) accompanied by such plans, calculations, specifications and particulars as are necessary **to outline how the works or building as completed**—

(i) **Differs** from the plans, calculations, specifications and particulars submitted for the purposes of Article 9(1)(b)(i) or Article 20A(2)(a)(ii) as appropriate (**to be listed and included at the Annex to the Certificate of Compliance on Completion**), and

(ii) **complies with the requirements of the Second Schedule to the Building Regulations**, and

(c) accompanied by the Inspection Plan as implemented by the Assigned Certifier in accordance with the Code of Practice referred to under Article 20G(1) or a suitable equivalent

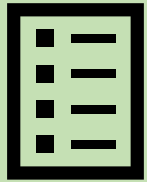
(4) On receipt of a Certificate of Compliance on Completion, a building control authority shall—
(a) record the date of receipt of the Certificate, and
(b) consider within 21 days of the date of its receipt whether the Certificate of Compliance on Completion is valid having regard to—

(i) **the requirements of paragraph (3)** above, and

(ii) **the building control authority's own satisfaction** that all enforcement notices, information requests and statutory processes, including any applications for certificates under *Part III*, *Part IIIA* or *Part IIIB*, relevant to the building concerned have been satisfactorily concluded.

Demonstrate Compliance

Schedule
(Commencement)



A-M

SIXTH SCHEDULE
CERTIFICATE OF COMPLIANCE ON COMPLETION

ANNEX

Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

Annex
(Completion)



A-M

(5) Where the building control authority considers that a Certificate of Compliance on Completion may not be valid having regard to paragraphs (3) and (4), the building control authority may within 21 days of receipt of the certificate, write to the person who submitted the certificate and

- (i) inform them, giving reasons, that the certificate does not comply with paragraphs (3) and (4) and **cannot be accepted** by the authority, or
- (ii) require the person submitting the certificate to submit such **revised certificate** or such **additional documentation** as may be deemed necessary by the building control authority to accompany the certificate for the purposes of paragraphs (3) and (4)



Cumann Lucht Bainistíochta Contae agus Cathrach
County and City Management Association

NBC&MSO

National Building Control & Market Surveillance Office



An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE



*GO RAIBH
MAITH AGAIBH*



 **National Building Control and Market Surveillance Office**

English Gaelige

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National Building Control Office

**Our goal is to promote
Compliance with the
Building Regulations through
onsite
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