



The Irish Building Control Institute Annual Conference.

Building Control Officers perspective .

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04/03/2026

Galway Bay Hotel

Presentation Overview

- ▶ Louth County Council Statistics.
- ▶ Building Control Activity.
- ▶ Building Control Officers Duties.
- ▶ Inspections.
- ▶ Temporary Development Contribution Wavier Scheme TDCWS.
- ▶ Complaints.
- ▶ Case study Part E Sound .
- ▶ MMC in Louth.
- ▶ Training/ Studies .
- ▶ Looking into the future.
- ▶ Takeaway Thoughts.



Learning Outcomes

- ▶ To provide an overview and understanding of Building Control Officer duties day to day workload.
- ▶ Highlight common noncompliance issues we often come across.
- ▶ Give you a good understanding on how to approach Part E sound complaints .
- ▶ Familiarise new innovative methods of Construction.
- ▶ Make you aware of forthcoming changes.



Louth County Council Statistics

- ▶ Population of just under 140,000.
- ▶ Two major towns Dundalk & Drogheda.
- ▶ Building Control / Fire – *Strategic Economic Development*.
 - 2 Delegated Building Control Officers.
 - 1 Administrative staff .
- ▶ Total of new units notified to the LA.



Year	Unit Numbers
2021	648
2022	617
2023	930
2024	2587
2025	442

Talk about further
into presentation



Building Control Activity

2025

- ▶ 318 Total number of valid Commencement Notices
- ▶ 442 New units notified to the BCA
- ▶ 137 Fire Safety Certificates / Revised FSC's
- ▶ 116 Disability Access Certificates / Revised
- ▶ 174 units inspected
- ▶ 73 inspections contribute to NOAC figures



Building Control

- The primary purpose of building regulations is;
 - To provide for the health, safety and welfare of people in and around buildings.
 - Conservation of Fuel and Energy.
 - Access for All.

➤ Building Regulations

The Standards

- Minimum requirements



➤ Building Control Regulations

The Process

- Paperwork
- Legislation



‘One to think about’

- ▶ Major life milestone.
- ▶ Fact ‘buying a first home will be the most significant financial transaction we’ll ever make’. *Source: The Times*
- ▶ Studies Indicate that individuals devote significantly less time to researching a property over buying a new vehicle. *Source: Zillow*

These considerations significantly strengthen the case for rigorous and strict compliance with the BCAR requirements .



Building Control Officers Duties

- ▶ Process applications & issue decisions on applications
 - FSCs – Fire Officers
 - Disability Access Certificates DACs – BCO
 - ▶ Validate Commencement Notices CN's
 - ▶ Validate Certificate of Compliance on Completion CCC's
 - ▶ Maintain records
 - Inspection records
 - Investigate complaints
 - ▶ Track legislative changes
 - TGDs updates
 - Circulars
 - ▶ Oversight & Enforcement of the Building Energy Regulations
- 

Inspections.

- ▶ Legislation states BCA SHALL inspect.
 - ▶ To keep up with our KPI / NOAC figures we MUST carry out 12%–15% inspection rate, this only accounts for a notice notified within that calendar year.
 - Therefore if a CN submitted in December and this is inspected in January this inspection can not be accounted for within the NOAC returns.
 - ▶ Usually any inspection carried out in the 1st Quarter of the year does not be counted in the NOAC returns.
 - ▶ Generally one inspector will carry out 110 – 130 inspections per year.
- 

Building Control 2026 Activity .

Jan/ mid Feb

- ▶ 39 Total number of valid Commencement Notices
- ▶ 142 New units notified to the BCA
- ▶ 23 Fire Safety Certificates/ Revised FSC's
- ▶ 18 Disability Access Certificates / Revised
 - 23 units inspected mid February.
 - Only 2 units contribute to our NOAC figures.
 - We have carried out a joint inspection with the NBC&MSO.



Inspection data recording.

- ▶ Live inspection tracker / recording process.
 - All Inspections recorded along with all relevant information.
 - Well suited for monitoring inspection data for reporting purposes.
 - Easily accessible for all staff to review.

LIVE INSPECTION RECORD 2025																
LAST UPDATED		18/12/2025														
Inseptions	Date inspected	Inspection carried out by	Submission Number	CN Number	Commenment Date	NOAC RETURN	NOAC Totals	Location	Description	Number of Units on CN	Number of units/ inspections carried out	Comments	Section 11/ Response YES/NO	Date Requested	Date Returned	Follow up YES/NO
65	13/11/2025	ck	8542833	CN0135968LH	14/11/2025	yes	4	[REDACTED]	glamping pods	14	3	work have commenced later	Phone Call & Emails will be required			yes
66	19/11/2025	CC	8543911	CN0133888LH	20/09/2025	Yes	3		2 no. 2 storey detached dwellings and 1 no. 1 storey detached dwelling	3	1	No For	Followed up with Assigned Certifier. A reinspection is planned to follow up on comments	20/11/2025	08/12/2025	yes
67	21/11/2025	CC	8544963	CN0135237LH	330/10/2025	Yes	1		New dwelling	1	1	Co bld	no	na		no
68	27/11/2025	CK	8544672	CN0134001LH	30/09/2025	yes	1		single storey dwelling	1	1	for but backfilling	no	NA		NO

Inspections

In Building Control, we inspect a wide range of buildings, from highly complex to straightforward structures.



Glamping pods



New multi-storey residential



Existing multi-storey residential with additional floors



Refurbishment of public buildings

Inspection Findings



D1 – Materials & Workmanship.

D3 – Proper Materials – Fit for use which they are intended and for the conditions

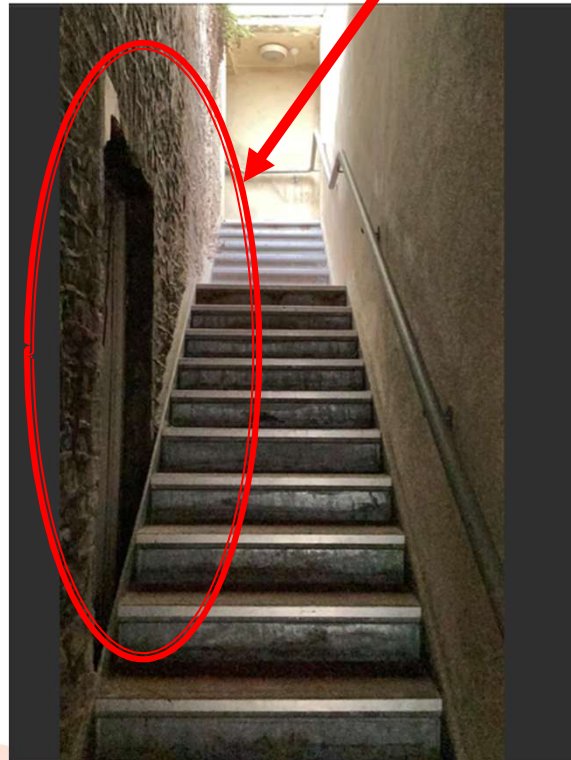


Inspection Findings

K1 – Stairways, Ladders & ramps. (handrails)



Doorway leading off stairs



15th Century Ardee Castle major regeneration works to commence in Spring 2026.



Numbers notified.

- ▶ Stable numbers 2021 & 2022.
- ▶ 2023 Introduction of the Temporary Development Contribution Wavier TDCWS .
- ▶ All Building Control Authorities had huge rise in Building Control applications.
- ▶ Challenge to meet the required inspection rate. 12%–15%

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Temporary Development Contribution Wavier Scheme. (TDCWS)

- ▶ Large increase in the number application and submission received.
- ▶ Deadline date was extended on the 12th hour.
 - Created a wave of applications
 - We found the quality of these applications were poor as the consultants were submitting to hit the deadline.
- ▶ The schemes lead department was planning.
 - Yet BCMS was the method for monitoring numbers.
- ▶ No way of identifying through BCMS if the submission availed of the scheme.



Temporary Development Contribution Wavier Scheme.

- ▶ Yet to come

1. Clawback – On development works have not been completed by the end of the scheme date 31st December 2026
 - The circular refers to BCMS CCC as a way of tracking numbers.
 - Envisage a large volume of CCCs to the BCA for Q4 2026.
 - Has consideration for BCMS Christmas closure been taken into account?.
 - Different procedures across the each LA for recording and tracking.



Complaints

- ▶ These matters can take substantial time and resources from a Building Control Officers day to day duties.
- ▶ Received by:
 - Phone
 - Email
 - Written
- ▶ They can range from:
 - Building Regulations – (Part A – Part M)
 - Building Control Regulations – (CNs, FSC)
- ▶ They do not contribute to National Oversight & Audit Commission NOAC figures.
- ▶ Unpredictable
 - Total numbers received annually
 - Time management –time allocated to each case.



Step by Step approach

1. Identify if the complaint is within the remit of Building Control Department.
 - YES (deal with it).
 - NO (refer to correct department).
2. Gather facts. Reports
3. Liaise with your colleagues within your team.
 - Ensure they are not already dealing with the issue.
 - They may have expertise in a specific area.
4. Only Contact the relevant roles.
 - Builder /Owner/ Assigned Certifier.
5. Responds the complainant with an acknowledgment. (if required)
6. Result ensure Compliance is demonstrated.



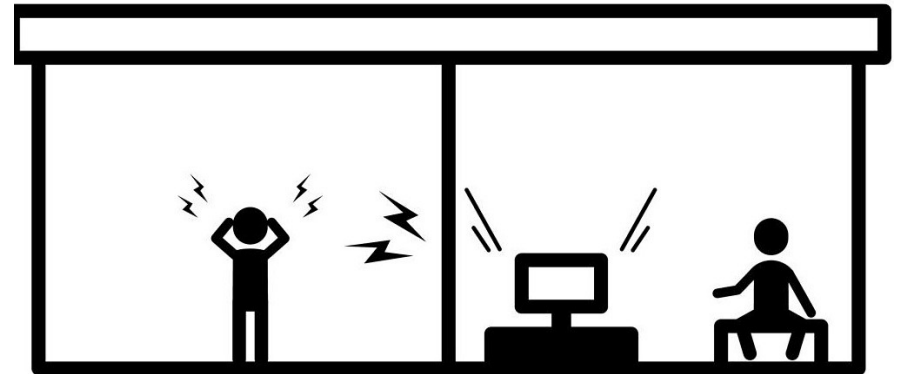
Note:

The Building Control Authority is not obligated to prove compliance or noncompliance. The responsibility for compliance rests solely building Owners, Designers and Builders.

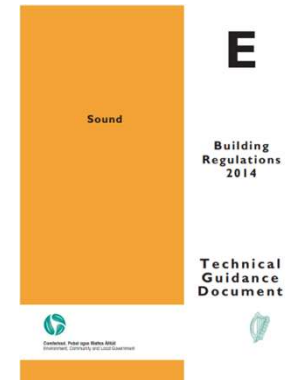
Case study – Part E Sound Complaint

The Building Control Authority received a complaint from a customer in relation to noise from the neighbouring property.

- ▶ Ensure this noise complaint is not a noise pollution complaint.
 - The complaint was from internal of a dwelling house ie. Semi detached house; party wall.



Case study – Part E Sound Complaint



1. Part E Sound complaint received from home Owner.
2. Gather facts about the property,
 - When Was the development built.– within the 5 years period –ok.
 - Check what stage was the dwelling built. – Mid developments.
 - Check the Schedule of sound tests for the development. –All Comply
3. Contacted the complainant and explained the development complies.

Part E - The requirement

Part E of the Second Schedule to the Building Regulations 1997 to 2014, provides as follows: -

Sound.	E1	Each wall and floor separating a dwelling from - (a) another dwelling or dwellings, (b) other parts of the same building, (c) adjoining buildings, shall be designed and constructed in such a way so as to provide reasonable resistance to sound.
Reverberation.	E2	The common internal part of a building which provides direct access to a dwelling shall be designed and constructed so as to limit reverberation in the common part to a reasonable level
Definitions for this Part.	E3	In this Part – "Reverberation" means the persistence of sound in a space after a sound source has been stopped.

Table 3A Minimum frequency of testing per group or sub-group type (Par. 2.2.3)	
Number of attached dwellings	'Sets of tests' required
4 or less	At least 1 ¹
Greater than 4 but less than or equal to 20	At least 2
Greater than 20 but less than or equal to 40	At least 2 + 10% x No. of attached dwellings greater than 20
Greater than 40 but less than or equal to 100	At least 4 + 5% x No. of attached dwellings greater than 40
More than 100	At least 7 + 5% x No. of attached dwellings greater than 100
NOTES: 1. This also satisfies the initial testing requirements (see paragraph 2.2.2). 2. Refer to Table 2 for number of individual tests required in a 'set of tests'. 3. Round up to the nearest whole number. 4. Refer to paragraph 2.3 where constructions other than those detailed in Section 3 and 4 are used.	

Case study – Part E Sound Complaint

4. The Customer was still not satisfied with our response.
5. The BCA explained we would require a report and test carried out by a accredited person.
6. The BCA received a test carried out on this particular property with a **Failed** result.
7. The BCA sent a Section 11 to the Assigned Certifier
 - Seeking information to demonstrate compliance of the Building Regulations in Particular E1 of the Second Schedule.
 - With consent from the Owner the BCA sent sound the test report to the Assigned Certifier.

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Case study – Part E Sound Complaint

7. The Assigned Certifier acknowledge receipt and committed to investigating this matter with utmost priority.
8. The Builder and the Owner began their correspondence.
 - Building Control Authority does not engage with commercial aspects of the investigation.
 - The primary focus of the Building Control Authority is ensuring adherence to the Regulations.
9. We received written confirmation, accompanied with a test report demonstrating compliance for the property.
10. Record all correspondence & close case.



Case study conclusion

Importance of good record keeping.

- ▶ Ensure correspondence are received within the time frame.
- ▶ Ensure to deal only with items within the Building Control remit.
- ▶ Time frame from the beginning to the end can be long

Note:

- ▶ Media walls and sound systems may have contribute to sound complaints.
- ▶ Customers complaints have the potential to turn into Freedom Of Information. FOI.
 - We have seen and increase in the number of FOI being submitted over the last year.



FOI Totals	Year
5	2025
3	2026 (Jan/Feb)

Other examples Part E complaints

Minimum requirements meet.

Home owners complaint;

‘Our house just passes the required decibel level of 53dB for a dwelling house. We feel that the minimum level achieved is not sufficient and satisfactory’.

- ▶ Building Control Authority stated that a dwelling is considered compliant with the regulations if the building adheres to the mandatory standards.

Table 1 Sound performance levels (Par. 1.1.1)		
Separating construction	Airborne sound insulation $D_{nT,w}$ dB	Impact sound insulation $L'_{nT,w}$ dB
Walls	53 (min)	-
Floors (including stairs with a separating function)	53 (min)	58 (max)
NOTE: For works to protected structures, refer to paragraph 1.1.3		

Other examples Part E complaints

Vacant dwelling townhouse.

Owner decided to carry out minor works to the property.

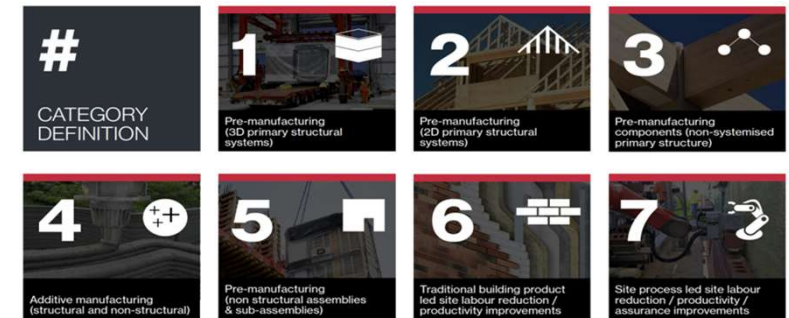
Neighbouring property owner raised a complaint in relation to sound through the party wall.

- ▶ Building Control contacted the vacant property owner, requested an update on the proposed works.
- ▶ Response from the vacant property owner 'No new or greater contravention'.
- ▶ The vacant property owner also decided to carry out sound test.
- ▶ From the result of the sound test this demonstrated compliance with Part E.



MMC in Louth

Each Building Control Authority are observing a growing uptake of MMC methods on sites.



Architectural Wall Panels



ICF



3D Concrete Print

The growing use of MMC highlights the importance of Building Control Officers being confident in identifying and assessing these systems.

Training/ Studies

- ▶ NBC&MSO office CPD training.
 - Generally each quarter.
 - Very good for keeping up to date with relevant regulation changes.
 - Important to have a representative from each Building Control Authority
 - Available for all professionals.

<https://www.eventbrite.ie/o/national-building-control-office-1978447>



- ▶ Certificate in Building Control Management
 - Level 7 10 credit course.
 - Very good for new staff recently joined Building Control section.
 - <https://www.setu.ie/courses/certificate-in-building-control-management>

- ▶ Master of Science Building Regulatory Compliance
 - Level 9 90 credit course.
 - <https://www.setu.ie/courses/msc-in-building-regulatory-compliance>



Recent Studies

► Master of Science Building Regulatory Compliance.

- Duration 2.5 years (Part Time).
- Completed in August 2025.

<https://www.setu.ie/courses/msc-in-building-regulatory-compliance-pt>

➤ Aim of the MSc in BRC.

Is to produce high calibre individuals, distinct in their knowledge, skills and know how associated with Building Control and Regulatory Compliance.



Dissertation

Title of Dissertation

Regulatory Impact Of Universal Design Adapted Into Building Regulations In Ireland.

► Primary Conclusion

- Aging Population – Growing proportion of older adults
- Living Longer – Increasing life expectancy
- Universal Design – The long-term affects of amending Part M of the Building Regulations to embed Universal Design Principles. Reduce the requirements for adaptation grants.

Most interesting module

Lean Enterprise Thinking & Practice

This is a management approach that aims to deliver the highest value to customers by eliminating waste and improving efficiency.



5 Principles of Lean	Building Control Role
Define Value	Safe compliant buildings
Map the Value Stream	Identify delays, duplicated check etc..
Create Flow	Streamline process, faster communication
Establish Pull	Conduct inspections at correct stage
Seek Continuous Improvement	Regularly review procedure

Note

Lean is well worth exploring in more detail and applying it to your day- to- day role.



Looking into the Future

- ▶ Changes to Building Control Legislation.
- ▶ Building Control Act
 - FSCs & DACs name change.
 - Design Certificates.
 - Removal REG certificates.
 - Introduction of post Commencement Notices after works have begun.
- ▶ Building Standards Regulatory Authority
 - Aim to reduce the risks of building failures.
 - Increase public confidence in construction.
 - Will also consider CPR.



Takeaway Thoughts !

- ▶ We can see Freedom Of Information requests becoming an increasingly routine part of the day– day work within the Building Control Section.
- ▶ Where will we be in ten years? What are the future challenges that will affect building control.
 - Labour Shortages
 - Demand for housing
 - Sustainability –Embodied Carbon Reduction
 - Retrofitting existing building stock
 - Modern Method Of Construction



Thank you for your time and for
listening.



Regards Conor King
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