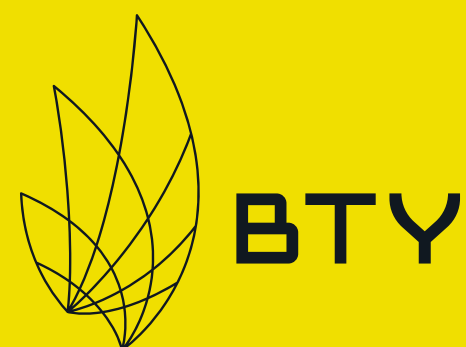




Assigned Certifier Perspective - Defects

Kieran Halton
B.Eng., BSc(Hons), MCIOB, Registered Building Surveyor
Director of Certifier Services

4-5 MARCH '26

IBCI BUILDING CONTROL CONFERENCE 2026

BTY Profile

BTY has a 50-year track record of success supporting clients in infrastructure, property, and renewable energy.

We are an award-winning consultancy for advisory and delivery services. Our teams are engaged on +€60 billion multisector portfolios and projects.

● Key BTY Offices ■ Primary Markets ■ Secondary Markets ■ Strategic Projects



Technical Advisor
of the Year
PPPCOE Awards 2025
Istanbul, Türkiye



Technical Advisor
of the Year
P3 Awards 2024
New York City, NY



Technical Advisor
of the Year
P3 Awards 2019
New York City, NY



Technical Advisor
of the Year
IJ Global Awards
Americas, 2017



Energy &
Renewables



Data Centres
& Broadband



Security
& Defence



Utilities



Education



Healthcare



Government



Aviation



Commercial
& Industrial



Sports
& Entertainment



Transportation

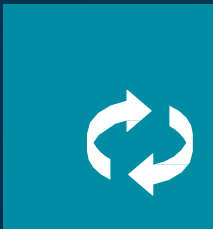


Residential

Core Services



COST
MANAGEMENT



LIFE CYCLE
ADVISORY



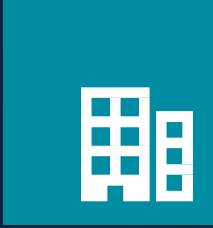
ASSIGNED
CERTIFICATION



INFRASTRUCTURE
TECHNICAL ADVISORY



LOAN
MONITORING



REAL ESTATE
TECHNICAL
ADVISORY



OWNER'S
REPRESENTATIVE

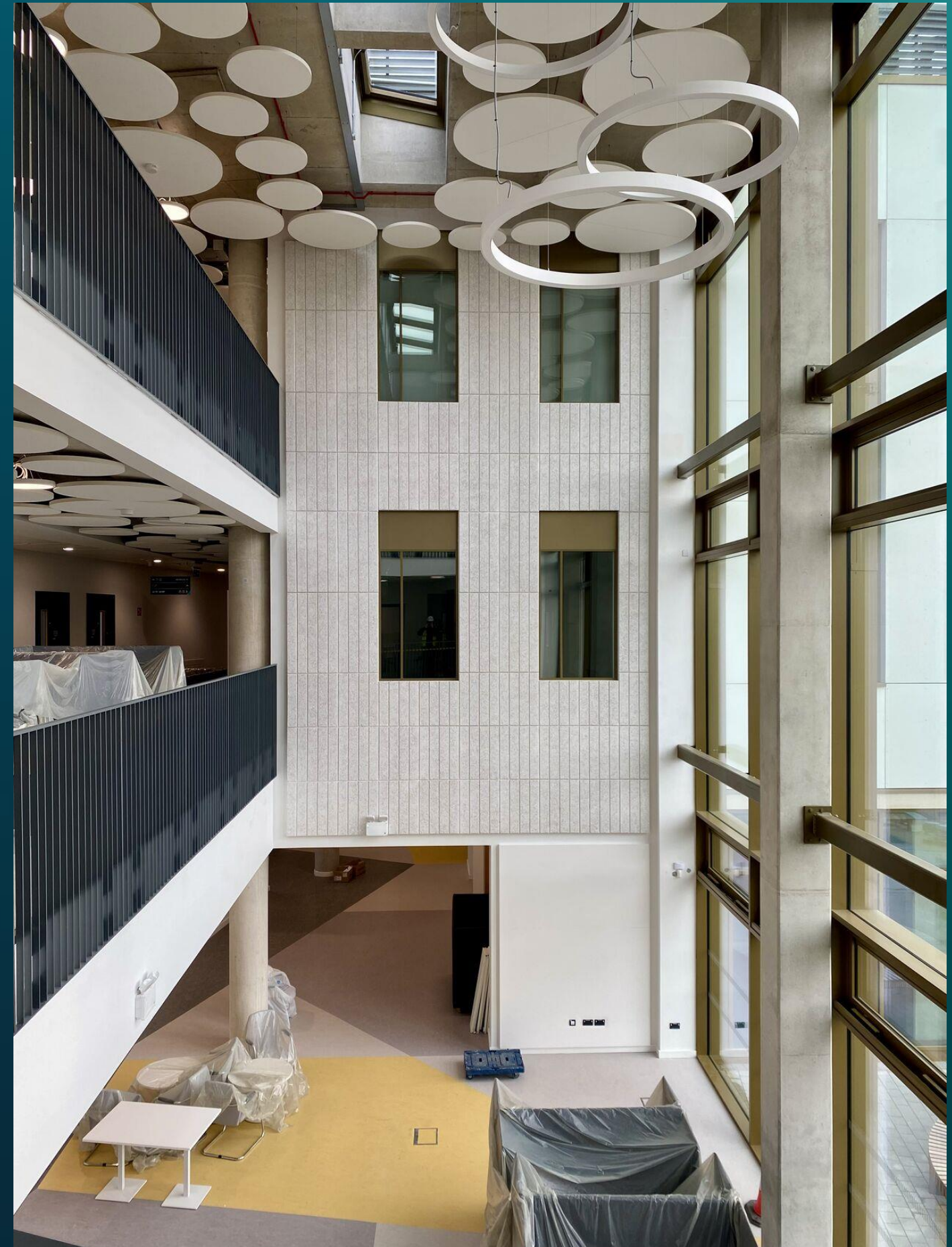


INDEPENDENT
TESTER



Presentation Topics

- Assigned Certifier Role
- Assigned Certifier – Construction / Completion Stages
- Designer Responsibilities
- Radon
- Materials & Workmanship
- 3-storey Construction
- Passenger Lifts
- I.S. 10101 – Electrical Installations
- TGD Part M – W.C.'s
- TGD Part M – Driveway's
- TGD Part B – Fire
- Things to watch out for



Assigned Certifier Role

- Obtain Designs, FSC / DAC details, Inspection Plans, etc.
- Prepare project on BCMS & obtain relevant Design Certs, Notices of Assignment, etc.



Assigned Certifier Role

GENERAL

Commencement Notice / 7-Day Notice

- Submit commencement to proceed 14 to 28 days / 7-days prior to planned start date, to the Building Control Authority with agreed Preliminary Inspection Plan, statutory certificates, and design team certification on commencement.

Monitoring

- Monitor Inspection Plan, update relevant Building Control Authority of change (if applicable) and engage with project team to ensure the inspection plan is implemented and everyone remains aware of their role. Prepare and advise the team in advance of final submission.

Completion

- Submit BC(a)R Certificate of Compliance on Completion (CCC) to the relevant Building Control Authority, informed by Design Team Inspections and Design Team Ancillary Certificates.

“The 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.”

Assigned Certifier Role

- Obtain the relevant Commencement Notices
- Provide & sign all relevant statutory certs.
- Prepare Preliminary Inspection Plan (PIP).
- Carry out site inspections, minimum fortnightly.
- Prepare and issue site inspection reports highlighting issues observed and monitoring the status thereof.
- Act as the single point of contact with the relevant Building Control Authority (BCA).
- Seek advice from the BCA as required.
- Provide technical support in terms of the requirements associated with the Building Control (Amendment) Regulations, and the Building Regulations.
- Coordinate the Ancillary Certification by Design Team members and the Contractor for the Cert of Compliance on Completion (CCC).
- Make submissions to obtain Registered status on the BCMS.



Designers' Responsibilities

GENERAL

- Provide sufficient information to the Assigned Certifier to enable them to fulfil our role.
- Notify the Assigned Certifier of their proposed inspection regime.
- Carry out inspections of the works relevant to their scope / elements of the Design and liaise with BTY during the completion stage or as required.
- Provide the Ancillary Certificates, and Inspection Plans As Implemented, when required by the Assigned Certifier (CCC Stage).

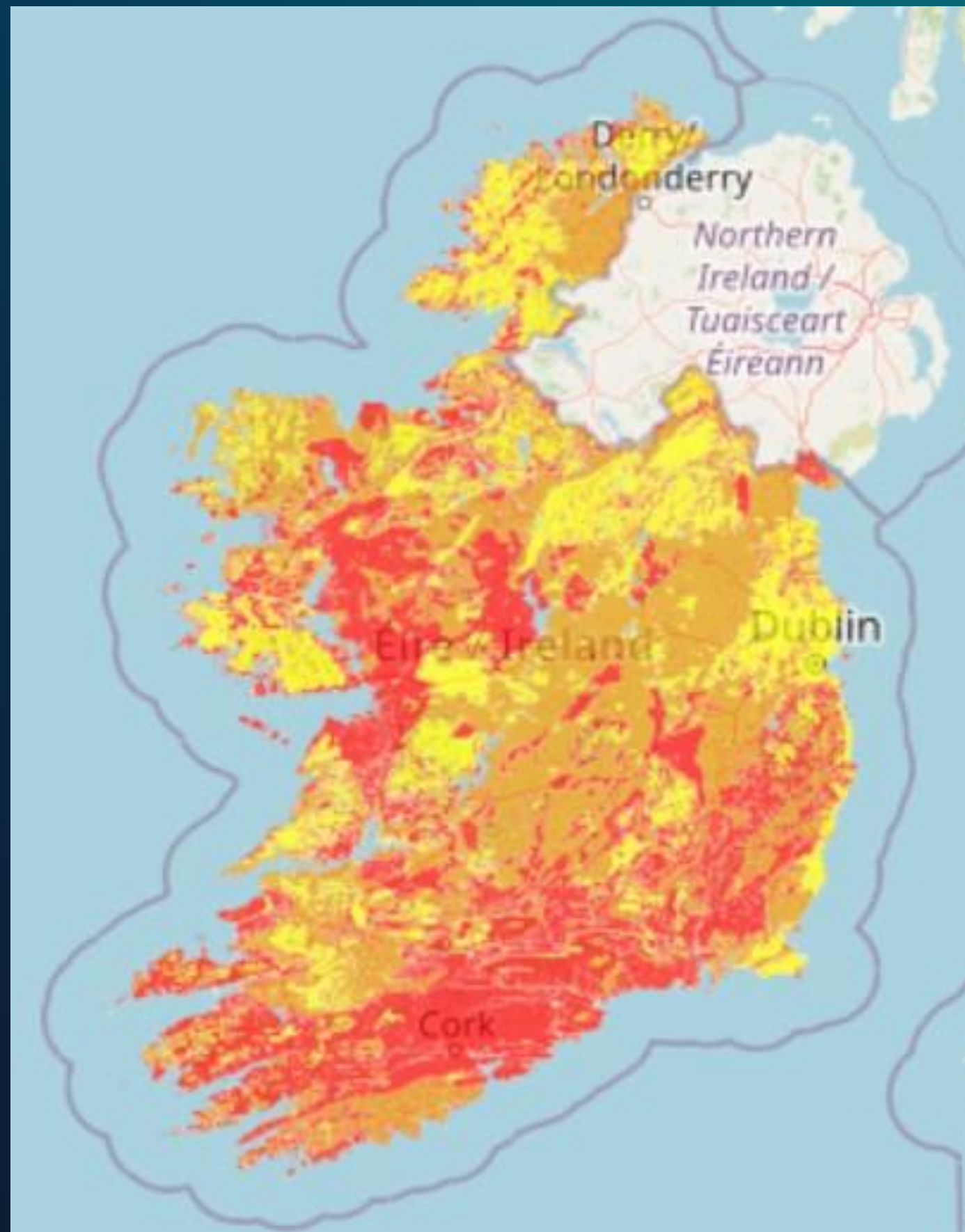
“The Design Certifier means the competent, registered professional person:

- Who has been commissioned by the Building Owner to design, in conjunction with others, the building or works described in the relevant Commencement Notice (or 7 Day Notice), and to certify such design is in compliance with the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned, and
- who confirms that the documentation included in the schedule to the Commencement Notice (or 7 Day Notice) which has been prepared by him/ her, other members of the design team and specialist designers whose design activities he/ she has coordinated, has been prepared to demonstrate such compliance.”

Radon

RADON RISK MAP OF IRELAND

- High Radon Areas are defined as areas where it is predicted that more than 10% of dwellings will have Radon gas concentrations above 200 Bq/m³.
- Above this level the need for remedial action should be considered.
- Council Directive 2013/59/EURATOM and sets a National Reference Level for Radon Gas in Workplaces of 300Bq/m³ annual average concentration.
- The map is accessed via the interactive Radon.ie website maintained by the EPA.



- Membranes used for Radon protection should be appropriate for this use.
- The fitness of the membrane should be independently certified by an approved body e.g. NSAI.
- The pipework from standby Radon sumps, should terminate and be capped either above ground level externally, or in the attic space.

Radon

TYPICAL ISSUES INCLUDE:

- Damaged on site post-installation
- Weathered
- Missing Radon terminations / outlets



Materials & Workmanship

CONSTRUCTION PRODUCT REGULATIONS

- Requirement D3 defines what is meant by “proper materials” for use in works. In assessing the fitness for use and conditions of use of a material / product, consideration should be given to durability, safety, local climatic conditions (e.g. wind driven rain, humidity etc.) and other such issues.
- Official Journal of the European Union
 - https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=uriserv:OJ.C_.2018.092.01.0139.01.ENG
- CPR in Ireland are governed by the EU Construction Products Regulation (CPR) 305/2011, enforced locally via S.I. No. 225/2013
- Requires mandatory CE marking and Declarations of Performance (DoP) for products covered by harmonized standards.
- New regulation, CPR 2024 (EU) 2024/3110, became fully applicable from Jan 8, 2026, introducing digital product passports, and sustainability data.

9.3.2018	EN	Official Journal of the European Union			C 92/141
(1)	(2)	(3)	(4)	(5)	
CEN	EN 54-16:2008 Fire detection and fire alarm systems — Part 16: Voice alarm control and indicating equipment		1.1.2009	1.4.2011	
CEN	EN 54-17:2005 Fire detection and fire alarm systems — Part 17: Short-circuit isolators		1.10.2006	1.12.2008	
	EN 54-17:2005/AC:2007		1.1.2009	1.1.2009	
CEN	EN 54-18:2005 Fire detection and fire alarm systems — Part 18: Input/output devices		1.10.2006	1.12.2008	
	EN 54-18:2005/AC:2007		1.1.2008	1.1.2008	

Materials & Workmanship

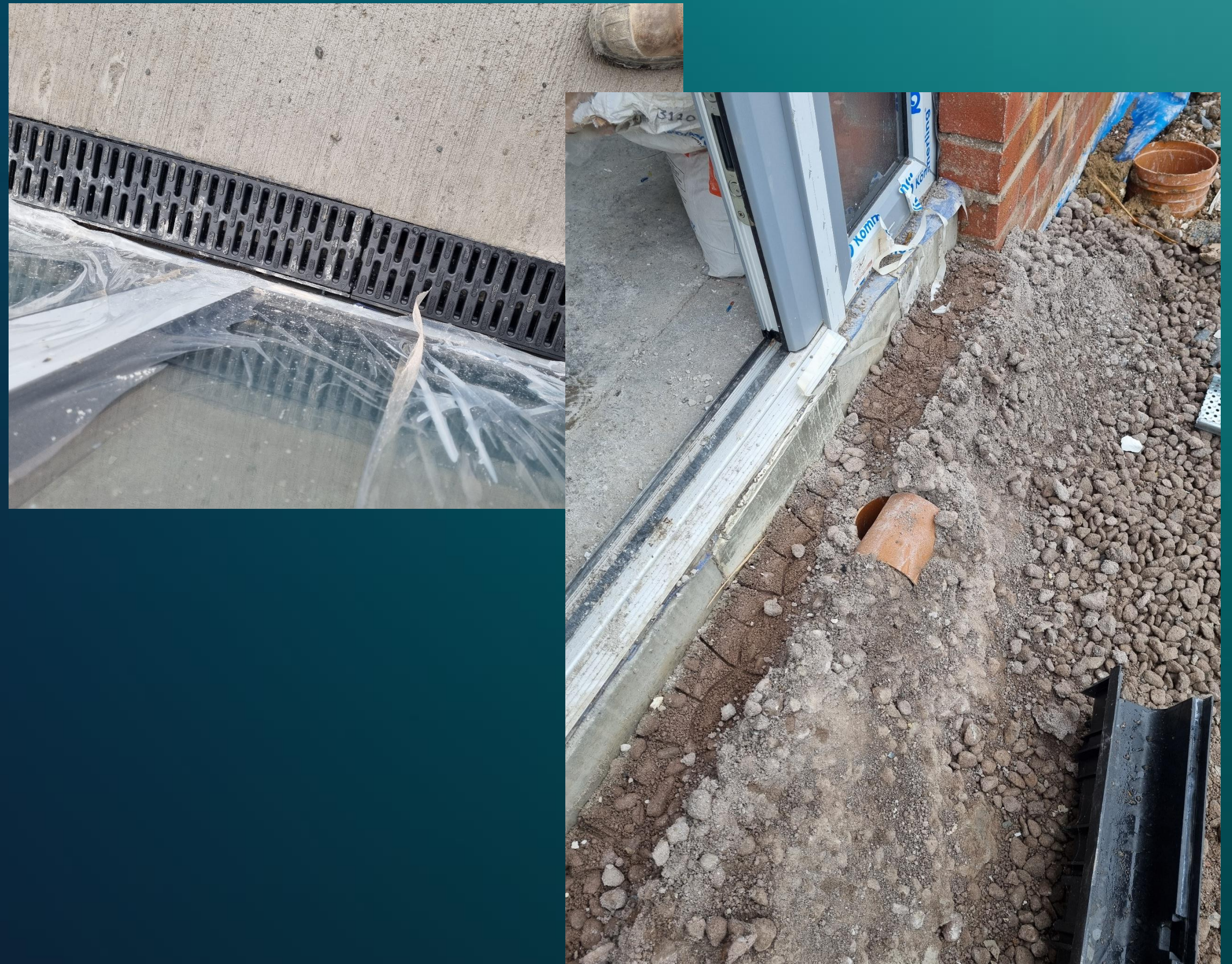
MATERIAL STORAGE



Materials & Workmanship

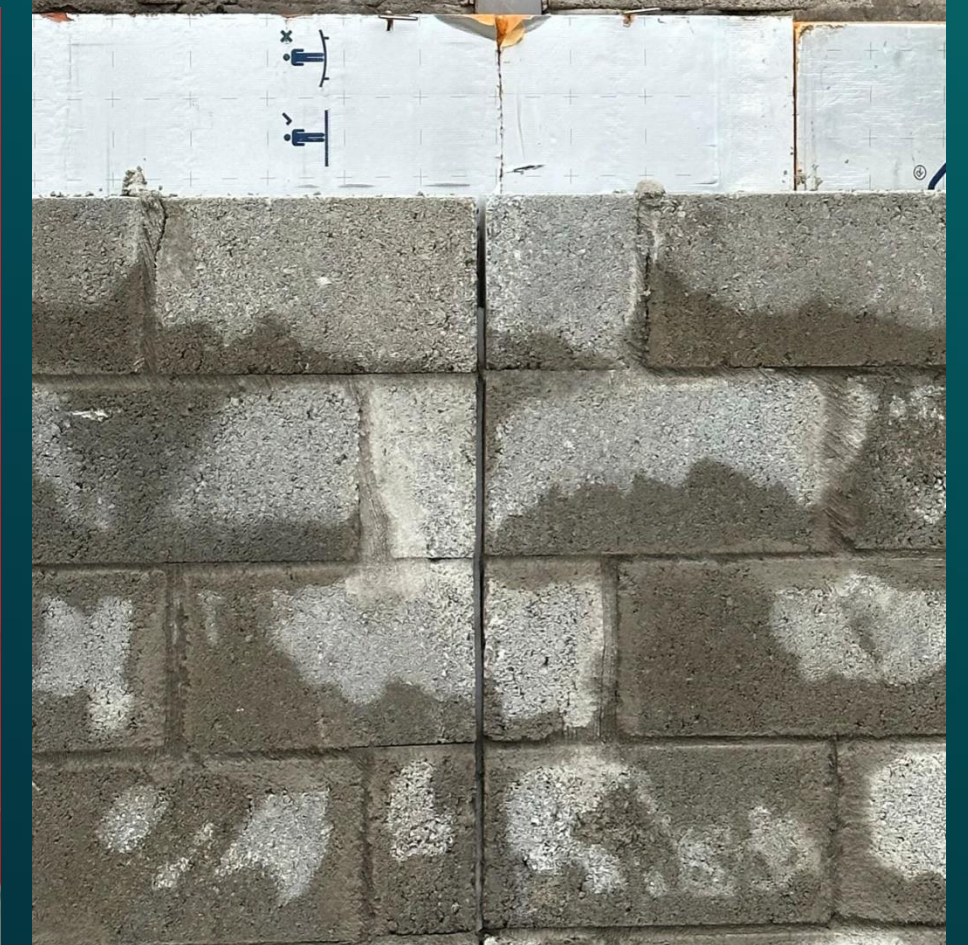
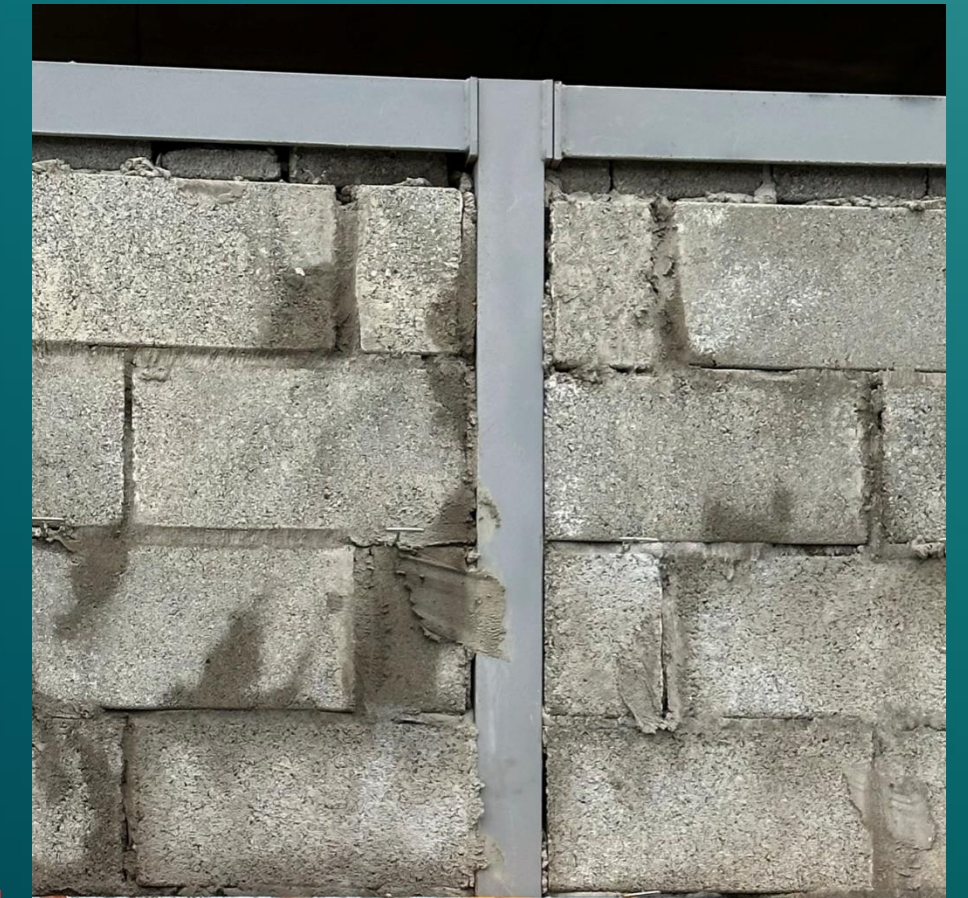
WORKMANSHIP = COMPETENCE

- Proper standard of workmanship and the appropriate use of materials is essential to achieving compliance with the Regulations.
- NSAI Agrément may specify workmanship for the products covered by the certificates.
- It may be possible to demonstrate that the workmanship satisfies the relevant requirement by:
 - Quality assurance schemes which complies with I.S. EN ISO 9001: 2008 Quality management systems; or
 - Performance in use i.e. by showing, such as in an existing building.
 - Tests can be used to show that workmanship is appropriate e.g. air permeability pressure tests



Materials & Workmanship

WORKMANSHIP = COMPETENCE



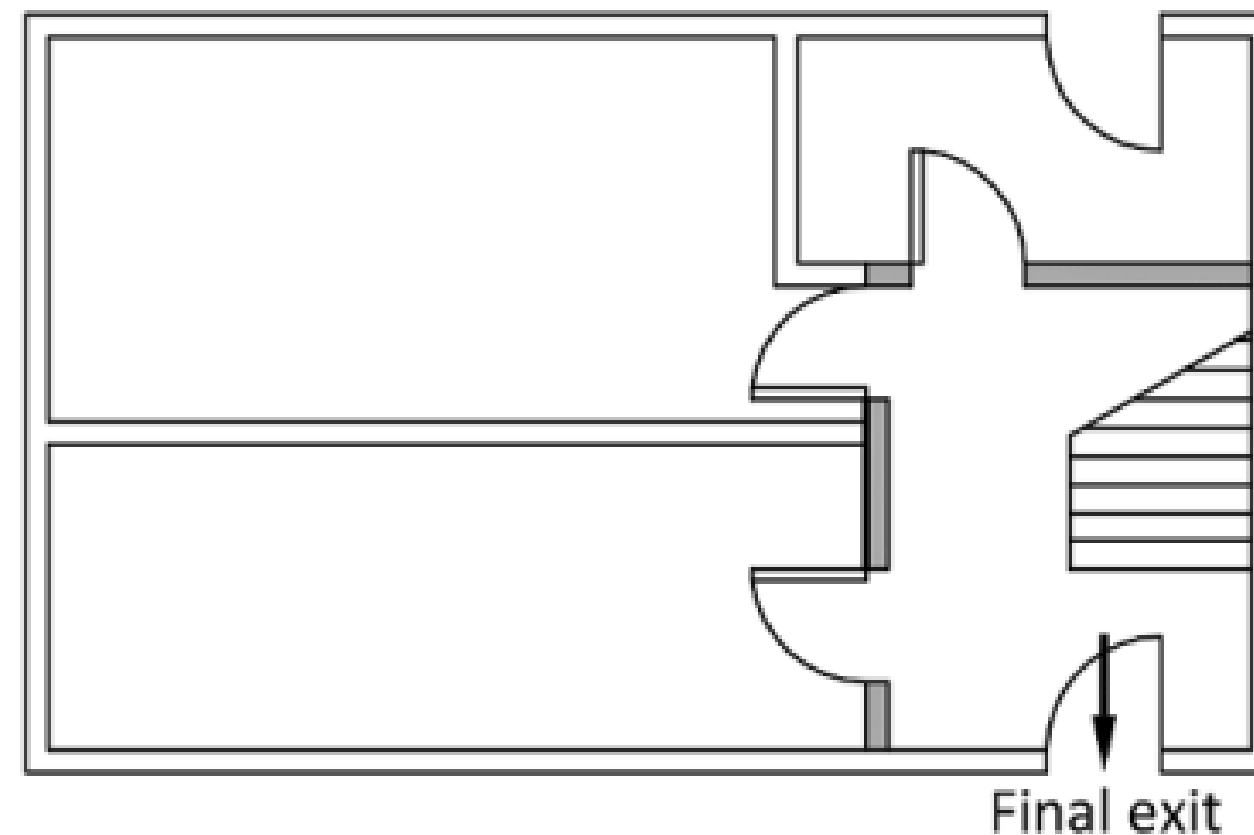
3-Storey Construction

KEY CONSIDERATIONS

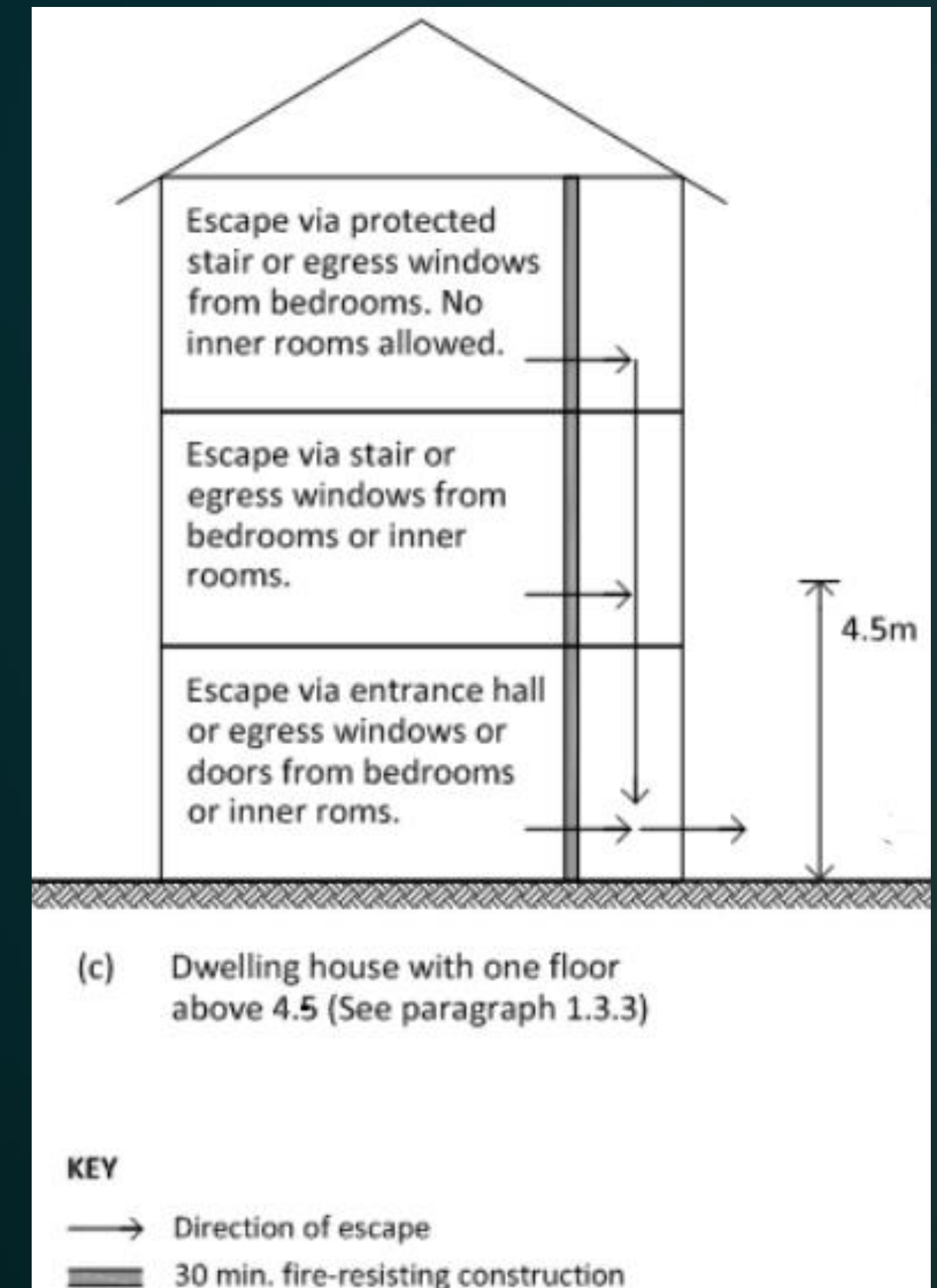
- TGD A - Consequence Class 1.
- Main risk consideration arguably is Fire (TGD B).
 - Compartmentation / protected stairs (fire rated walls carried up / doors).
 - Floor-to-floor separation.

Diagram 2 - Alternative arrangements for escape via the ground floor in dwelling houses with floors more than 4.5 m above ground level

Par.1.3.3 & 1.3.4.



(a) Protected stairway delivering directly to the final exit.



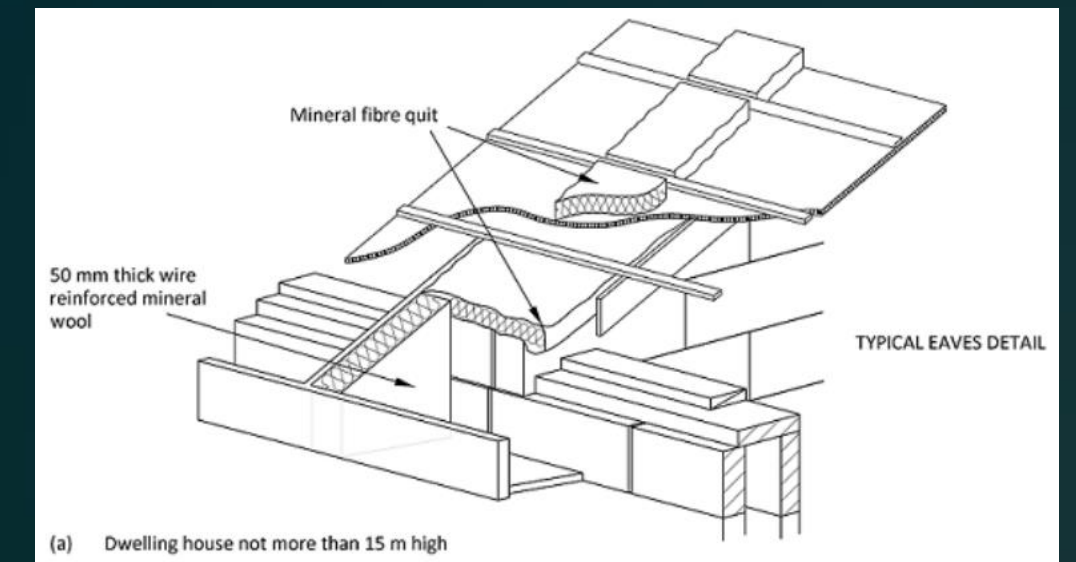
3-Storey Construction



3-Storey Construction

BOOKEND 3-STOREY DWELLINGS

- 3.5.4.6 Junction of separating wall and roof
 - (a) In dwelling houses not more than 15 m high a zone of the roof at least 1.5 m wide (see Table 4.3) on both sides of the wall should have a covering of class B_{Roof(t4)} (European class) or AA, AB, or AC (National class)
- Fire risk to extended gable.



- The external render system certified for use on timber frame in this instance.



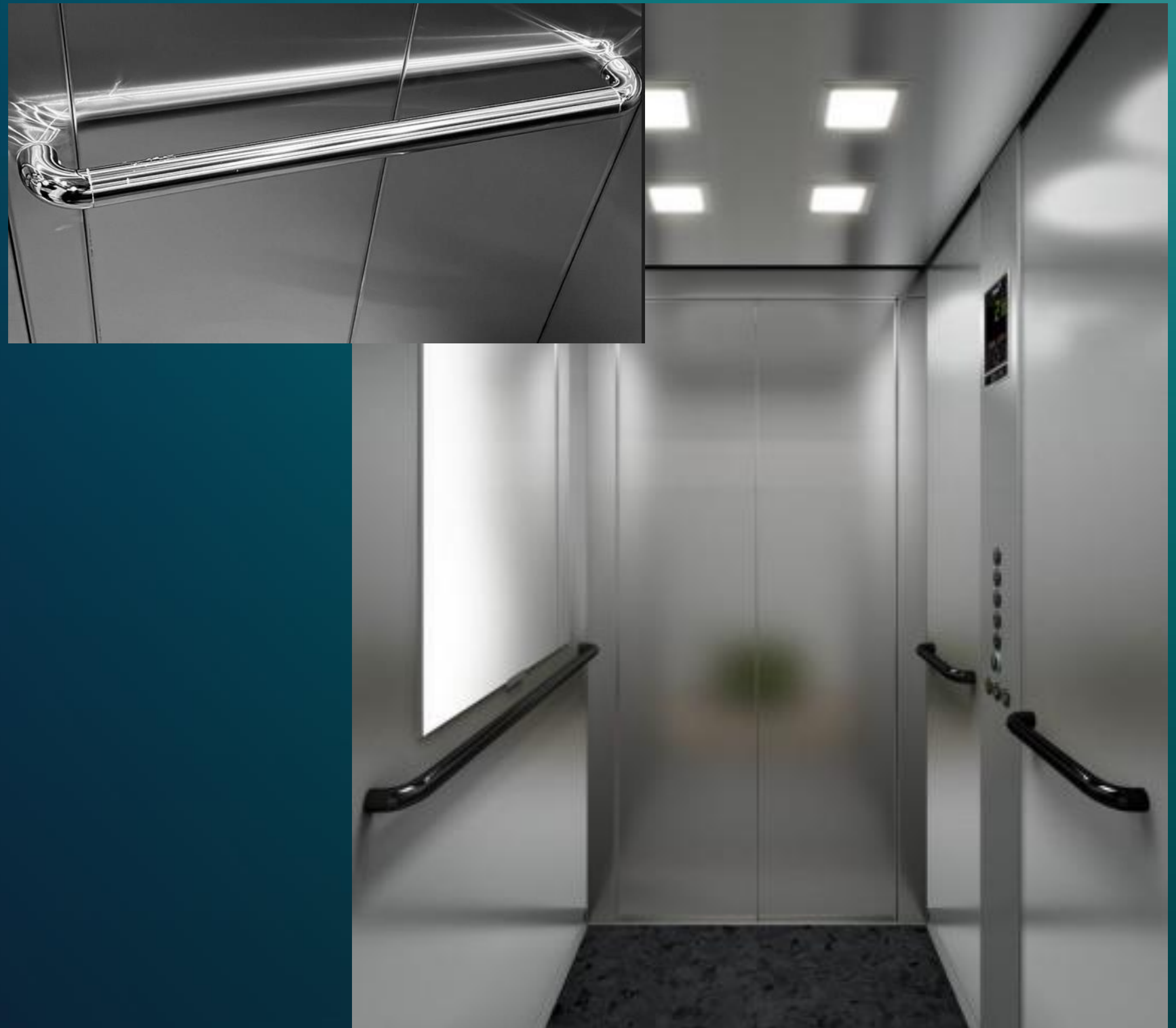
Passenger Lifts

1. LIFT MANUFACTURER RELIANCE:

Where an accessible passenger lift is provided: It should conform with I.S. EN 81-1; I.S. EN 81-2 and I.S. EN 81-70;

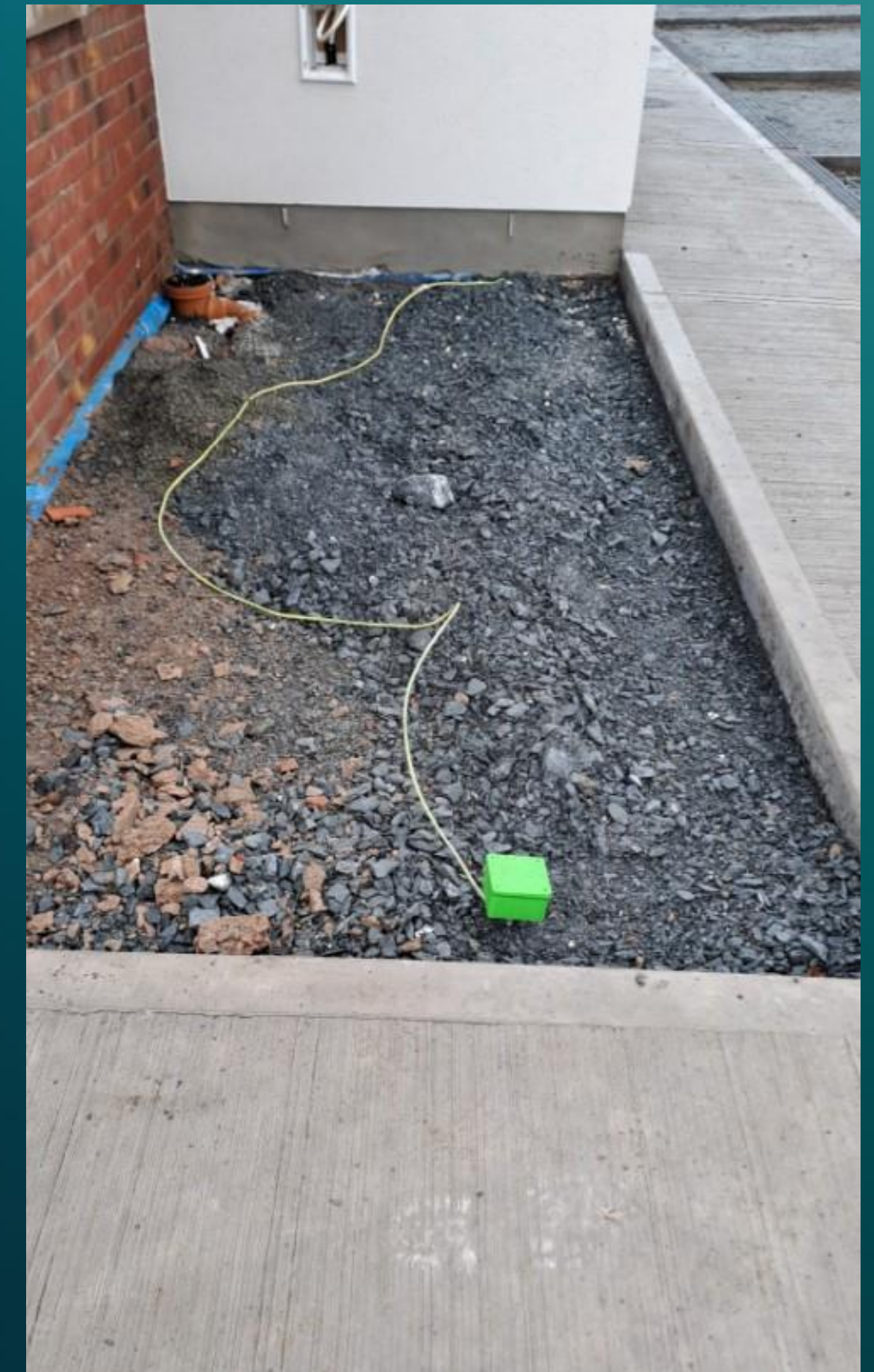
2. TGD M - 1.3.4.2 Passenger Lift Details

2. A handrail of contrasting colour with its surroundings should be provided on at least one wall with its top surface at 900 mm above the floor and located so that it does not obstruct the controls or the mirror. Handrails should be terminated in such a way that reduces the risk of clothing being caught;



I.S. 10101 – Electrical Installations

1. IS10101 Section 542.1.4 - The requirements for earthing arrangements are intended to provide a connection to earth which:
 - i. is reliable and suitable for the protective requirements of the installation;
 - ii. can carry earth fault currents and protective conductor currents to earth without danger from thermal, thermo-mechanical and electromechanical stresses and from electric shock arising from these currents;
 - iii. if relevant, is also suitable for functional requirements;
 - iv. is suitable for the foreseeable external influences (see Part 51), e.g. mechanical stresses and corrosion.



I.S. 10101 – Electrical Installations

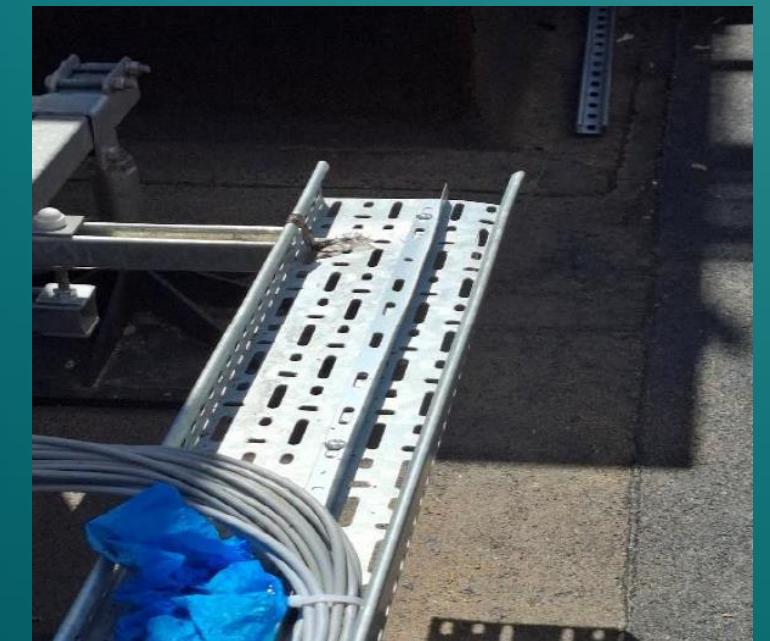
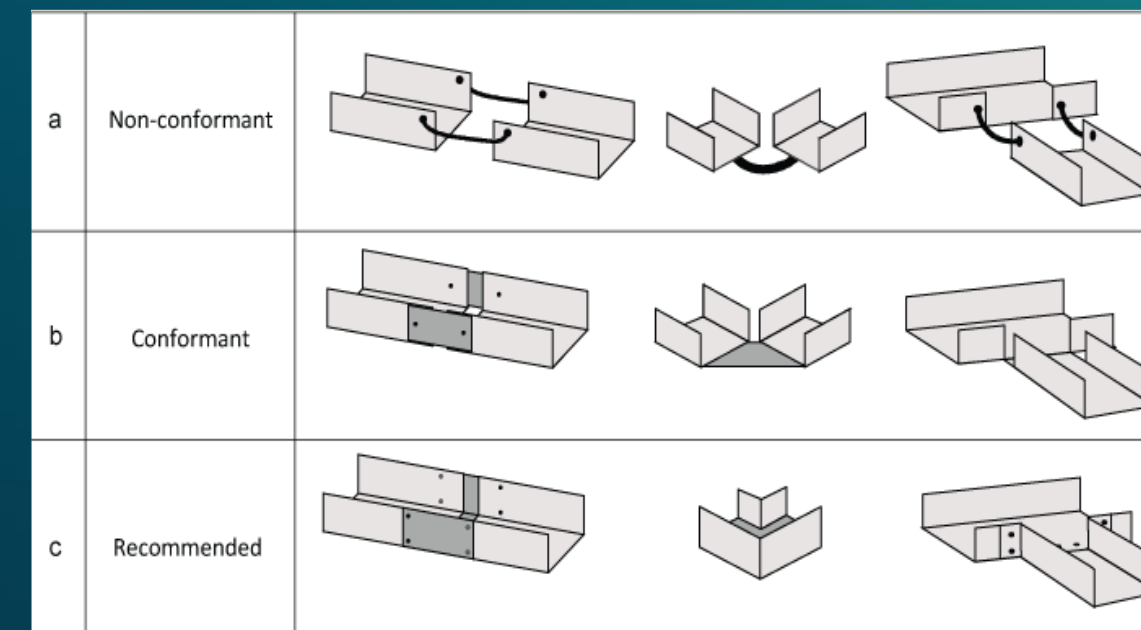
521.6 Conduit systems, cable ducting systems, cable trunking systems, cable tray systems and cable ladder systems

Conduit systems shall comply with the I.S. EN 61386 series, cable trunking or ducting systems shall comply with the IEC 61084 series and cable tray and cable ladder systems shall comply with I.S. EN 61537.

528.1 Proximity to electrical services

Band I and band II voltage circuits according to HD 193 S2 shall not be contained in the same wiring system unless one of the following methods is adopted:

- i. the cables are installed on a cable tray system where physical separation is provided by a partition; or
- ii. a separate conduit, trunking or ducting system is employed.



I.S. 10101 - Figure 44.RZ3 – Examples of maintenance of continuity of metallic system components to provide electromagnetic compatibility protection



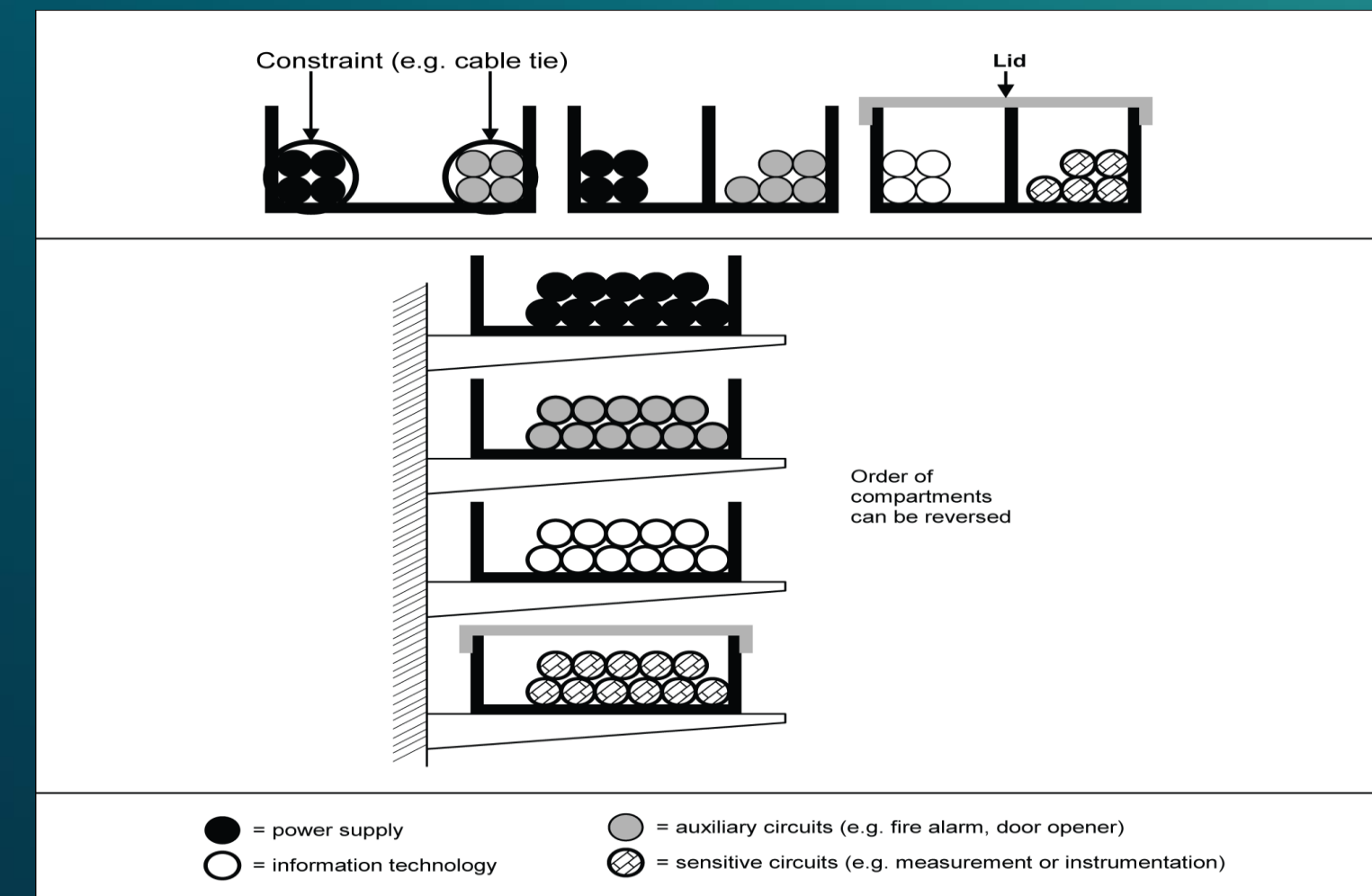
I.S. 10101 – Electrical Installations

1. IS10101 Section 44.7 Cable management systems:

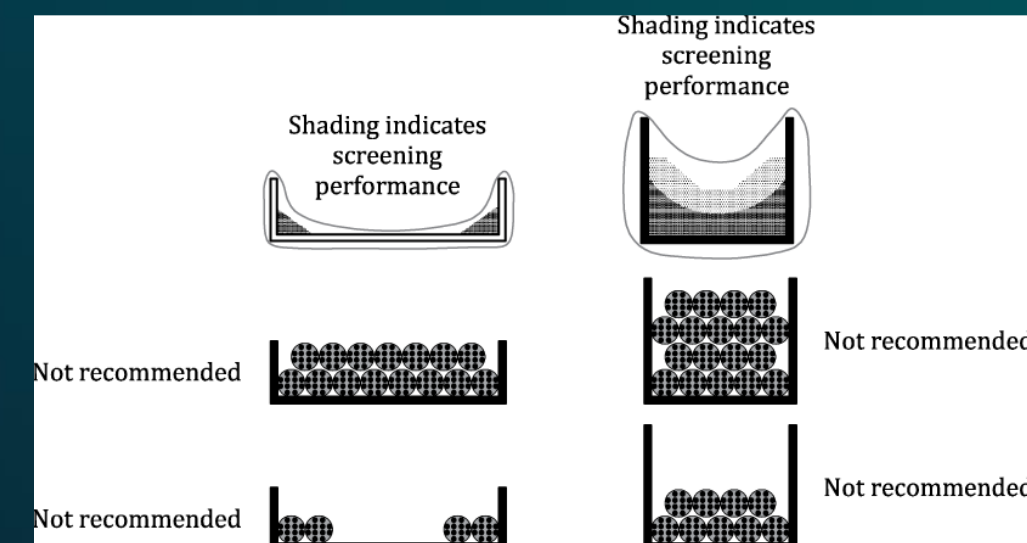
Cable management systems are available in metallic and non-metallic forms.

The selection of cable management systems “type, material, shape, etc.” considerations shall include:

- i. the type of cabling (screened, twisted, optical fibre),
- ii. the electromagnetic immunity of the equipment connected,
- iii. the other environment constraints (chemical, mechanical, climatic, fire, etc.),
- iv. any future extension on the information technology cabling system.



I.S. 10101 - Figure 44.R16 – Cable arrangements in metal cable-trays



I.S. 10101 - Figure 44.R16 – Cable arrangements in metal cable-trays

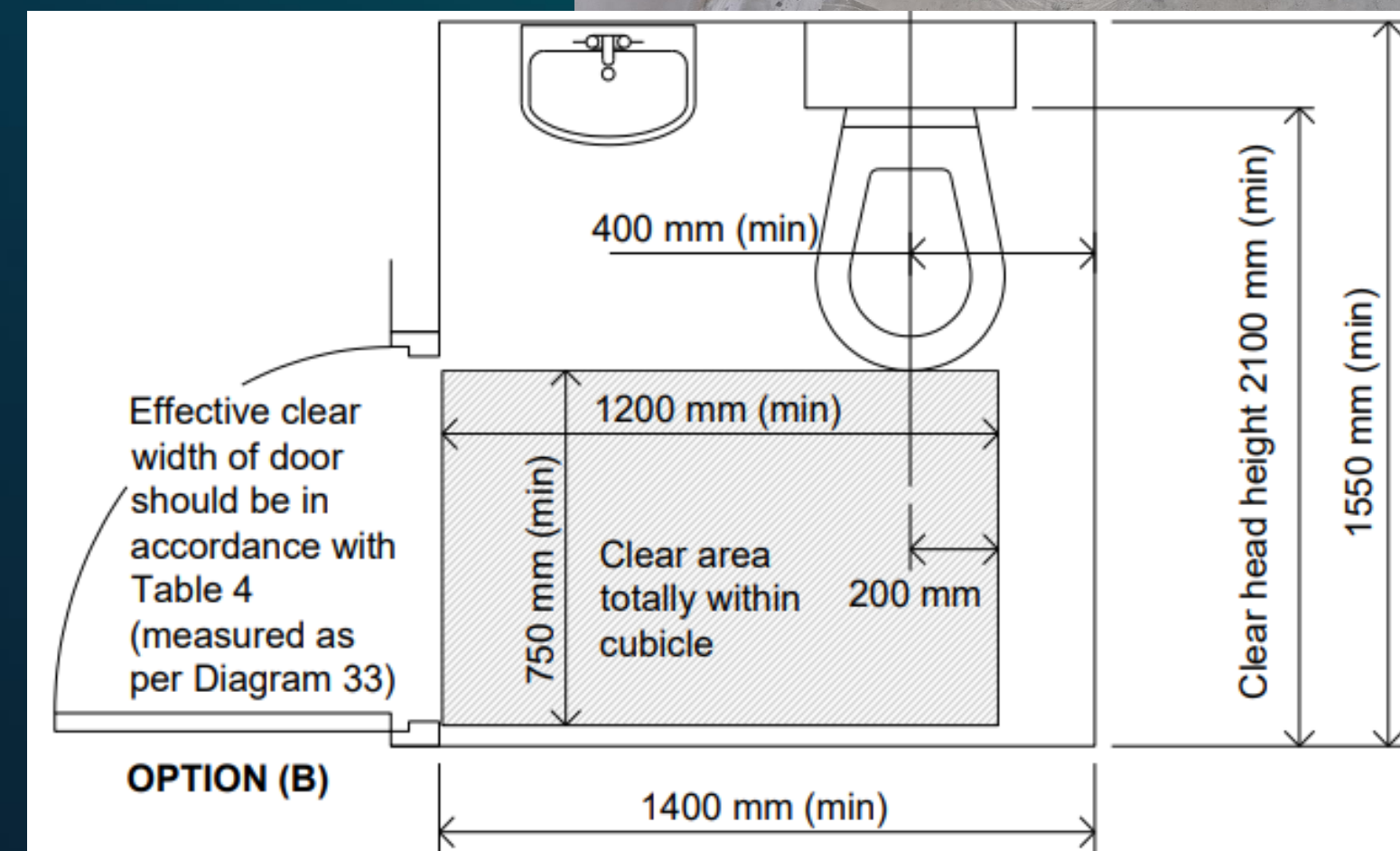
TGD Part M – W.C.'s

1. 3.4.2 Accessible WC:

Should have the following considerations:

- i. A WC should be provided at entry level or, where there is no habitable room at this level, in the storey containing the main living room).
- ii. The WC should be located in a bathroom or separate WC compartment,
- iii. A clear space of 750 mm by 1200 mm, accessible by people using wheelchairs, should be available adjacent to the WC.
- iv. The size and layout of the bathroom or WC compartment, and the positioning of the door, should be such that a wheelchair can be fully contained within the compartment and the door closed with the wheelchair inside.
- v. Headroom available in the WC compartment should be 2100 mm minimum. Local areas with head height less than 2100 mm are acceptable.

BS8300-2: Buildings – Code of Practice



TGD M - Diagram 36
Examples of WC
Cubicles for
Visitable Housing

TGD Part M – Driveway's

3.1 Approach to Dwellings:

BS 8300 provides limited guidance on individual dwellings as this is covered in more detail by BS 9266.

5.1 Individual houses with on-plot parking.

For individual houses where there is car parking on the plot, a parking bay of at least 2.4 m × 4.8 m, hard surfaced and level, should be provided.

An additional space of at least 900 mm and preferably 1 200 mm wide should be available along one side of the bay to extend it if required, to allow convenient access in and out of the vehicle.

NOTE: It is assumed that a gradient of 1:60 or less steep is level, steeper than 1:60 (but less steep than 1:20) is gently sloping, and 1:20 or steeper is a ramp.

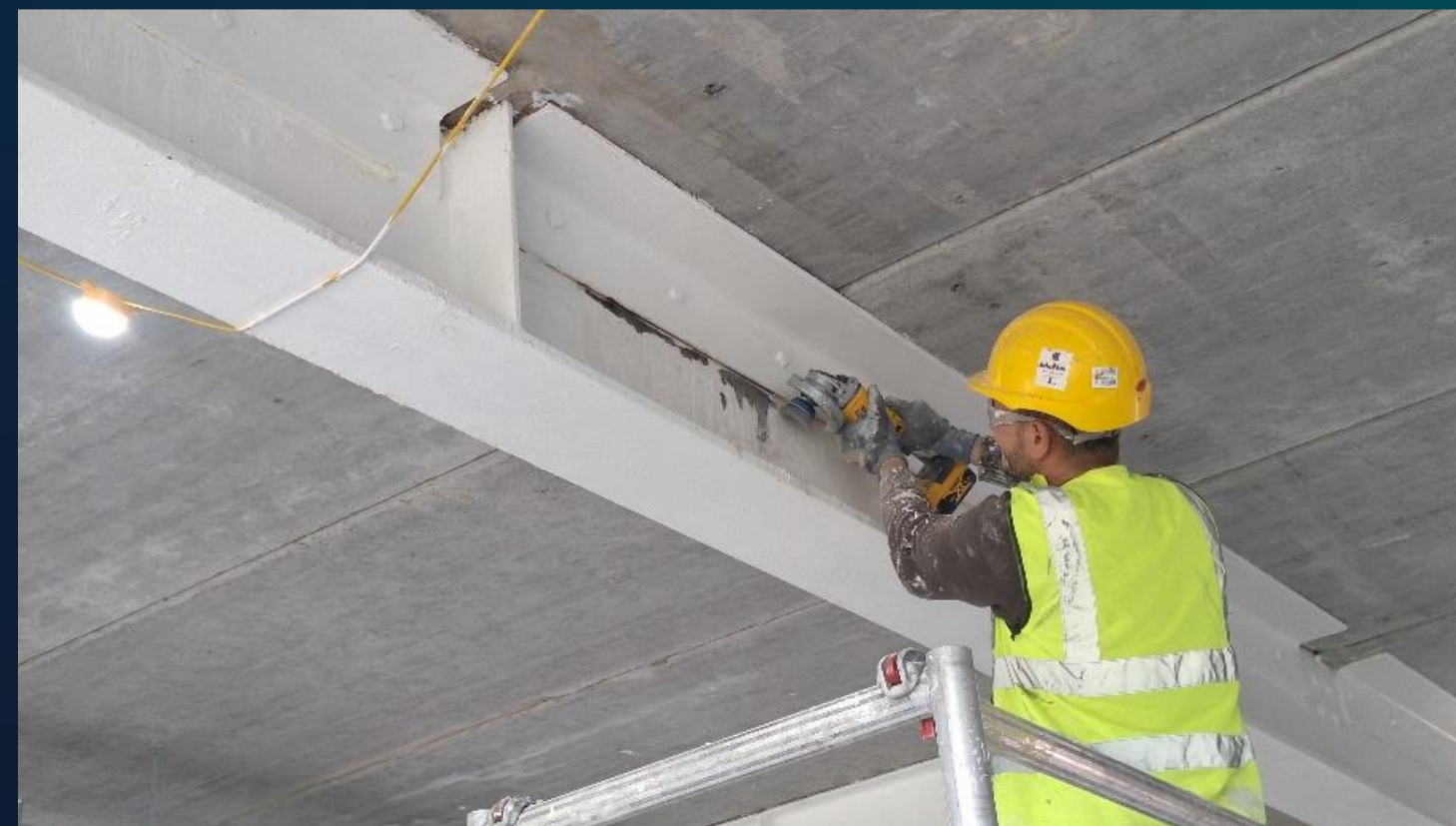
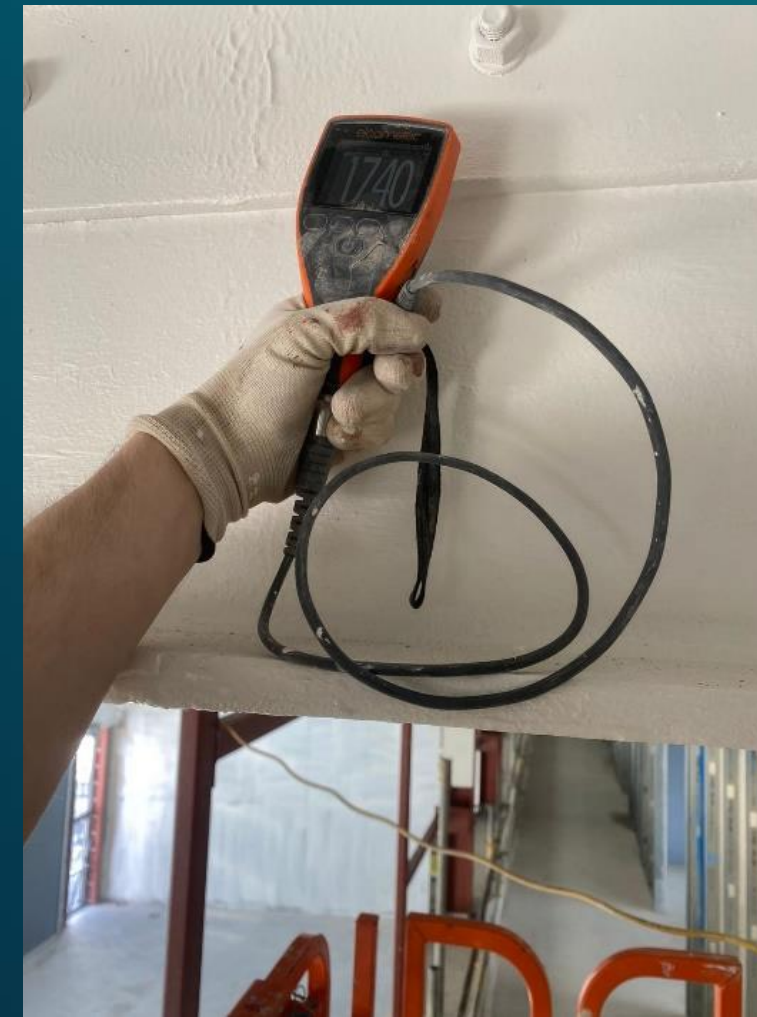


TGD Part B – Fire

1. Intumescent Paint:

Should have the following considerations:

- i. Wet Film Thickness (WFT) ensures the Dry Film Thickness (DFT) will be achieved.
- ii. DFT recorded ensuring design thickness is achieved.
- iii. Expansion requirements of Intumescent Paint in case of a fire (typically >50mm).

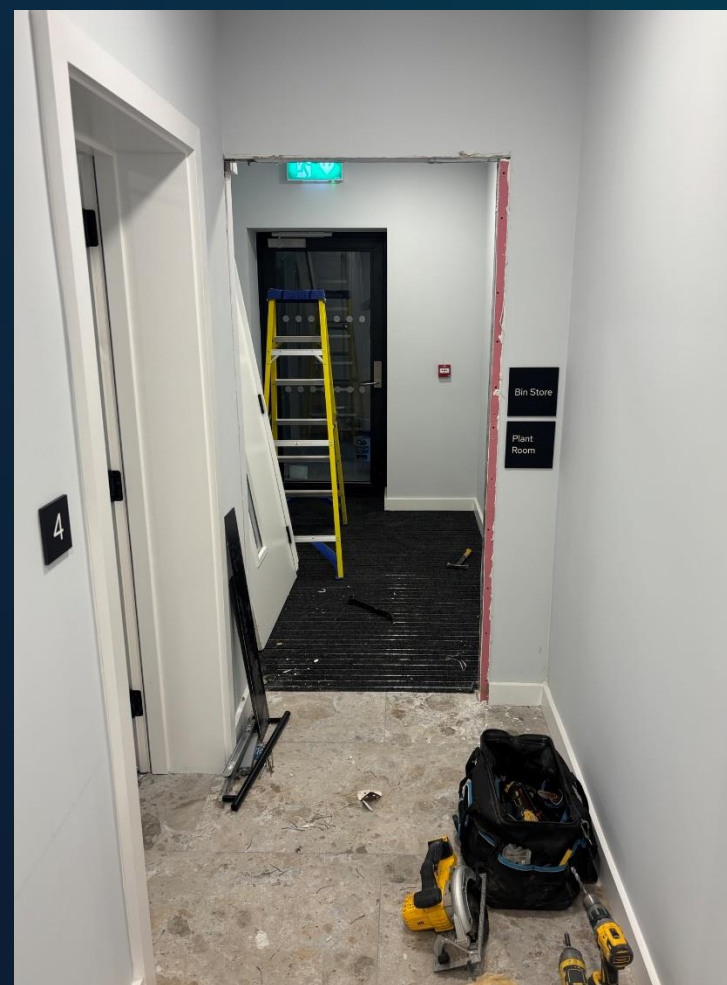


TGD Part B – Fire

1. Compartmentation:

Door fire performance not as per granted FSC:

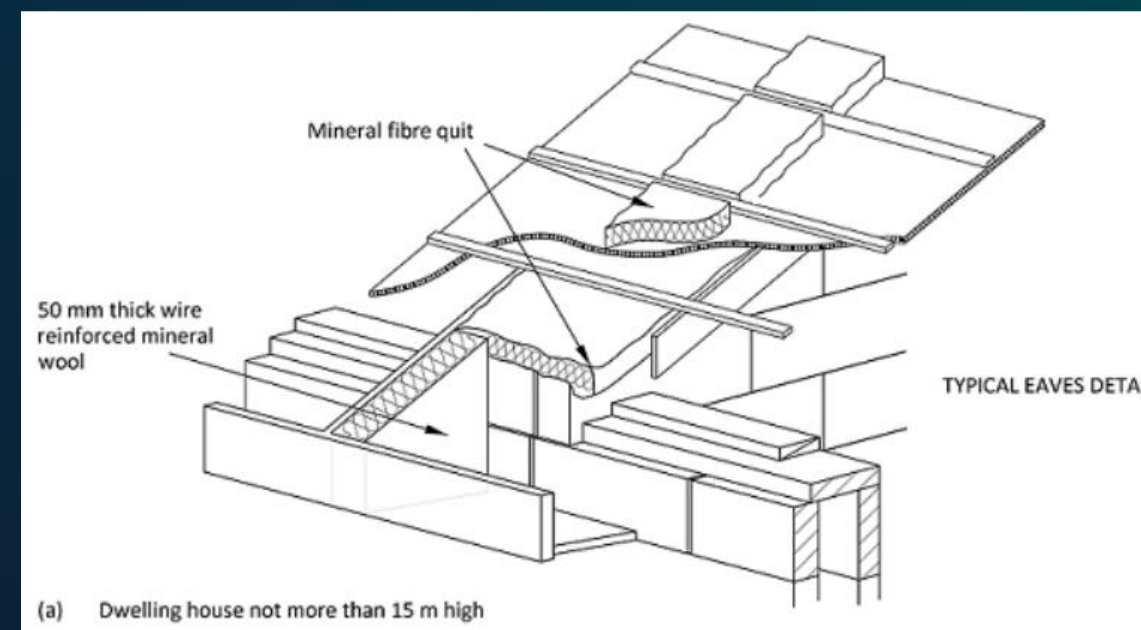
- i. Door and Frame replaced.
- ii. Fire stopping between surrounding construction and frame.
- iii. Door tag reflects new door.
- iv. Photo records of process.
- v. Inspection and sign-off by relevant project team e.g., Fire Consultant.



TGD Part B – Fire

1. Cavity Barriers:

- i. Location as per Fire Consultant design drawings.
- ii. Installed under required compression.
- iii. Installed concurrently or overlapped.
- iv. Installed as outer leaf progresses not afterwards.
- v. Caution ensuring installation to 2.5 storey dwellings as per image over.



Things to Watch Out For

BUILDING CONTROL

- BBA Certification not acceptable. National Standards Authority of Ireland (NSAI) certification or similar to be provided.
- All fire related elements / products, such as, stopping, cavity barriers, fire doors, dampers, etc. to be tested to the relevant EN standard(s).
- Fire door labels should be permanent metal type and state door rating (to EN standard), date of manufacture, manufacturer, etc.
- Fire door test certs – more beneficial for all involved to provide door sets as associated documentation required is less onerous.
- At CCC stage building required to be fully complete and ready for occupation along with all associated documentation.



Things to Watch Out For

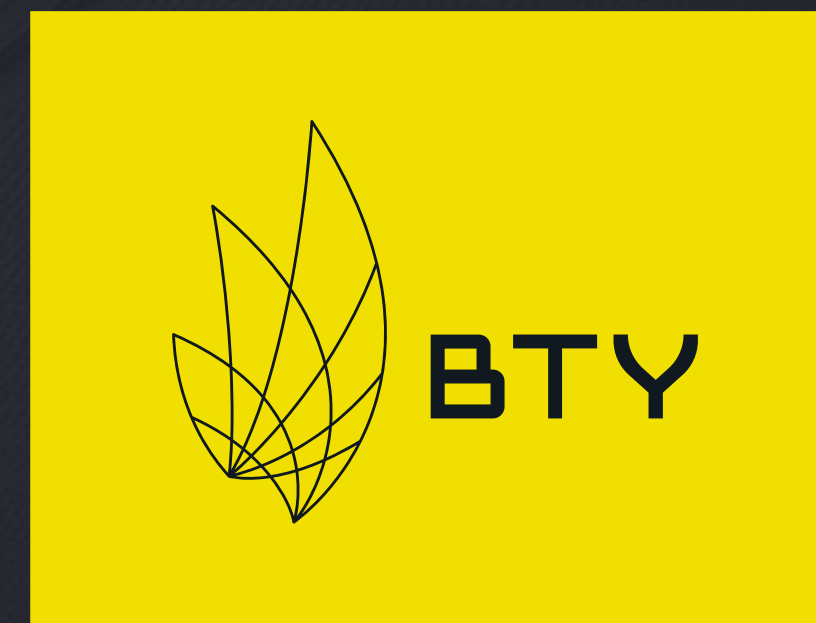
ON-SITE (TECHNICAL)

- Sequence of the works.
- Accuracy of foundation and superstructure installation – can impact window and cladding installations along with blockwork residual cavity width.
- Protection of Air Handling Units, etc. to avoid damage during handling and after installation e.g., Strap or chain damage and fin damage.
- Sufficient spare capacity in containment.
- Façade cladding board thickness to avoid bowing.
- Blockwork, brick sub-contractor competence.

The implementation of Benchmarks during construction, such as, partitions, doors, fire stopping, etc.

- Capping installation to cavities asap or temporary protection.
- Lift car handles LRV.
- Verification of Power availability from Campus / Grid (ESB).
- Early engagement with ESB & Úisce Eireann.
- Precast stairs delivered / installed too soon after production resulting in cracking.
- Handrail installations.
- Fire stopping too early.

THANK YOU!



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Director of Certifier Services

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