



(NBCMSO)

National Shared Services Office Hosted by DCC (Lead Authority)

www.nbco.nbco.localgov.ie

Vision: “to promote a culture of compliance with the requirements of the Building Regulations”

Purpose: oversight, support and direction for the development, standardisation and implementation of Building Control as an effective shared service in the 31 Building Control Authorities, through the five pillars,

3 Regional Building Control committees

1. 31 Building Control Authorities
2. 31 Market Surveillance Authorities



Support@nbco.gov.ie

[Mairéad Phelan CEng, FIEI, MBA, D.Law, PGGov](#)





• AGENDA

- CONTEXT-COMPLIANCE & APPLICATION
- EDUCATION & TRAINING
- COMPLIANCE & SUPPORT
- BCMS
- INSPECTIONS
- MARKET SURVEILLANCE
- KEY TAKEAWAYS

**The Irish Building Control Institute
Annual Conference**



**4th and 5th March 2026
Galway Bay Hotel,
Galway**

CONTEXT-COMPLIANCE

- **Section 3(5) Building Control Act;** Subject to 3(11) and to
(a) any **dispensation** or **relaxation** granted under [section 4](#) or [5](#) , or
(b) any appeal under [section 7](#) which has been allowed,
every building to which building regulations apply shall be designed & constructed in accordance with the provisions of such regulations.
- **Article 9 Building Regulations;**
(1) Every works or building to which these Regulations apply shall be **designed and constructed**— in accordance with the appropriate requirements set out in the Second Schedule, and *in such a manner as to avoid the breaching of any other requirement* of that Schedule.
(2) No works shall be carried out to a building which would cause a new or greater contravention in the building of any provision of these Regulations
Article 8 of the Building Regulations provide for Exemption < 25m²



COMPLIANCE WITH BUILDING CONTROL ACT & BUILDING REGULATIONS

30.03.2026

CONTEXT-APPLICATION

- Article 10 – **Design & Construction** of New Buildings
- Article 11 – **Alterations & Extensions**

(1) (a) to all works in connection with the **material alteration or extension** of a building, and (b) to every part of a building affected by works referred to in paragraph (a) **but only to the extent of prohibiting any works which would cause a new or greater** contravention, in such building, of any provision of these Regulations.

(2) "**material alteration**" means an alteration (other than a repair or renewal) where the work, or any part of the work, carried out by itself would be subject to a requirement of Part **A, B or M** of the Second Schedule material alterations or extensions of buildings; the **provision of services, fittings and equipment in, or in connection** with, buildings; buildings as regards which any **material change** takes place in the purposes for which the buildings are used.

- Article 12 – **Services, fittings and equipment.**
new work or by way of replacement Parts G, H or J, L,
- Article 13– **Material Changes of Use.**

(a) a change of use, -**section 3(3) of the Act to be a material change of use**, takes place, (a) a building, being a building which was **not originally constructed for occupation as a dwelling**, or which, though so constructed, has been appropriated to other purposes, **becomes used as a dwelling**, (b) a building, being a building which was **originally constructed for occupation as a dwelling by one** family only, becomes **occupied by two or more families**, or

(b) a building which was not being used as - (i) a **day centre**, becomes so used, or (ii) a **hotel, hostel or guest building**, becomes so used (iii) an **industrial building-normal hazard**, becomes so used, or (iv) a **care facility**, becomes so used, or (v) an **office** (which is not ancillary to the primary use of the building), becomes so used, or (vi) a **place of assembly**, becomes so used, or (vii) a **shop (which is not ancillary to the primary use of the building)**, becomes so used, or (viii) a **shopping centre, becomes so used**; (ix) **an industrial building – high hazard**, becomes so used, or (x) a **storage building – high hazard**, becomes so used, or (xi) a **storage building – normal hazard**, becomes so used.

BUILDING REGULATIONS-APPLICATIONS



Building Control Officer

“Authorised Person” has the meaning assigned to it by section 11 **Building Control Act 1990-2025**. S11 Powers of inspection by authorised persons.
Note **Section 11 Amd** <https://www.irishstatutebook.ie/eli/2025/act/20/enacted/en/pdf>

CONTEXT-COMPLIANCE –AUTHORISED OFFICERS

■ Compliance with the Building Control Acts

1. Building Control Regulations –

Shall Administration of Notices/Applications/Certificates of Compliance Validation of Notices, Assessment of Applications, Granting of Certificates of Compliance, Placing Valid Notices/Applications/Certificates and decisions of the courts and An Bord Pleanála on the Register

Shall Maintain the Statutory Public Building Register.

■ Building Control Authorities also have functions under the

2. Construction Products Regulations and are

Market Surveillance Authorities for Construction Products

3. European Union Energy Performance of Buildings Directive.

4. Building Regulations. Part A-M –**May** Enforce Compliance by scrutinising building proposals-

Inspect works in progress- note a **discretionary** power

Request such evidence as necessary to establish compliance with requirements of the Building Regulations.

Serve enforcement notices for non-compliance.

Institute legal proceedings for breaches of regulatory requirements.

Seek Circuit or High Court injunctions for non-compliance

“Building Control Authority” means a Local Authority to which section 2 of the Act of 1990 applies; 31 BCAs



BUILDING CONTROL AUTHORITIES & AUTHORISED OFFICERS

Building regulations may be made for all or any of the following purposes—

- (a) making provision for securing the **health, safety and welfare** of—
 - (i) **persons** in or about buildings, and
 - (ii) persons who may be affected by buildings or by matters connected with buildings;
- (b) making provision for the **special needs of disabled persons** in relation to buildings;
- (c) making provision for the **conservation of fuel and energy** in relation to buildings;
- (d) making provision for securing in relation to buildings the **efficient use of resources**;
- (e) making provision for the encouragement of **good building practice**; and



OECD Regulatory Policy Outlook 2025

[Why getting regulation right matters to people](#)

Regulations govern countless facets of our daily lives, from the food we eat and the water we drink to the air we breathe. Rules define people's experiences as they access government services, or those of entrepreneurs and business owners as they undertake their daily operations. Given their ubiquity, getting rules right is critical to improving people's lives. **Similarly, getting rules wrong – or not making them good enough – risks lives and livelihoods.**

Governments regulate for people by improving safety and reducing harm as well as by ensuring prosperity. Rules exist, for example, to ensure the safety of cars, roads, electrical appliances and buildings. **Getting their design and implementation right is fundamental to achieving positive outcomes for people.....**



National Building Control & Market Surveillance Office

NBCMSO UPDATE

• EDUCATION & TRAINING



CPD Day – Current Trends in Construction and Challenges for Building Control
Venue: : Amber Springs Hotel, Gorey, Co. Wexford or Online via Zoom
Date: 8th of April 2026

2026



This hybrid event will give an overview of trends in the Construction Industry with guest speakers from industry, the Department of Housing, Building Control Officers, and the National Building Control Office who will provide insights on the challenges of design, manufacture, and construction that new trends in construction present, and the compliance challenges with the requirements of Second Schedule of the Building Regulations. Subjects covered with include:

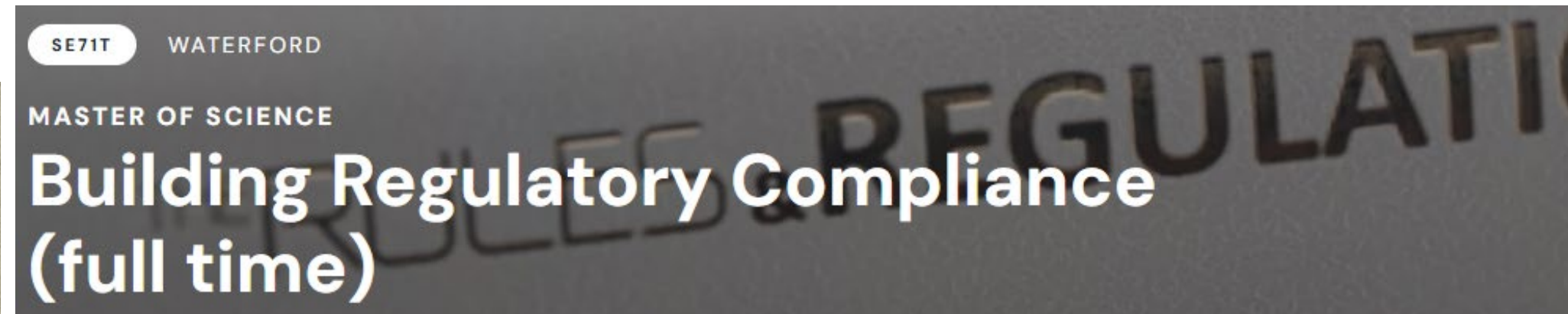
- Offsite Construction techniques; Modular Construction and Mass engineered Timber
- Compliance challenges with Attic Extensions
- On-site construction innovations
- Common issues arising with NBCO Site Inspections
- Case Studies
- Transitional arrangements for the new Construction Product Regulations

WHO SHOULD ATTEND

Building Control Personnel, Designers, Builders (Trades), Assigned Certifiers, Fire Consultants, Project Managers, Built Environment Students, or any other persons involved in the Construction, material alterations or change of use of buildings that are required to comply with the requirements of the Building Regulations.



EDUCATION & TRAINING



The objectives of the programmes are to:

- Develop integrity and compliance culture in Building Regulations.
- Provide specialised knowledge of Building Control, Regulations, and Management Systems.
- Develop skills in dynamic thermal simulation for energy compliance analysis.
- Evaluate construction projects to propose practical, legal, and environmental solutions.
- Develop decision-making skills considering ethical, legal, environmental, and organisational factors.
- Provide expertise in diagnosing building defects and regulatory remedies.



National Building Control & Market Surveillance Office

NBC & MSO CPD Programme 2025

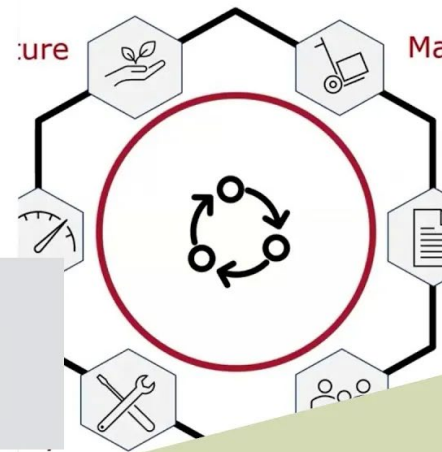


NBCO & MSO

Quarter 1 – CPD DAY

Modern Methods of Construction

IM's + I&C



Total Attendance: 350
Presentations viewed 1,500 times



NBCO & MSO

Quarter 2 – CPD DAY

Building Regulation Requirements
for Renovations to Existing Homes



Total Attendance: 350
Presentations viewed 1,700 times



NBCO & MSO

Quarter 3 – CPD DAY

Certification of Compliance on
Completion & Supporting
Documents



Total Attendance: 425
Presentations viewed 1,250 times



NBCO & MSO

Quarter 4 – CPD DAY

Building Control Inspectors &
Administrative Officers



Total Attendance: 65

NBC & MSO

Continual Professional Development and Support for
Excellence in Education of Building Control and Building
Industry. Through:

4 CPD Day delivered in 2024 with over 20 contributors and
1,200+ participants

Delivering of the 10 Credit Level 7 **Certificate in Building
Control Management**: 15 Graduates in 2025 and 37
Participants in 2025-6

Supporting the delivery of the 90 Credit Level 9 **Master of
Science in Building Regulatory Compliance** SETU: 8
Graduates in 2025

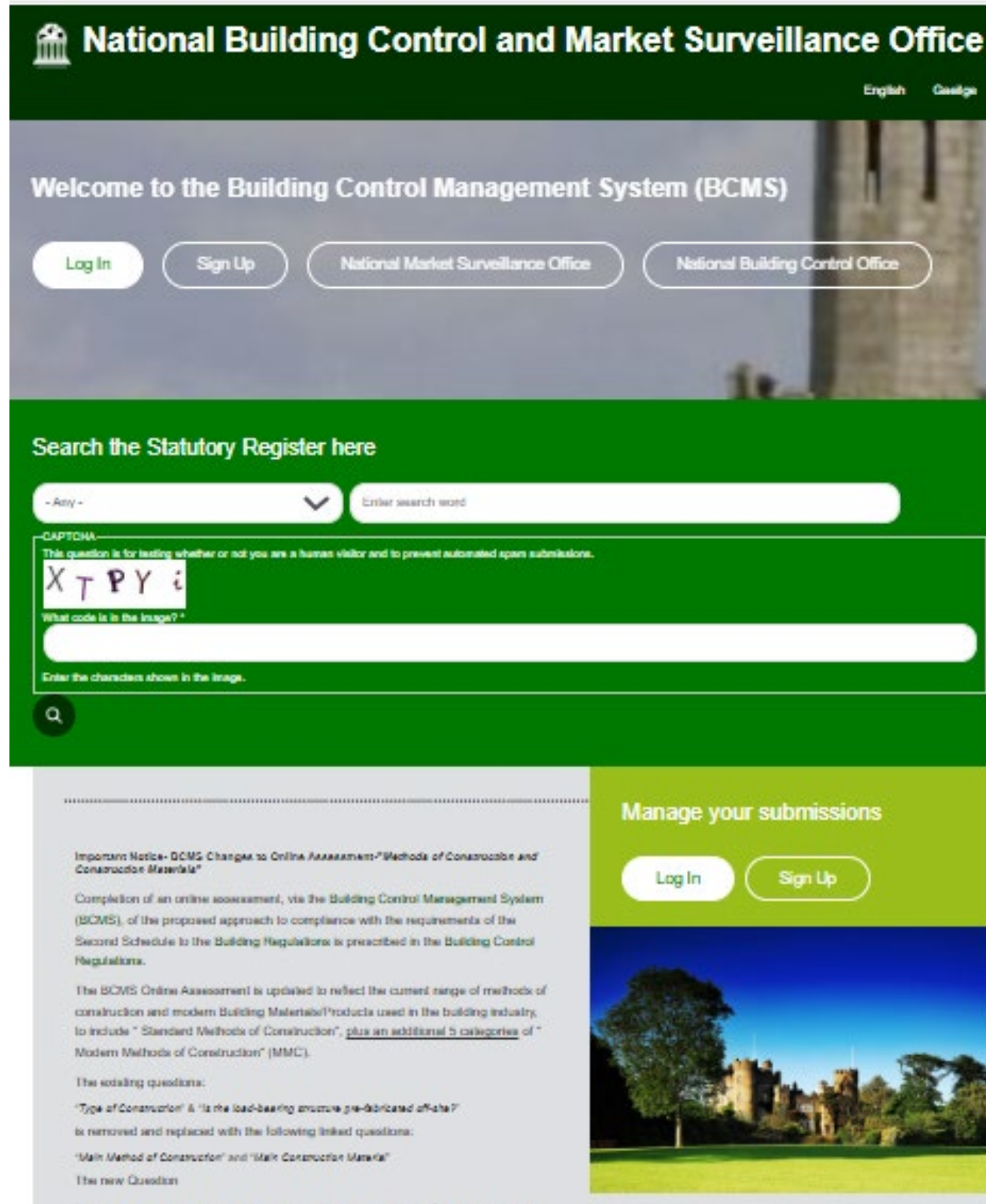
Supporting the delivery of the 10 Credit Level 9 **MSc in
Environmental, Health and Safety Management**, **Building
Assessment and Fire Safety** in SETU: 35-45 Participants

Supporting the delivery of Batchelor Business & Emergency
Management Courses: 10+ Participants



NBC & MSO

- Building Control Management System



The screenshot displays the NBCMSO website interface. At the top, the header includes the NBCMSO logo and the text "National Building Control and Market Surveillance Office" with language options for "English" and "Gaeilge". Below the header, a banner reads "Welcome to the Building Control Management System (BCMS)". Navigation buttons for "Log In", "Sign Up", "National Market Surveillance Office", and "National Building Control Office" are present. A section titled "Search the Statutory Register here" features a dropdown menu set to "- Any -", a search input field, and a CAPTCHA challenge with the text "XTPY". Below the CAPTCHA, there is a "Manage your submissions" section with "Log In" and "Sign Up" buttons, and a "Important Notice" regarding the BCMS change to online assessment methods.

2025 Updates-Building Control Management System

- Upgrade SugarCRM from community to licensed
- New BCMS Servers & Security upgrade
- Updated Radon Live Maps
- Part B of Building Control Regulation (2025)
- Security additions to Register-Google CAPTCHA
- Various functionality improvements to SugarCRM
- User Inactivity – last login over 90 days ago.
- Name change of An Coimisiún Pleanála
- Deployment of Stamp - submission date..



- Building Control Management System

National Building Control and Market Surveillance Office

Home > User account

User account

Create new account

Log in

Request new password

E-mail*

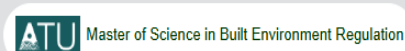
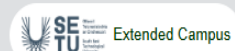
mphelan@nbco.gov.ie

Enter your e-mail address.

Password*

Enter the password that accompanies your e-mail.

LOG IN



Contact us Learn more about us Feedback

2026 Updates Planned Building Control Management System

- Upgrade the BCMS public facing site
- New Public site Servers & Security upgrade
- Building Control related amendments-await Commencement Order-Act 2025 (No. 20 of 2025); .
- Improvements to SugarCRM – payments recording,
- PDF viewer, recording of address,
- Streamlining the validations process.
- Disaster Recovery-bi-annual failover testing –next one August.



- **Building Control Management System**

Search the full Statutory Register

Use the tabs below to create and/or view your Notices and/or Certificates.

 My Dashboard	 My Details	 My Notices + New notice	 My Applications (Beta mode) + New Application	 My Certificates + New certificate	Search the full Statutory Register	 Logout
---	---	---	--	---	---------------------------------------	---

Search within the statutory register

- Any -

Enter search word



The Statutory Register

(Users need to be logged in to View/Download)

CAPTCHA

This question is for testing whether or not you are a human visitor and to prevent automated spam submissions.



What code is in the image? *

Enter the characters shown in the image.



CAPTCHA – Security features



National Building Control & Market Surveillance Office

Building control & Market Surveillance Inspections

• BUILDING CONTROL INSPECTIONS 2025

"Desktop Technical Assessment" - means an office-based assessment checking for compliance with the Second Schedule to the Building Regulations of a valid Commencement Notice/ 7 Day Notice but excluding normal assessment procedures of FSCs and DAC's or an On-Site Technical assessment of the works for compliance.

"On-Site Technical Inspection" - means a physical site-based assessment of the works checking for compliance with the Second Schedule to the Building Regulations. This may include an office based assessment prior to, or after the site visit but this should not be double counted in the column "Desktop Technical Assessment only"



An Oifig Náisiúnta um Rialú
Foirgníochta agus Faireachas Margaidh
NATIONAL BUILDING CONTROL
AND MARKET SURVEILLANCE
OFFICE



An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE

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



30.03.2026



• BUILDING CONTROL INSPECTIONS 2021-2025

Building Control Inspections Data Number of:	2021	2022	2023	2024	Q1/25	Q2/25	Q3/25	Q4/25
■ Desktop Inspections, the subject of Commencement Notices (CNs) prior to commencement of work	6,818	5,987	6,383	8,300	1,241	1,384	1,523	1,194
Section 11(3) Requests for Compliance Information- CNs plans, specifications, other documents	2,307	2,389	2,568	3,141	500	489	606	506
■ Inspections of buildings in progress (onsite)*	28,700	34,432	25,456	28,227	9,999	10,691	9,762	11,448
■ Inspections (other) - e.g., Part G (Hygiene), J (Flues), H (Drainage/Wastewater)	789	718	243	397	171	270	56	63
New/Existing Buildings & dwellings where Building Energy Rating (BER) Certificate sought /checked	20,437	25,891	22,300	14,012	3,427	3,479	6,914	5,201
					15,338	16,313	18,861	18,412
Sub totals	59,051	69,417	56,950	54,077	68,964			

* Includes Number of Dwelling houses in a multi unit development (2 or more), inspected where a commencement notice was validated in a previous year and works on these dwelling houses commenced in subsequent years 4,743 in Q2, Q3 & Q4 **4,783**

2025

■ **5,342 Desktop Inspections**

■ **42,460 On site Inspections (Initial, Repeat, Other)**

30.03.2026



National Building Control & Market Surveillance Office

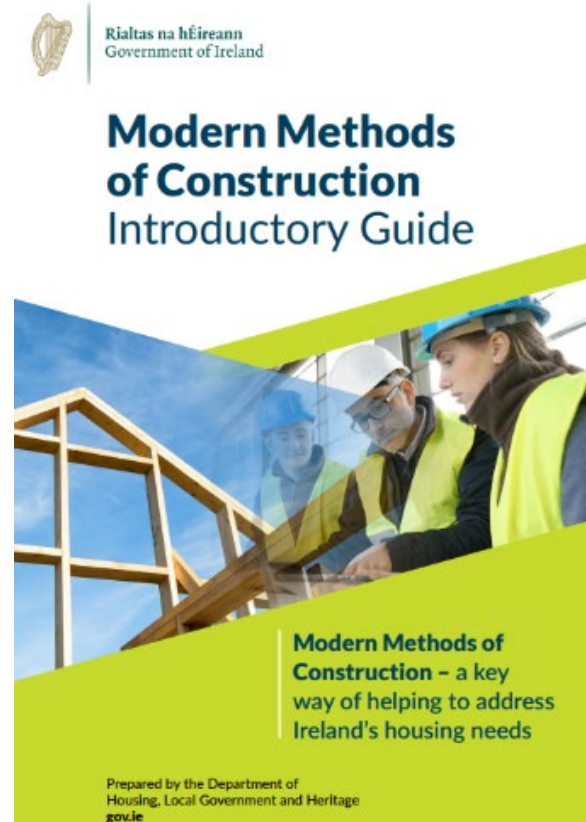
NBCMSO UPDATE

- COMPLIANCE & SUPPORT

Compliance Support-Building Control Updates 2025



Compliance Support-Building Control Updates 2025



<https://www.gov.ie/en/publication/e5e78-modern-methods-of-construction-introductory-guide/>

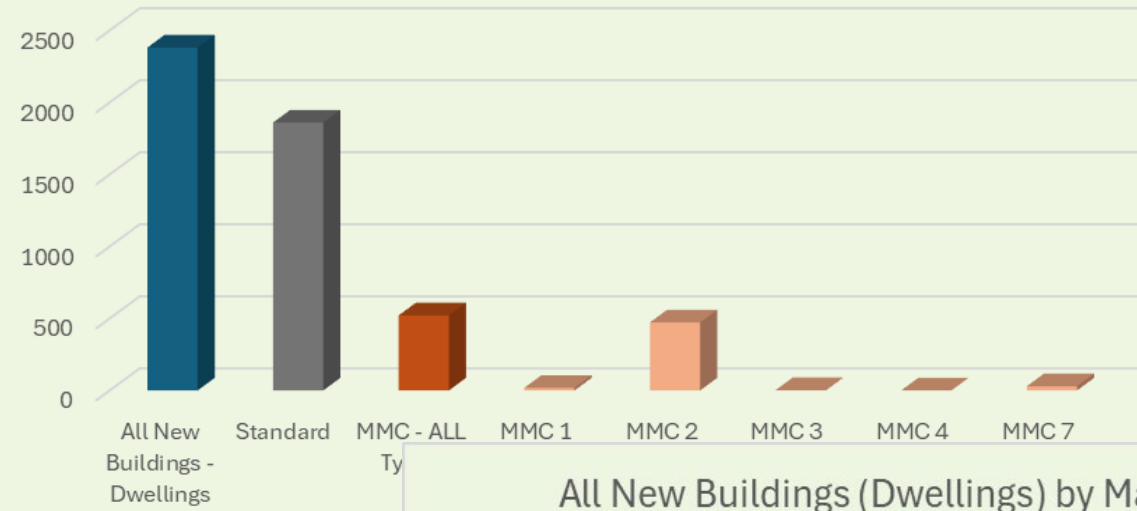
Main Method of Construction

- Selection available:
- Standard Construction (Non-MMC)
- MMC Category 1 3D Volumetric Primary Structure
- MMC Category 2 2D Panelised
- MMC Category 3 non systemised
- MMC Category 4 Additive manufacturing
- MMC Category 7 Site Process

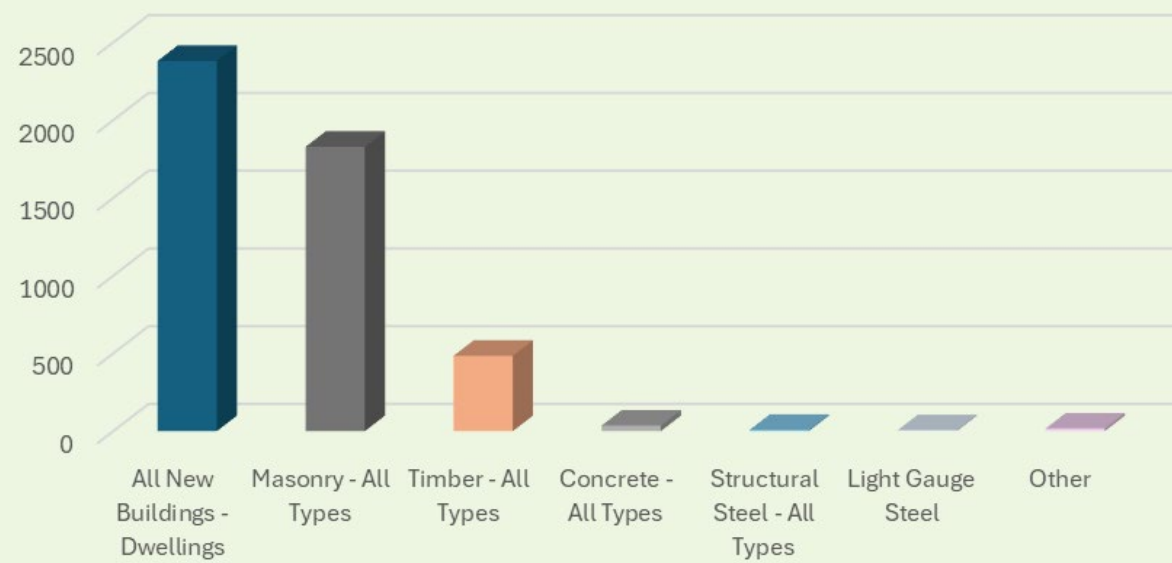


National Building Control & Market Surveillance Office

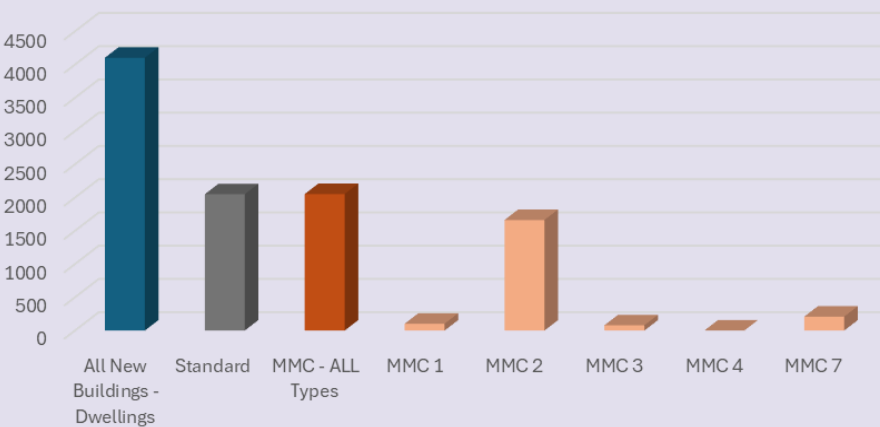
All New Buildings (Dwellings) by Main Construction Method



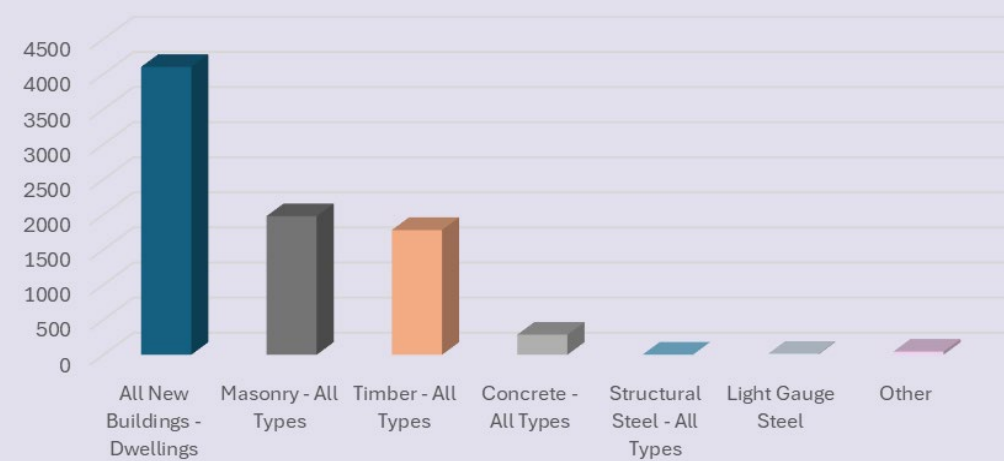
All New Buildings (Dwellings) by Main Construction Material



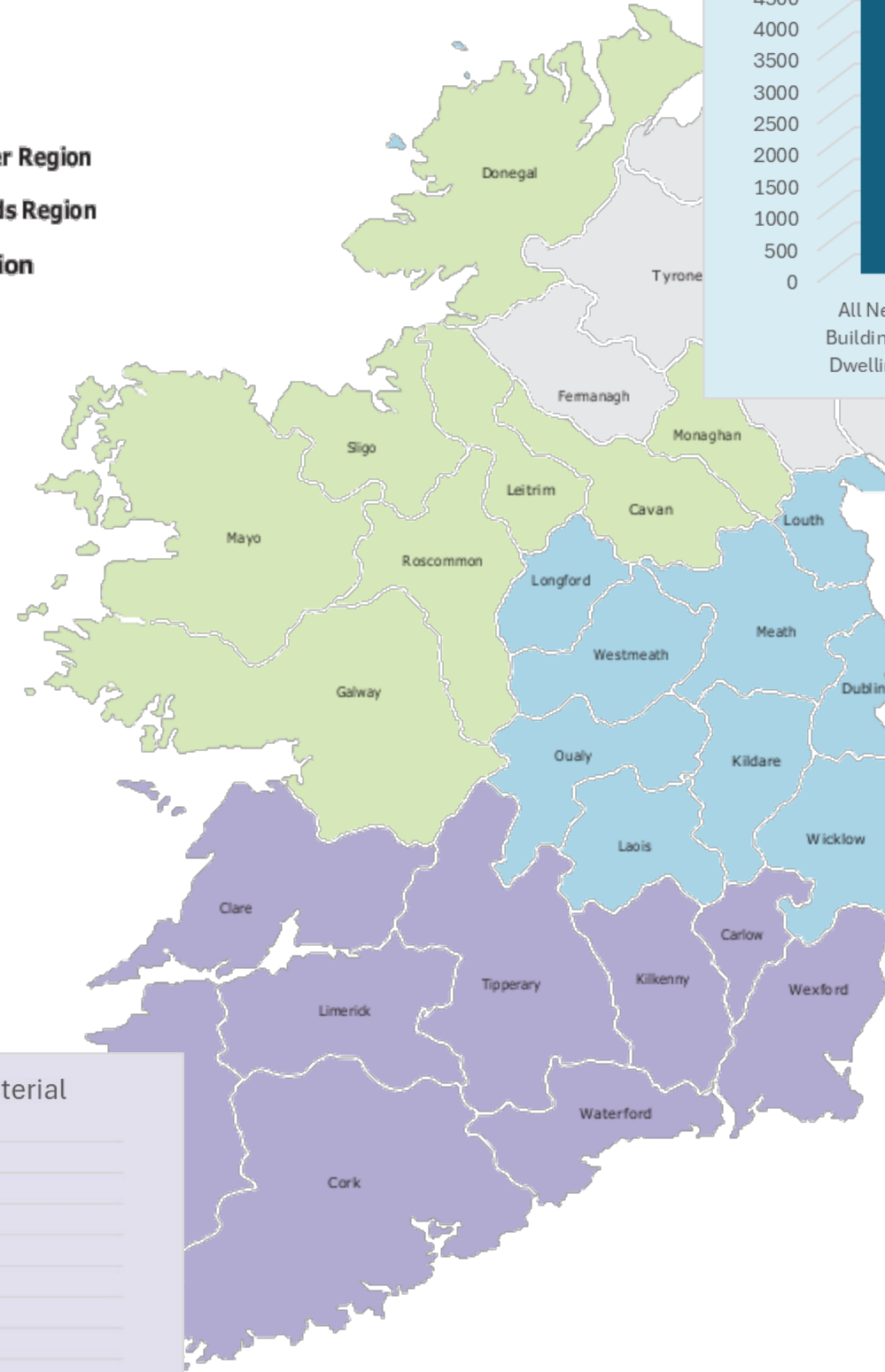
All New Buildings (Dwellings) by Main Construction Method



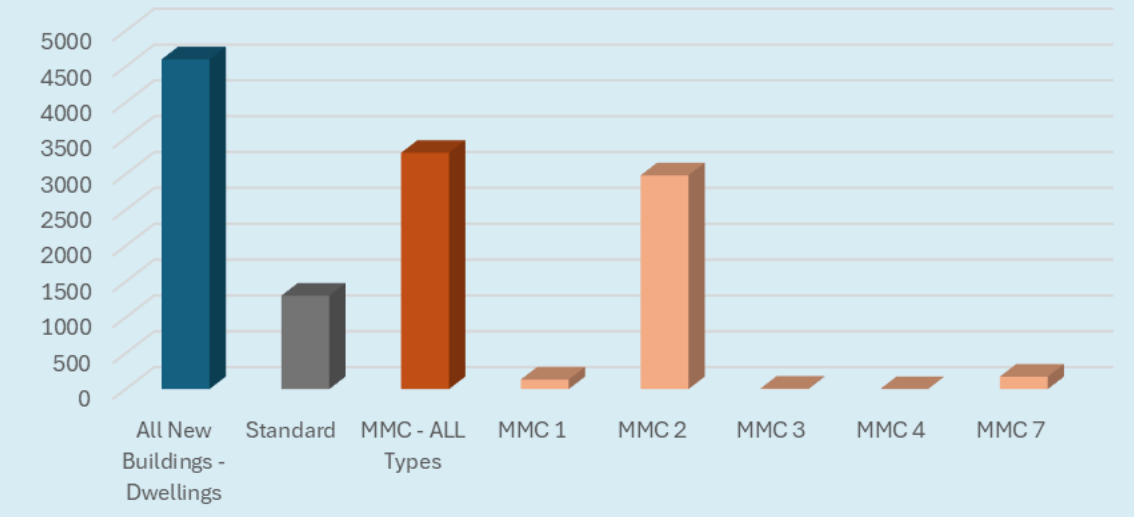
All New Buildings (Dwellings) by Main Construction Material



- Connacht Ulster Region
- Eastern Midlands Region
- Southern Region



All New Buildings (Dwellings) by Main Construction Method



All New Buildings (Dwellings) by Main Construction Material



Building Regulations Functional Requirements

Building Regulations

Functional requirements state the aim or purpose of the provision, without detailing how it has to be done. The focus is on “ends” allowing the designer to determine best “means”.

12 Parts (A – M)

48 Functional Requirements

Technical Guidance Non-complex buildings



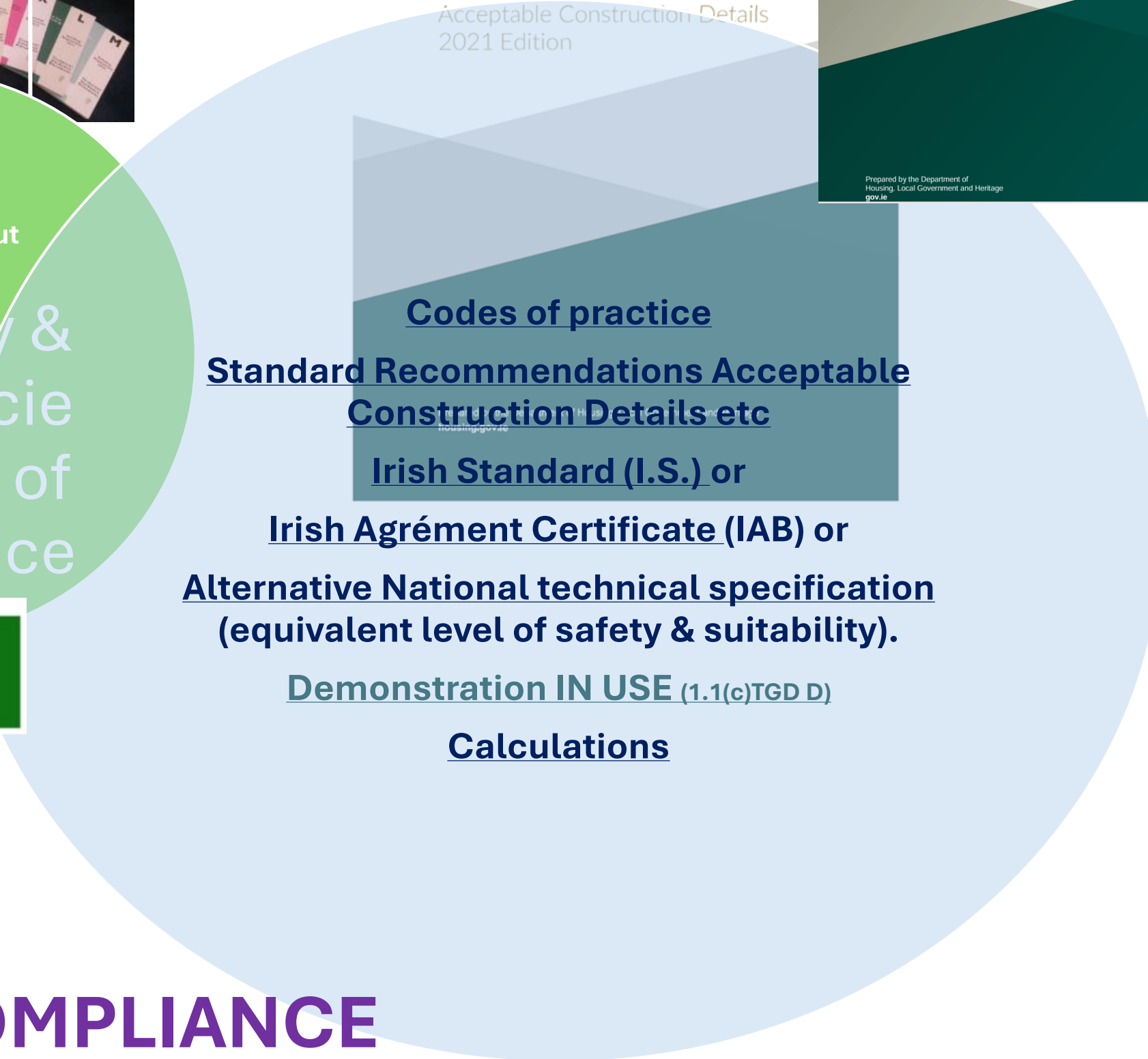
TGD's

“Adoption without modification”

Statutory & Prima Facie evidence of compliance



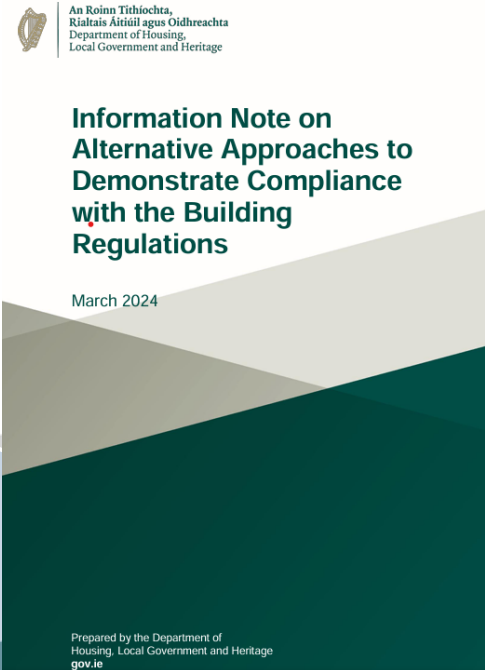
Alternative Approaches



Technical Guidance Document L

Limiting Thermal Bridging and Air Infiltration

Acceptable Construction Details
2021 Edition



Codes of practice

Standard Recommendations Acceptable Construction Details etc

Irish Standard (I.S.) or

Irish Agrément Certificate (IAB) or

Alternative National technical specification (equivalent level of safety & suitability).

Demonstration IN USE (1.1(c)TGD D)

Calculations

BUILDING REGULATIONS

DEMONSTRATION OF COMPLIANCE



National Building Control & Market Surveillance Office



Compliance-Best Practice Guidance - Information requirements Building Regulations- TGDs

A

Part A - The reliability of designs carried out in accordance with the Eurocodes is based on a number of assumptions set out in I.S. EN1990: 2002. These general assumptions are as follows

- The structure will be **adequately maintained**, and
- The structure will be used in accordance with the design assumptions

Part B - Requirement B12

Sufficient information on the active fire safety systems installed for the purpose of fire safety in the building shall be provided to the building owner so that the building can be operated in order to protect the health and safety of the building occupants.

Section 1.3.6.3 (c) TGD 2017 It should be possible to reach all smoke and heat alarms... Instructions on maintenance requirements should be provided with all smoke alarm systems.

Part F

1.2.2.12 The owner of the building should be provided...Guidance on the operation of controls and how a fault is indicated, location of fault alarms and their meaning should also be included.

1.2.3.14 ... **sufficient information** about the Mechanical Ventilation with Heat Recovery...& **1.2.4.17** ...sufficient information about the ventilation strategy...

1.3.1.14 Reasonable provision for access for maintenance in ventilation systems should be provided,...

1.3.1.18 The owner of the building should be provided with sufficient information about the ventilation systems and their maintenance so that an effective and an efficient ventilation system can be operated and maintained

H

Part H - TDG H

H(2) Information on the wastewater treatment system and any continuing maintenance required to avoid risk to health and the environment shall be provided to the owner.

2.2.4 Access / inspection covers should be visible, watertight and flush with ground level. **This distribution device requires on-going maintenance.**

2.3.3 Land drainage pipes should not be used in a percolation trench. Access / inspection pipes should be fitted to the end of the percolation pipes to facilitate the assessment of the proper functioning of the percolation area and to facilitate rodding or scouring of the pipes.

Part J - Requirement J4(a)

Where a hearth, fireplace, flue or chimney is provided or extended, a **durable notice containing information** on the type of heat producing appliance which can be safely served by the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building.

Requirement J4(b)

Information on the system installed and any continuing maintenance required, to ensure its safe and effective operation and avoid risk to health, shall be provided to the owner.

1.5.1 Carbon monoxide: To ensure proper combustion and removal of the products of combustion a heat producing appliance should be correctly installed and regularly serviced

Part L - Requirement Regulation 8

For new dwellings, the nearly zero energy performance requirements of this regulation shall be met by:

(f) providing to the dwelling owner **sufficient information** about the building, the fixed building services, controls and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable

TGD L:

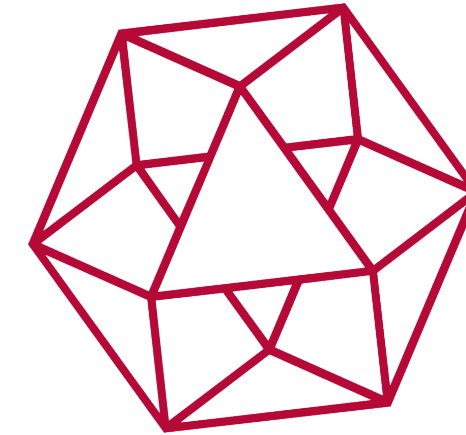
1.4.6.2 Ducting Infrastructure:...

(e) ducting infrastructure and associated electrical equipment, etc. should be adequately designed for **maintenance access**;

1.6.1 The owner of the building should be provided with **sufficient information** ... so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable in the circumstances.

Technical Committees Representation

- NSAI/TC 68 – BIM (Ronan Glynn MRIAI, MSCBRC)
- NSAI/TC 23 – Universal Design Standards (Rob Tobin – MRIAI?)
- NSAI/TC 8/WG 23 – Timber Frame Construction (Beatriz Gilli Bsc Eng, P.G, MEI)
- NSAI/TC 3/SC 2 – Masonry (Daniel Wright – MRIAI?)
- NSAI/TC 3/SC 1 – Concrete (Mairead Phelan, BE. CEng, FIEI)
- NSAI/TC 153 – Aggregates (Jennifer Mills - MRIAI)
- NSAI/TC 006 – Construction Consultative Committee (Mairead Phelan, BE. CEng, FIEI)
- Standardize – Light Gauge Steel (Beatriz Gilli)



NSAI



The safety of a structure depends on the successful combination of design and execution, particularly:

- The design should be based on identification of the hazards to which the structure is likely to be subjected and assessment of risks. The selection of relevant critical situations for design should be made reflecting the conditions that can reasonably be foreseen during future use;
- Actions (both direct and indirect);
- Properties of materials;
- Design analysis;
- Details of construction; Safety factors;
- Workmanship and execution. The Eurocodes are a set of harmonised European structural design codes for building and civil engineering works and are produced by CEN (European Committee for Standardisation) on foot of a mandate from the EU Commission. The Eurocodes are intended to remove potential barriers to trade that exist when countries have different design standards. There are 10 Eurocodes made up of 58 Parts.

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.

While the pri..... other methods may also be considered in establishing fitness including: -

Independent certification schemes by approved bodies e.g. the National Standards Authority of Ireland (NSAI)...information on the performance of a product or certify that the material complies with the requirements of a recognised document and indicates it is suitable for its intended purpose and use.

Tests and calculations carried out by an accredited laboratory, showing that the material is capable of performing the function for which it is intended.

Performance in use, i.e. that the material can be shown by experience, such as its use in a substantially similar way in an existing building, to be capable of enabling the building to satisfy the relevant functional requirements of the Building Regulations.



Placing a Construction Product on the Market Declaration of Performance

Using/Placing a construction product in Works or a Building Declaration of Performance –suitable for end use

https://single-market-economy.ec.europa.eu/single-market/european-standards/harmonised-standards_en

[Assessment and Verification of Constancy of Performance \(AVCP\)](https://single-market-economy.ec.europa.eu/sectors/construction/construction-products-regulation-cpr/european-assessment-documents-and-european-technical-assessments_en)

https://single-market-economy.ec.europa.eu/sectors/construction/construction-products-regulation-cpr/european-assessment-documents-and-european-technical-assessments_en

Legislation

- Construction Products Regulation, 2024/3110 (EU) 305/2011 & **Regulation (EU) 2019/1020**
- European Union (Construction Products) Regulations 2025 (S.I. No. 669 of 2025)
- S.I. 670 of 2025, S.I. No. 682 of 2020 & Regulation 23 of 2023
- **Responsibility for compliance**
 - “Economic Operators”
- **Enforcement**
 - NBCMSO & 31 Building Control/Market Surveillance Authorities

On the Market

Take into considerations National Provisions

Use

Standard Recommendations (SRs)
Parts A-M
TGD A-M

Workmanship

Compliance with Building Regulations

Materials Fit for Purpose

Proper Installation

Market Surveillance

Building Control

Fit for purpose in circumstances & conditions

Legislation

- Building Control Act 1990-2014
- Building Regulations 1997-2022
- **Responsibility for compliance**
 - “Owner”, “Builder”, “Specifier”, “Designer”, “Certifier”
- **Enforcement**
 - 31 Building Control Authorities within their Administrative Areas



Market Surveillance of Construction Products Legislative Framework

<https://www.gov.ie/en/publication/755e6-market-surveillance-of-construction-products/>



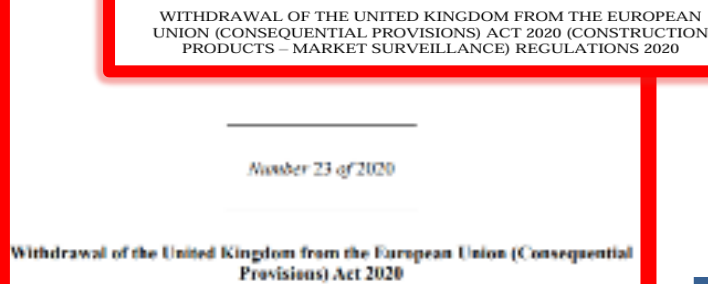
BRAB Information Note on the CPR

Requires economic operators: When Placing Construction Products (hENs/EADs) on the market

to provide CE Marking label/declarations of performance and instructions and safety information, in a language which can be easily understood by users when making a construction product available on the market in the State.

to cooperate with requests for information from competent national authorities when seeking confirmation of the conformity of construction products with their declarations of performance and compliance with other applicable requirements in the Construction Products Regulation.

CE Marking Step by Step



**National Competent Authority-
Dublin City Council**

[Good practice for market surveillance EN MSAs](#)

[Guidelines for Market Surveillance Authorities 2016](#)

[Risk assessment. Market surveillance, construction products](#)

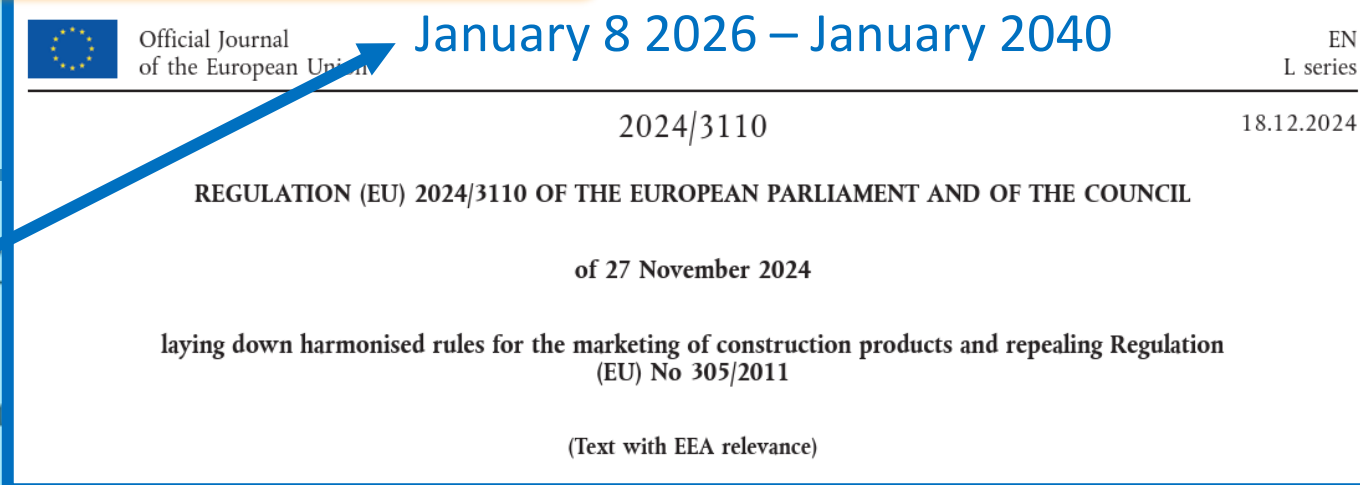
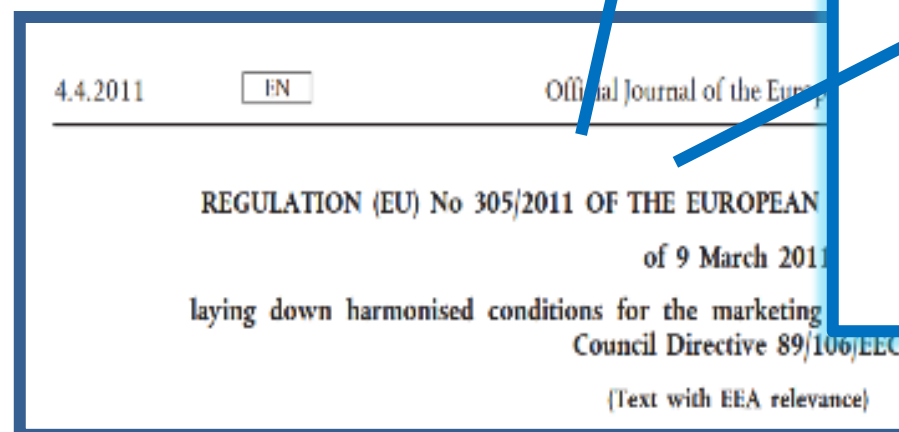
<https://nmso.nbco.localgov.ie/>

[Product Safety - DETE](#)

<https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/construction-products-regulation-2024/>

https://ec.europa.eu/growth/sectors/construction/construction-products-regulation-cpr_en

January 8 2026 – January 2040



[DELEGATED REGULATION \(EU\) No 157/2014 DoP-website.](#)

- MARKET SURVEILLANCE



European Union (Construction Products) (Amendment) Regulations 2025



*The primary purpose of the **CONSTRUCTION PRODUCTS REGULATION** is to break down technical barriers to trade to ensure the free movement of construction products across Member States*

‘MARKET SURVEILLANCE’ means the activities carried out and measures taken by a market surveillance authority to ensure that construction products comply with the requirements set out in the Construction Products Regulation and do not endanger health, safety or any other aspect of public interest protection;

[Market surveillance \(europea.eu\)](https://europea.eu)

• MARKET SURVEILLANCE



1. European Level & Single Market (EU27)
 1. Safety Gate Alert SR/02112/25
 1. Notification of non-compliant construction product: [SR/02112/25](#).
 2. [Products Alerts Page](#).
 2. Administrative Cooperation (AdCo)
 1. 39th Meeting 15th & 16th October 2025, Kraków;
 2. WG6 New CPR & Implementation - [Regulation \(EU\) 2024/3110 of the European Parliament and of the Council of 27 November 2024 laying down harmonised rules for the marketing of construction products and repealing Regulation \(EU\) No 305/2011](#)
 3. [ICSMS](#) - new updates implemented –
 4. WG1 Risk Assessment – approved guidelines.
 5. WG0 Joint Action Insulation materials –
 6. European Organisation for Technical Assessment (EOTA) Meeting Brussels
 1. Digital Product Passports
 2. Voluntary CE Marking –EATs

ADCO CPR



1. National Market Surveillance Strategy for Construction Products
 - Proactive
 - Reactive
 - 1. Single Liaison Office
 - 2. National Market Surveillance Forum
 - 3. Criminal Investigations Forum
2. Minister Request regarding “Recent Finding on Total Sulphur Test Methods for Aggregates”
3. JACOP Insulations-EC Joint Action Market Surveillance

• MARKET SURVEILLANCE



1. European Level & Single Market (EU27)
 1. Safety Gate Alert SR/02112/25
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ADCO CPR



WG6 New CPR & Implementation - [Regulation \(EU\) 2024/3110 of the European Parliament and of the Council of 27 November 2024 laying down harmonised rules for the marketing of construction products and repealing Regulation \(EU\) No 305/2011](#)

Market surveillance for products covered by harmonised standards cited under CPR-2011 must be carried out under the rules of the CPR-2024 (Chapter VIII):

Article 95(8) CPR-2024 stipulates that for products covered by standards cited under the CPR-2011, only those provisions of the CPR-2011 mentioned in Article 95(8) CPR-2024 shall apply.

For failures to comply with the obligations in the (non-repealed) provisions of the CPR-2011, the market surveillance rules in the CPR-2024 apply. The rules on market surveillance of the CPR-2011 (Chapter VIII) have been repealed as of 8 January 2024, but pursuant to Article 94, second sentence, CPR-2024, the market surveillance rules in the CPR-2024 (Articles 65 to 67) replace the rules in Chapter VIII of the CPR. Consequently, Member States shall also enforce market surveillance with regard to products covered by standards cited under the CPR-2011, and the legal basis to do so are the rules in Chapter VIII of the CPR-2024.



• ICSMS

Information and Communication System on Market Surveillance

- IT platform to facilitate communication between market surveillance bodies in EU and EFTA countries.
- Quick and efficient sharing of information on non-compliant products.
- Avoids duplication of work and speeds up the removal of unsafe products from the market.
- As the National Competent Authority, NMSO has uploaded c. **200 Case Investigations (CIs) relating to Construction Products** being placed on the market in Ireland.
- CIs will continue to be updated, and new CIs will be uploaded, in line with Market Surveillance activity.



The screenshot displays the ICSMS Private Area dashboard. The top navigation bar includes the ICSMS logo, the user's name 'Inspector (9400) Tobin Rob', and a language selector set to 'EN'. The left sidebar contains a menu with options: Home, Products, Case investigations (selected), Batons, Authorities, Info, Trade flow imports, Administration, and Previous application. The main content area is titled 'Case investigations' and features a search bar with the text 'Search case investigations'. Below the search bar, there are filters for 'Basic search (0)', 'Product related (0)', and 'Core DRPI related (0)'. A table lists three case investigations, each with a product image, name, status (Completed), and creation date (04/03/2026). The table columns are CI number, Brand, Type / Model, and PI number.

CI number	Brand	Type / Model	PI number
GEN260304354274	OP Labs	N/A	260300347406
GEN260304354273	N/A	ADC-GAN002	260300347405
GEN260304354272	More	QBO More 18W DIM	260300347404

Right: Sample of ICSMS Private Area dashboard, showing recently uploaded Case Investigations (non-CPR) from other Member States.



AdCo-WG0 Joint Action Insulation materials

JACOP ref.	Product	Link to ICSMS entry
PSA 2_IE_1	Warm-R SD E Grey Expanded Polystyrene (EPS) insulation board	https://webgate.ec.europa.eu/smcs/icsms/#/case-investigations/case-investigation/CPR260219351906
PSA 2_IE_2	EPS 70 Expanded Polystyrene (EPS) insulation board	https://webgate.ec.europa.eu/smcs/icsms/#/case-investigations/case-investigation/CPR260219351926
PSA 2_IE_3	Kore EPS 70 Silver Expanded Polystyrene (EPS) insulation board	https://webgate.ec.europa.eu/smcs/icsms/#/case-investigations/case-investigation/CPR260219351912
PSA 2_IE_4	K-Roc Flat Roof Slab 70/039 rock mineral fibre insulation	https://webgate.ec.europa.eu/smcs/icsms/#/case-investigations/case-investigation/CPR260219351917
PSA 2_IE_5	Dritherm Glasswool Cavity Slab 32 glass mineral wool insulation	https://webgate.ec.europa.eu/smcs/icsms/#/case-investigations/case-investigation/CPR260219351932
PSA 2_IE_6	Sound Insulation Slab stone wool	https://webgate.ec.europa.eu/smcs/icsms/#/case-investigations/case-investigation/CPR260219351935
PSA 2_IE_7	Cavity Wall Slab 36 glass mineral wool full-fill cavity slab	https://webgate.ec.europa.eu/smcs/icsms/#/case-investigations/case-investigation/CPR260219351937

Unique identifier (PSA_Country Sampled_Sample Number)	Material type/material	Declared product class of reaction to fire	thermal resistance R [m²K/W]						Thermal conductivity λ (W/mK)						Thickness (mm)				Product type/model	DOP
			Declared thermal resistance R _d [m2K]	corrected R _d (by MSA)	R measured by lab	rounded downwards (step 0,05) by MSA	MSA assessment	Lab assessment	Declared thermal conductivity λ _d [W/m]	corrected λ _s (by MSA)	λ measured	rounded upwards (step 0,001) by MSA	MSA assessment	Lab assessment	Thickness Declared dN and T	d measured	MSA assessment	Lab assessment		
PSA 2_IE_1	EPS	E	unavailable		3.372			N/A	0.031		0.0295			PASS	100mm / T2	100.5		PASS	Warm-R SD E Grey	WRP/SD
PSA 2_IE_2	EPS	E	3.2894	2.6315	2.671			PASS	0.038		0.0375			PASS	125mm / T2	100.6		PASS	EPS 70	001/013
PSA 2_IE_3	EPS	E	unavailable		5.038			N/A	0.031		0.0298			PASS	150mm / T2	151.6		PASS	Kore EPS 70 Silver	04/0097
PSA 2_IE_4	Mineral wool	A1	3.05		3.1			PASS	0.039		0.0384			PASS	120mm	120.4		PASS	K-Roc Flat Roof Slab 70/039	1000.CPR.2024.K-ROCFRS.002
PSA 2_IE_5	Mineral wool	A1	3.15		3.197			PASS	0.032		0.0313			PASS	100mm	124.8		FAIL	Dritherm Glasswool 100mm Board	G42070PCPR
PSA 2_IE_6	Mineral wool	A1	1.8		1.994			PASS	0.038		0.0351			PASS	70mm	69.7		PASS	Sound Slab	UK-WER-0205-02
PSA 2_IE_7	Mineral wool	A1	2.75		2.893			PASS	0.036		0.0346			PASS	100mm			FAIL	Cavity Wall Slab 36	IEINS114

Determination of the thermal conductivity, thermal resistance and thickness of thermal insulation product Cavity Wall Slab 36

Thickness

The test was performed according to the standard EN 823, “Thermal insulating products for building applications. Determination of thickness”.

The sample boards were conditioned according to Annex A of the EN 823 test standard before testing. Test specimen Three full-sized boards were tested.

Thickness, EN 823 Nominal thickness, declared thickness class & tolerance: 100 mm, T(4) & +5 mm Measured thickness: 124,8 mm



Pictures of the sample





Reaction to fire

Based on the test result the product **does not meet the requirements of Fire Class E according to I.S. EN 13501-1:2018.**





AdCo-WG1 Risk Assessment – approved guidelines – Sample Risk Assessment



<https://nmso.nbco.localgov.ie/resources>

Standardised methodology for the risk assessment of Construction Products being placed on the European market.

- States product name (incl. trade name); manufacturer's name and address; DOP; intended use.
- Refers to relevant hEN, Basic Works Requirements and Essential Characteristic tested.
- Describes failure effect ("harm scenario") and potential harm / damage; assesses effect of and severity of harm to categorise risk as either Low, Medium, High or Serious.
- On completion, the RA form is included in EO correspondence and published to ICSMS where it is visible to all MSAs for CPR.

Form for risk assessment
Procedure: _____ Date: 20260213

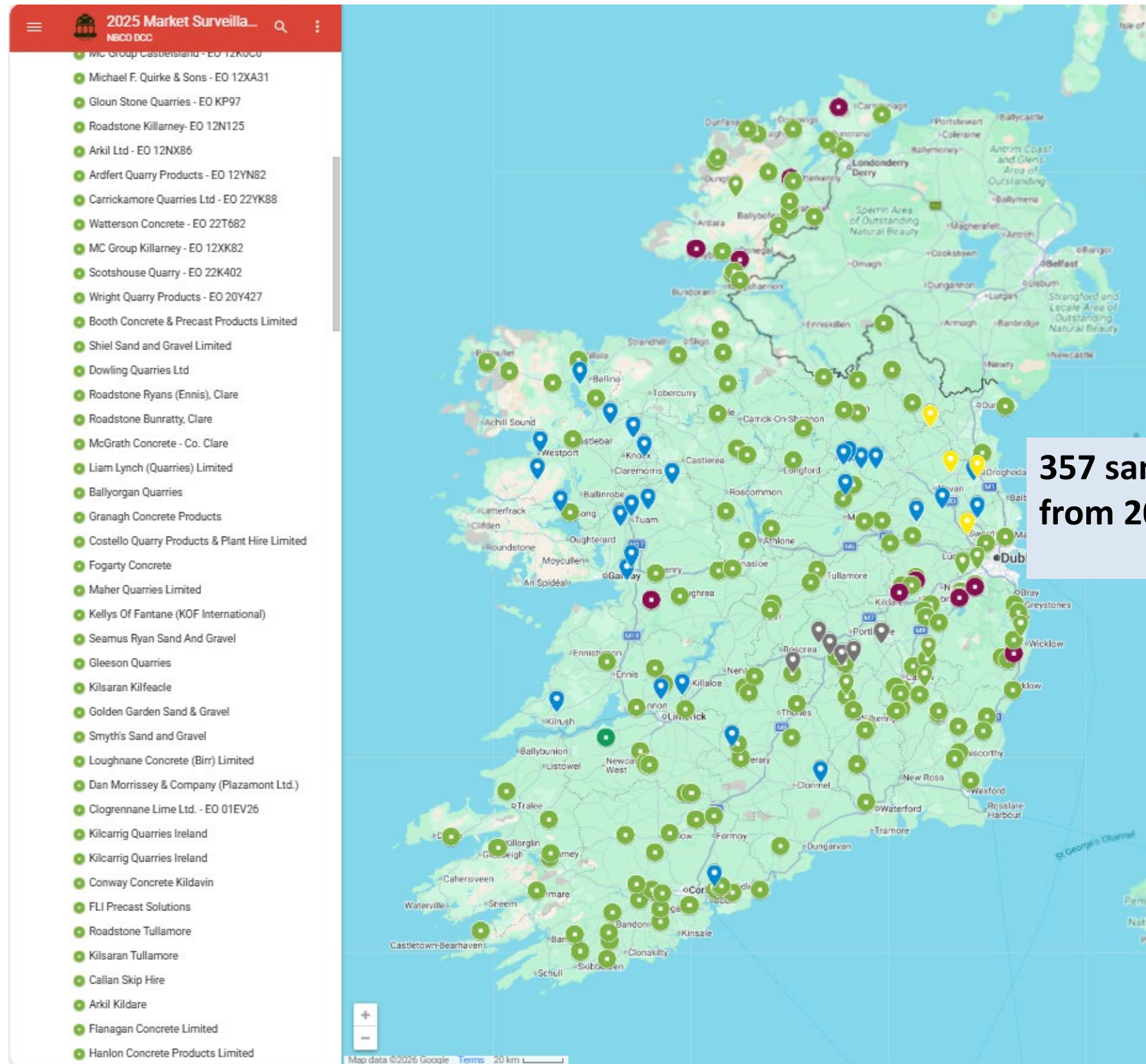
Identification of the risk			
Identification of the construction product			
Product name (general)	Glass mineral wool	Trade name of the product	Cavity Slab
Unique identification code of product type	PSA 2_IE_5 PSA 2_IE_8-T1	Batches, if applicable	
Number of the DoP/DoPC	G4207OPCPR	Manufacturer	Insulation Sample
Technical specification	EN 13162:2012+A1:2015		
Intended use	Thermal Insulation for Buildings (ThIB)		
Identification of the hazard			
Basic requirement/s for construction works	5. Protection against noise 6. Energy economy and heat retention		
Essential characteristic	Thermal resistance		
(Sub)property	Nominal thickness and tolerance		
Description of the deviation	The test shows the product's mean value of thickness exceeds the upper limit of the range of tolerance in the specified thickness class.		
Description of the failure mode	The product does not adhere to the stated thickness class and tolerance.		
Identification of the public interest at risk			
Integrity of the construction works.			
Identification of the secondary public interests at risk			
Life / Health	Endangered		
Environment	Endangered		
Economy	Endangered		
Analysis of the risk			
Description of the relevant harm scenario (failure effect)	Description of the potential harm / damage		
Adherence to thickness tolerance for a specified nominal thickness assures quality of products, guaranteeing performance within stated thermal and acoustic parameters. Wall constructions are designed and products are selected in order for buildings to meet relevant requirements for thermal and acoustic performance.	The observed deviation in thickness has potential for: • Redesign and/or partial deconstruction and replacement/retrofit to be necessitated (Economic risk). • Increased material consumption and/or waste to be generated by construction activity (Environmental / ecological risk). • Increased costs in design and construction and in operation (secondary heating/cooling and/or acoustic treatment) (Environmental / ecological risk; Life / health risk).		
When a product is marketed with a stated nominal thickness and 'T' class, the owners, designers and builders of buildings can expect the product to conform to the relevant hEN and the product's own DoP. Where a marketed product does not conform with the stated parameters, the essential characteristics and			

Form for risk assessment
Procedure: _____ Date: 20260213

quality of the product cannot be assured and the intended performance may not be achieved.

Assessment of the risk								
Initial assumption:								
Product has been selected for use in construction and delivered to site; site has been set out with cavity widths fixed.								
Assessment of the effect in the harm scenario		Assessment of the severity of the harm / damage						
In the event that the external wall construction is so designed and the thermal insulation product is selected according to essential characteristics of thermal and acoustic performance, the product as marketed would be unsuited to the intended application as the observed mean thickness values are outside the parameters of the product's nominal thickness and 'T' class tolerance. The potential harms described under the heading of 'Analysis of the risk' (above) could foreseeably give rise to or result in the effects described.		• Life / health = B • Environment / ecology = C • Economy = C						
Initial degree of effect of failure (in regard of the relevance of the essential characteristic for the harm scenario in general):	4	Initial degree of severity of the harm / damage (in regard of the relevance of the essential characteristic for the harm scenario in general):	E					
Taking into account of the extent of the deviation as well as other factors		Taking into account of the extent of the deviation as well as other factors						
Final degree of effect of failure (in regard of the deviation):	4	Final degree of severity of the harm / damage (in regard of the deviation):	E					
Determination of the degree of risk								
Degree of the failure effect						Degree of severity of the harm / damage	Low risk Medium risk High risk Serious risk	
1	2	3	4	5	6			
								F
								E
								D
								C
						B		
						A		
The construction product presents a							Medium	risk.

• MARKET SURVEILLANCE



3. National Market Surveillance Strategy for Construction Products

4. Minister Request regarding “Recent Finding on Total Sulphur Test Methods for Aggregates”

1. Engaged with 31 Market Surveillance Authorities (MSAs).

2. Database of EOs established by office.

3. Collating Requests for information.

4. Initial Findings returned-3rd interim report to Minister.

5. Engaging with EO, MSAs and GSI, TII regarding outcome of Risk Assessment of Aggregates Tested

6. Re-testing aggregates which returned results as inconclusive from the 2025 National Screening Programme.

2026; Follow up testing on 47 samples from 39 E.O's



S.I. No. 669/2025 - European Union (Construction Products) Regulations 2025-Section 8

Appointment of authorised officers

8. (1) For the purpose of the investigation, prevention, detection or prosecution of offences under these Regulations—
- (a) a building control authority or a market surveillance authority shall appoint officers to be authorised officers for the purpose of these Regulations, and
 - (b) a competent authority shall, other than where the competent authority is an individual, appoint officers to be authorised officers, and where the competent authority is an individual that person shall be an authorised officer, for the purposes of these Regulations.
- (2) An authorised officer shall be furnished with a warrant of his or her appointment as an authorised officer and, when exercising any power conferred on him or her by these Regulations, shall, if requested by any person affected, produce the warrant to that person.



SCHEDULE		COMPETENT NATIONAL AUTHORITIES		Regulation 5	
TABLE					
Reference number	Competent National Authority	Area Code CPR 2011	Code CPR 2024	Geographical Area	Exclusions
(1)	(2)	(3)	(4)	(5)	(6)
BUILDING CONTROL AUTHORITIES					
1	Carlow County Council	1 to 35	1 to 36	Administrative Area	
2	Cavan County Council	1 to 35	1 to 36	Administrative Area	
3	Clare County Council	1 to 35	1 to 36	Administrative Area	
...	Etc.	...	...	...	
7	Dublin City Council	1 to 35	1 to 36	Administrative Area or, where required by law, Nationwide	
...	Etc.	...	...	...	
31	Wicklow County Council	1 to 35	1 to 36	Administrative Area	
OTHER AUTHORITIES					
32	The Minister for Climate, Energy and the Environment	24	24	Nationwide	
33	National Roads Authority	12	12	Nationwide	CPR 2011 only: EN 12676-1...
34	National Roads Authority	23	23	Nationwide	CPR 2011 only: EN 14188-1...
35	National Roads Authority	24	24	Nationwide	CPR 2011 only: EN 13139...
	Geological Survey Ireland	24	Aggregates		



• MARKET SURVEILLANCE

PART 3

MARKET SURVEILLANCE AND SAFEGUARD PROCEDURES

Market surveillance authorities

6. (1) Notwithstanding Regulation 8, for the purposes of the Construction Products Regulation 2011, the Construction Products Regulation 2024 or the Market Surveillance Regulation, a market surveillance authority shall be—

- (a) a building control authority in respect of construction products, within the scope of the Construction Products Regulation 2011 or the Construction Products Regulation 2024, placed on the market, or as the case may be, made available on the market, within its administrative area,
- (b) a competent authority, or
- (c) the Minister for the purpose of a direction in writing under, and in accordance with, Regulation 11(4).

(2) A market surveillance authority, in accordance with the procedures set out in the Construction Products Regulation 2024 or the Market Surveillance Regulation, as the case may be—

(a) under paragraph (1)(a), shall be responsible for the market surveillance of construction products, within the scope of the Construction Products Regulation 2011 or the Construction Products Regulation 2024, placed on the market or, as the case may be, made available on the market, within its administrative area and shall take such steps as are necessary for this purpose, and

(b) which is a competent authority, shall be responsible for the market surveillance of construction products, within the scope of the Construction Products Regulation 2011 or the Construction Products Regulation 2024, or such construction products as the Minister has prescribed, or may prescribe, under section 133 of the Act of 2020, placed on the market, or as the case may be, made available on the market, in the State and shall take such steps as are necessary for this purpose.

Revocations

37. The following Regulations are revoked:

- (a) the European Union (Construction Products) Regulations 2013 (S.I. No. 225 of 2013);
- (b) the European Union (Construction Products) (Amendment) Regulations 2023 (S.I. No. 217 of 2023).



Powers of authorised officers- appointed by a market surveillance authority under Regulation 8 may,—

(a) commence an investigation of an economic operator on his or her own initiative, including carrying out unannounced on-site inspections and physical checks of construction products in order to identify non-compliances and bring them to an end,

(b) request the relevant economic operator to supply the technical documentation or information

**(c) require the economic operator to provide relevant information on the supply chain, on the details of the distribution network, on quantities of construction products on the market and on other.....
//////////**

(g) select **and, other than where acquired under a cover identity, acquire** without payment, such samples of the construction product, **including under a cover identity**, as that authorised officer may reasonably require and carry out, or arrange to have carried out, on such samples, there or elsewhere, such evaluations, **inspections**, examinations, tests **or reverse engineering** as that authorised officer considers necessary,

(h) bring such persons and equipment as that authorised officer considers appropriate for the purpose of these Regulations,

(i) take photographs of a construction product and the place of manufacture or storage of a construction product in the State, and



National Building Control & Market Surveillance Office

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***S.I. No. 669/2025; Section 8:** An authorised officer shall be furnished with a warrant of his or her appointment as an authorised officer and, when exercising any power conferred on him or her by these Regulations, shall, if requested by any person affected, produce the warrant to that person.*

“Market Surveillance Regulation” means Regulation (EU) 2019/1020 of the European Parliament and of the Council of 20 June 2019 on market surveillance and compliance of products and amending Directive 2004/42/EC and Regulations (EC) No 765/2008 and (EU) No 305/2011;

“market surveillance” means the activities carried out and measures taken by a market surveillance authority to ensure that construction products—
(a) **comply with the requirements** set out in the **Construction Products Regulation 2011(305/2011)** or the **Construction Products Regulation 2024 (2024/3110)**, and
(b) **do not endanger health, safety or any other aspect of public interest protection;**

“market surveillance authority” shall be construed in accordance with Regulation 6;

XXXXXX COUNCIL
Building Control & Market Surveillance Department
Order of the Director of Services

Order No:XXXX

Appointment of Authorised Officers in XXXX Council –under Section 8 of the European Union (Construction Products) Regulations 2025

S.I. No. 669/2025 - European Union (Construction Products) Regulations 2025 gives effect to Regulation EU 2019/1020 MSR and Regulation EU No 2024/3110 and Regulation EU No. 305/2011 (parts of which will be coexisting (continue to be in effect until 2040)); for the marketing of construction products in the single market for the purpose of Product Areas 1-35 set out in ANNEX IV of Regulation (EU) No. 305/2011, and Product Families 1-36 set out in ANNEX VII of Regulation (EU) 2024/3110.

In the context of Regulation 36 of S.I. No. 669 of 2025, where ongoing market surveillance or investigation has been initiated prior to 8 January 2026, building control authorities should maintain the appointment of authorised officers under S.I. No. 225 of 2013 until matters are concluded.

XXXX Senior Building Control Officer has advised that each of the named persons below be appointed as an Authorised Officer in order to discharge the functions of a Building Control Authority and a Market Surveillance Authority

Name	Title

Recommendation:

I recommend the appointment of each of the XXXX Council named persons listed above to be an ~~authorised~~ Officer in accordance with Section 8 of S.I. No. 669/2025 - European Union (Construction Products) Regulations 2025 and that each ~~authorised~~ officer be furnished with a warrant of their appointment as an ~~authorised~~ Officer in order that, when exercising any power conferred on them by these Regulations, they shall, if requested by any person affected, produce the warrant to that person.

Date: _____

XXXXX

Senior Building Control Office

ORDER:

I hereby approve the appointment of each person listed above as an ~~authorised~~ Officer for the purpose of Section 8 of S.I. No. 669/2025 - European Union (Construction Products) Regulations 2025 and that each ~~authorised~~ Officer be furnished with a warrant of their appointment.

Date: _____

XXXX Director of Services

To whom the appropriate powers have been delegated by Order of the Chief Executive, XXX Council dated XXXXXXXX.



Section 2 Building Control Act 1990 - 2020 ROLE OF BUILDING CONTROL OFFICERS





National Building Control & Market Surveillance Office

As of 20/06/2025

UPDATE

Southern Region

Clare County Council MSA
Limerick City & County Council MSA
Wexford County Council MSA
Carlow County Council MSA
Waterford City & County Council MSA

Northern & Western Region

Galway County Council MSA
Roscommon County Council MSA
Sligo County Council MSA
Monaghan County Council MSA

Eastern & Midland Region

Meath County Council MSA
Laois County Council MSA
Offaly County Council MSA

