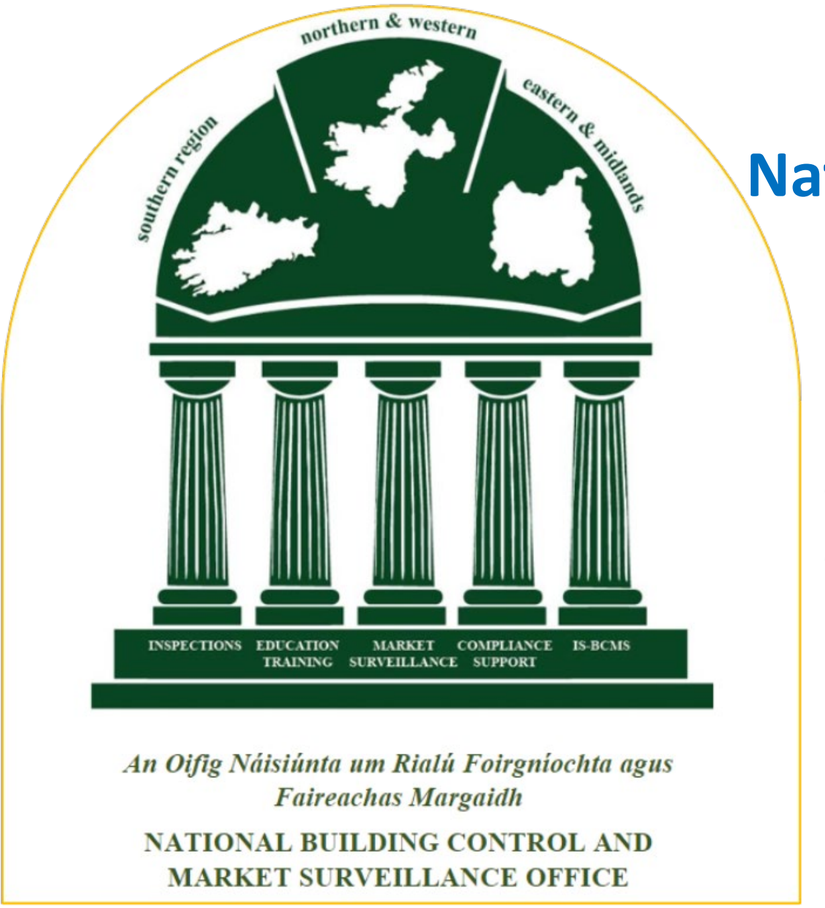


(NBCMSO)

National Shared Services Office Hosted by DCC (Lead Authority)

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
Jennifer Mills MRIAI

- **AGENDA**

- CONTEXT
- BUILDING CONTROL INSPECTIONS
- MARKET SURVEILLANCE
- TAKEAWAYS

The Irish Building Control Institute
Annual Conference

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

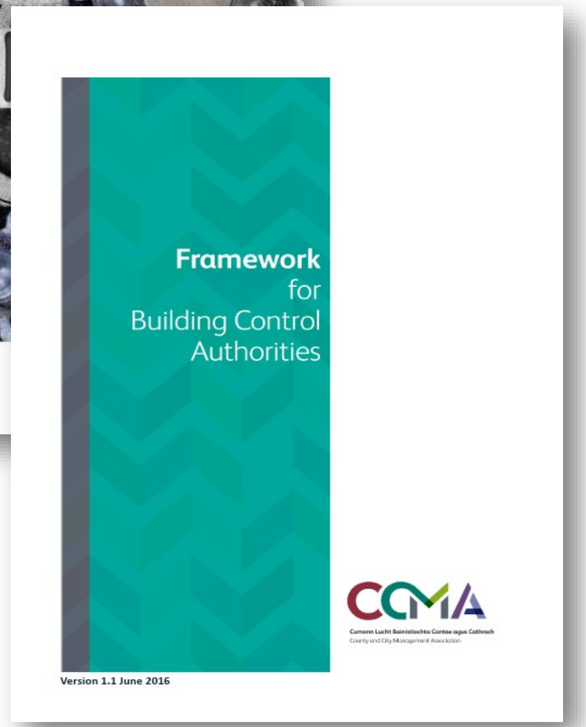
- **CONTEXT : ENFORCEMENT & INSPECTIONS**

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



- **BUILDING CONTROL ACT SECTION 11** **Powers of Inspection by Authorised Persons**

(1) "authorised person" means a person authorised for the purposes of this Act by a building control authority or by the Minister, or by An Bord Pleanála, as the case may be.

(2) Subject to subsection (7), any authorised person shall be entitled to enter at all reasonable times into any land (subject to his producing, if so required, his authority in writing as such person) and thereon inspect for the purposes of this Act any building, and any plans or documents relating to such building.

(3) Any authorised person may—

(a) inspect any building—

(i) following its completion, or

(ii) during its construction, alteration or extension, or

(iii) during the installation therein of any fittings, services or equipment to which building regulations apply, or

(iv) in respect of which any material change takes place in the purposes for which such building is used;

(*b*) require to be informed by the owner or occupier of such a building, or by any person responsible for the construction of such a building, or by any of the aforementioned persons, to the extent that such persons have knowledge of the matters in question, as to the purpose for which the building, or any part thereof, has been, is being, or will be, used, the number of persons who are, or will be, employed or accommodated therein or who resort or will resort thereto, the substance of which any such building or any part of such building is constructed, and the method of construction employed and as to any other matter which the authorised person considers to be relevant;

(c) require the owner or occupier of the building, or any person responsible for the construction of the building, to provide such plans, documents and information as are necessary to establish whether the requirements of building regulations are being complied with in relation to the building;

(d) be permitted to take such samples of the materials used in the carrying out of any construction work or take such other action in relation to such construction work as may be necessary to establish whether the requirements of building regulations are being complied with in relation to the building.

- **BUILDING CONTROL ACT** **Powers of Inspection by Authorised Persons**

Building Control Authorities have the power, under the Building Control Acts 1990 – 2014 to

- Request information,
- Examine and scrutinise proposals,
- Carry out inspections,
- Issue enforcement notices and, where necessary,
- Prosecute owners and/or builders who fail to comply with statutory requirements

Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks (Amendment) Act 2025 as it relates to the Building Control Acts 1990 – 2014 (Part 3)

Amendment of section 11 of Act of 1990

Section 11 of the Act of 1990 is amended, in subsection (3), by the insertion of the following subsection after subsection (3):

"(3A) (a) An authorised person may, where he or she deems it necessary, **issue a warning,** in writing, to the owner or occupier of the building, or any person responsible for the construction of the building, in relation to any requirement of building regulations or building control regulations.

(b) A warning under paragraph (a) shall—

(i) specify the provision of the regulations in relation to which the warning relates, and

(ii) state that the person to whom the warning has been issued may, not later than 4 weeks from the date of the warning, make observations in writing to the authorised person regarding the matters to which the warning relates.".

- **BUILDING REGULATIONS**

Works Which May Be Inspected

All works to which the Building Regulations Apply (except buildings occupied by Garda/Defence forces)

which include

Article 10 – New Buildings

These Regulations apply to all works (Design and Construction) for every new building, ref. Article 3 & 8 (Application & exemptions)

Article 11 - Alterations and extensions

- Regulations apply to material alteration or extension of a building -
  - 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
- Material Alteration is where the work, carried out by itself would be subject to Part A, B or M
- Applies to repair or renewal where works affect the structure of the building
- Part L applies to all renewals except for protected structure
- Part L6 of the Second Schedule of these Regulations shall apply to major renovations in respect of dwellings

Article 12 - Services, Fittings and Equipment

The Regulations apply where

Parts G-Hygiene

Part H-Drainage and Waste Water Disposal or

Part J-Heat Producing Appliances

pose a requirement, ref. Article 3 & 8 (application & exemptions)

Article 13 - Material Changes of Use

Material Change of use is defined in this Article and the Act

The following parts of Second Schedule apply

Part A1, A2, B, C4, F, G, H, J, L, M (not dwellings)

- **BUILDING CONTROL REGULATIONS 20G** **Code of practice for inspecting & certifying buildings & works inspections**

1.5 Regulatory oversight

A key element in detection is the system of **risk analysis**, whereby the online Building Control Management System, having regard to the notices and documents lodged at commencement, will **inform the Building Control Authority's decisions** to deploy available resources towards the inspection and investigation of those construction projects where the risk of failure is highest. This will help Building Control Authorities to escalate findings of non-compliance and, where necessary, **effectively use their powers** of inspection, enforcement and prosecution in the event of serious breaches of Building Regulations. The aim is that the powers of enforcement and prosecution will become a more credible threat to those who are non-compliant.

Building Control Authorities should adopt a formal policy for the assessment and inspection of building work as notified on the Building Control Management System. Authorities should adopt **a risk management-based approach** in undertaking this work. This will include consideration of matters such as: -

(a) the use of the building;
(b) the type of construction;
(c) the level of experience of the design team and the Builder; and
(d) past experience regarding compliance by the parties involved in the project.

In addition a level of **random assessment** and inspection should be carried out.

In line with the agreed Service Indicators for Local Government, Building Control Authorities are **required to carry out a level of inspection equivalent to 12% to 15% of new buildings** for which valid Commencement Notices have been received.

Building Control Authorities **should keep full records** of all assessments and inspections carried out. Inspection reports should be made available to the Assigned Certifier and the Builder.

INSPECTIONS WORKING GROUP BCMS risk assessment module – Pilot 2026

sugarcrm

Search

Risk Assessments (10)

Create

Filter Create Search by name...

Local Authorities | is any of | Local Auth...

Enter new filter name... Reset Cancel Save

Risk Assessments

Name	Project	Submission ...	Submission ...	Risk Assess...	Local Author...	Description ...	Status	Building Typ...	Value Adjust...	Final Risk Ba...	Value Unadju...	Initial Risk B...	Selected for ...	Inspection C...	Number o
RA_8539500	NBCO TEST C...	8539500	04/02/2026		Local Authority	Test case for ...	Unadjusted	Apartments	91	Highest	91	Highest			1
1959		8551959	21/02/2026		Local Authority	Test	Unadjusted	New Dwelling ...	43	Low	43	Low			1
RA_8551959	NBCO TEST P...	8551959	21/02/2026		Local Authority	Test	Unadjusted	New Dwelling ...	43	Low	43	Low			1
RA_8546448	Eileen Hayes ...	8546448	12/12/2025		Local Authority	Phase 01 of P...	Unadjusted	New Dwelling ...	83	Highest	83	Highest			16
RA_8548082	Demolition of...	8548082	14/12/2025		Local Authority	Demolition of ...	Unadjusted	New Dwelling ...	43	Low	43	Low			1
RA_8548624	Porch Enclus...	8548624	07/12/2025		Local Authority	Enclosure of ...	Unadjusted	New Dwelling ...	43	Low	43	Low			1
RA_8539502	NBCO TEST P...	8539502	02/01/2026		Local Authority	Lots of Work i...	Unadjusted	Office	58	Medium	58	Medium			2
RA_8548761	C00291519 N...	8548761	15/12/2025		Local Authority	Construction ...	Unadjusted	New Dwelling ...	83	Highest	83	Highest			10
RA_8549114	Assignment 1...	8549114	14/01/2026		Local Authority	Phase 1 of 2 c...	Complete	New Dwelling ...	81	Highest	83	Highest			6
RA_8547710	NBCO Test N...	8547710	12/11/2025		Local Authority	Test	Complete	New Dwelling ...	75	High	43	Low			1

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"

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

Building control & Market Surveillance Inspections

- **INSPECTIONS - BUILDING REGULATIONS**

Inspections are **spot check of critical items or at critical milestones** in the construction process to check for any non-compliance with Regulations A to M of the Second Schedule to the Building Regulations, and their associated Technical Guidance Documents. (PRIMA FACIE)

Follow-up inspections to check compliance may also be required for any issues / contraventions which arise from previous inspections.

Building Stages/Milestones

1. PRE-INSPECTION
2. Formation Stage
3. Foundation Stage
4. Ground Floor Stage
5. Roof Structure Stage (prior to slabbing ceilings)
6. Completion Stage
7. ADMINISTRATIVE- Review of documentation submitted

Alternative Means of Compliance

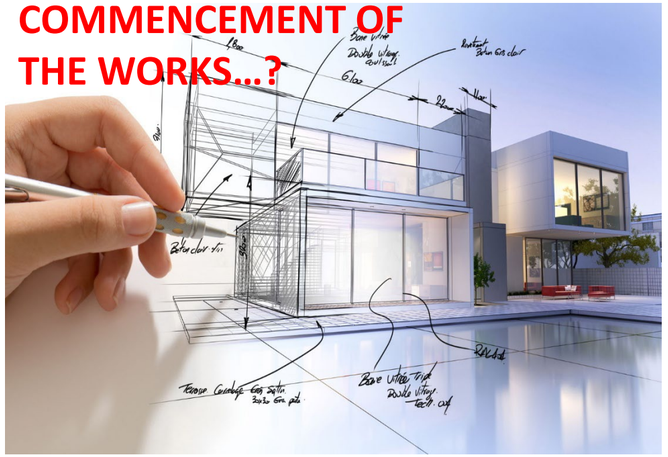
- Codes of practice
- Standard Recommendations
- A.C.D.s etc
- Irish Standard (I.S.) or
- Irish Agrément Certificate (IAB) or
- alternative national technical specification (equivalent level of safety & suitability).
- Design etc,

- **INSPECTIONS - BUILDING CONTROL REGULATIONS**

Critical items or at critical milestones-

Obligation to give notice.
8. A person who intends to carry out any works, or to make a material change of use as regards a building to which this Part applies, shall give, to the building control authority in whose functional area the works or building are, is or will be situated, notice in writing of such intention (in these Regulations referred to as a "commencement notice") **not less than fourteen days and not more than twenty-eight days before the commencement of the works** or the making of the material change of use.)

"works" includes **any act or operation** in connection with the construction, extension, alteration, repair or renewal of a building.



NSAI Agrément

This Certificate No. **26/0449** is accordingly granted by the NSAI to **S.B. Castle Modular** on behalf of NSAI Agrément.

Date of Issue: **20th February 2026**

Figure 2: Module being hoisted with specially designed lifting frame

2.5 INSTALLATION
2.5.1 General
Site erection is carried out by Castle Group or approved licensed installers employed by Castle Group or by specialist sub-contractors/ Main Contractor under the supervision of Castle Group. The Castle Group Modular Building System is to be installed in accordance with the procedures in the dedicated Installation Manual[15]. The Castle Group Installation Manual[15] was reviewed during the NSAI assessment, Certificate Holder shall be contacted for information on latest Installation Manual. Castle Group is responsible for site inspections and sign off in accordance with Building Regulations.

- **INSPECTIONS - BUILDING CONTROL REGULATIONS**

9. Form of Notice

(1) A commencement Notice shall be

… (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 —

(I) **a Certificate of Compliance (Design),**

(II) a Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier),

NSAI Agrément

IRISH AGRÉMENT BOARD
CERTIFICATE NO. 26/0449
Castle Group/Castle Modular,
Raheen,
Gort,
Co. Galway,
H91 KP46
771 823
tlegroup.ie/

RESPONSIBILITIES

Prior to the commencement of the contract, the responsibilities are determined and agreed between Castle Group and the Client including substructure, fire stopping, cavity barriers, roof completion, coordination of design and other elements.

A Castle Group Structural Engineer must assess the adequacy of the design of the proposed superstructure of the building system in accordance with the Castle Group Inspection Plan and the DHLGH *Code of Practice for Inspecting and Certifying Buildings and Works*[16].

- **INSPECTIONS - BUILDING CONTROL REGULATIONS**

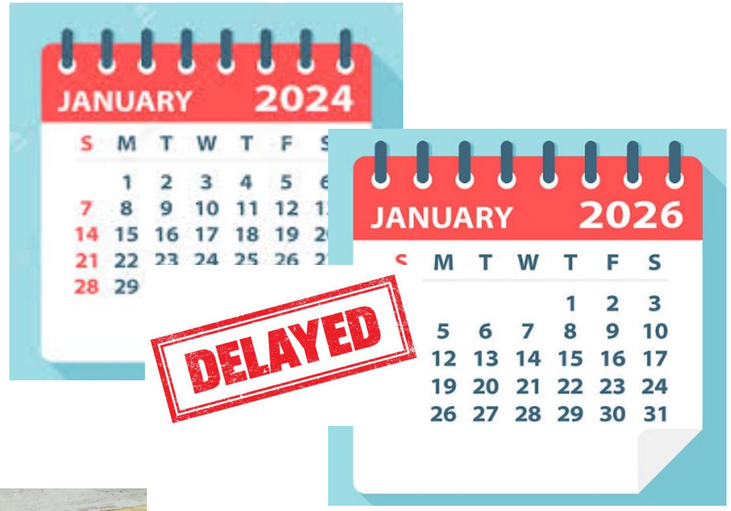
4.1 Aims of risk assessment

The risk assessment aims to:

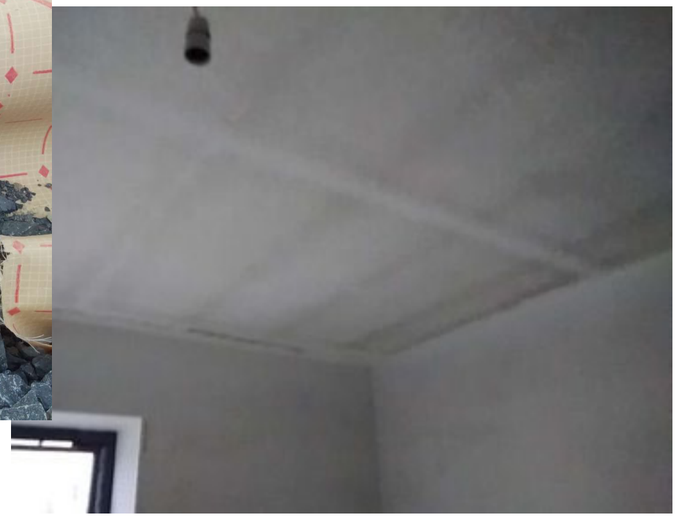
(a) Identify those buildings and works that should be targeted for inspections by Building Control Authorities and identify:

- points in the **construction programme** where the risk posed by non-compliance warrants inspection; and
- Points in the **construction programme** where the Building Control Officer will have the opportunity to view work prior to being covered over and/or is able to pre-empt noncompliance through reviewing work in progress.

(b) Identify the number of visits that might reasonably be anticipated for inspecting the building work given the risk posed by non-compliance.



Long periods of exposure to UV light can reduce the effectiveness of a membrane. However, during



- **INSPECTIONS - OTHER**

[20190412-Building Control Authority -Programme Protocol-Methodology for Inspections & Recording.pdf]

5. Non-technical inspections

Non-technical inspections may be required to determine **compliance with the Building Control Regulations** including whether or not;

- The works have commenced within the 14/28 day Commencement Notice window.
- The works have commenced before the 7 Day Notice period has elapsed.
- The works have commenced if a Commencement Notice has been rejected as invalid or is left incomplete.
- The works have been occupied in advance of a Certificate of Compliance on Completion having been added to the Register
- Commencement without a Commencement Notice

6. Inspections related to Statutory Applications

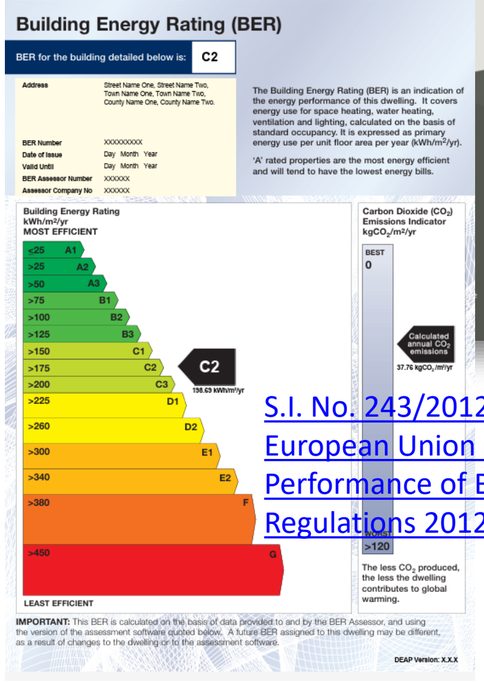
Inspections may be required where an application is received by the Building Control Authority for any of the following;

- **Fire Safety Certificate**
- **Revised Fire Safety Certificate**
- **Disability Access Certificate**
- **Revised Disability Access Certificate**
- **Dispensations / Relaxations** from requirements of the Building Regulations.
- **Regularisation Certificates** as set down in Article 20C(6) of the Building Control Regulations 1997 to 2015 and the building control authority are restricted to considering the requirements of Part B3 of the Second Schedule of the Building Regulations as stated in Article 20C(4).)

Rialtas na hÉireann
Government of Ireland

European Union (In-Building Physical Infrastructure for High-Speed Electronic Communications) Regulations 2023

Technical Guidance

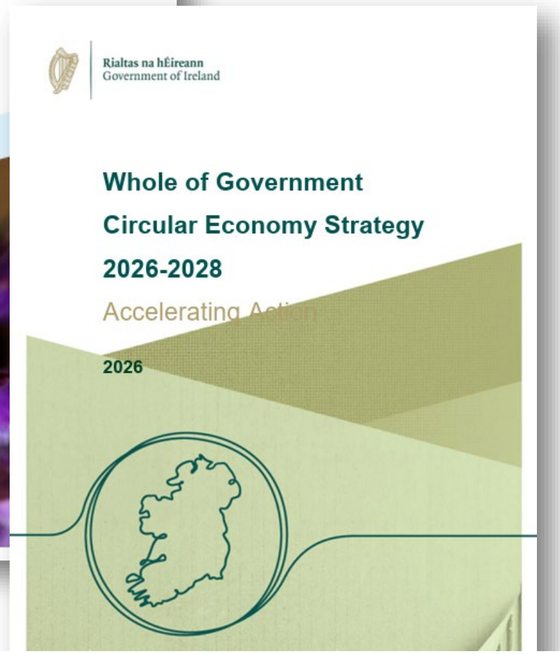


[S.I. No. 243/2012 - European Union (Energy Performance of Buildings) Regulations 2012.]

- **EXISTING BUILDINGS**

"The Greenest Building is the one that is already built" Carl Elefante 2007

Tom Johnson House 1970 - 2026 - - - BER G BER A2



A9	Develop a National Building Renovation Plan as part of the implementation of the recast Energy Performance of Buildings Directive. A final National Building Renovation Plan will be submitted by 31 December 2026

- **EXISTING BUILDINGS - DWELLINGS**

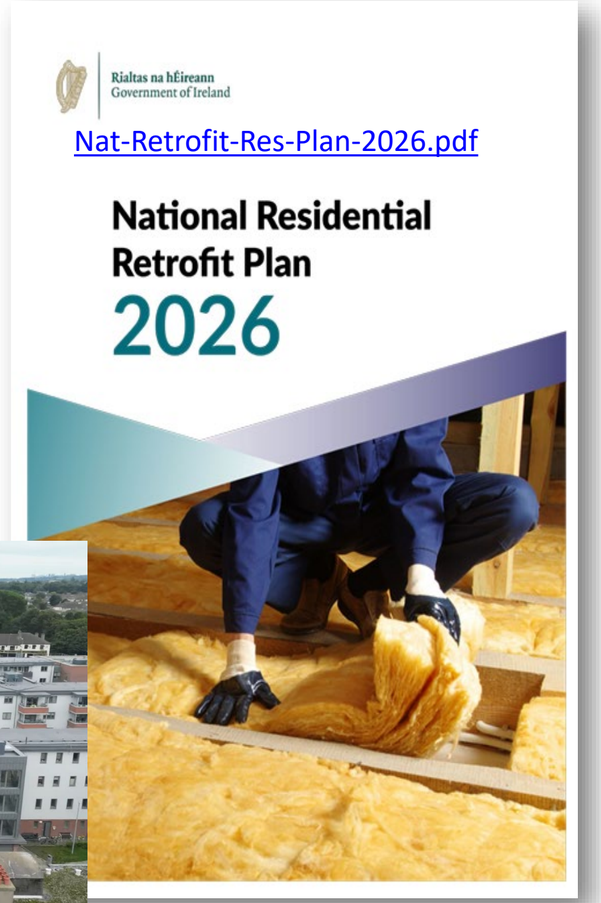
L6 Energy performance of buildings requirements as set out in the European Union (Energy Performance of Buildings) Regulations 2019.

The European Union (Energy Performance of Buildings) Regulations 2019 (S.I. No. 183 of 2019)

> Regulation 7
>
> When a dwelling undergoes major renovation, the minimum energy performance requirement of the dwelling or the renovated part thereof is upgraded in order to meet the cost optimal level of energy performance in so far as this is technically, functionally and economically feasible.

(S.I. No. 393 of 2021)

> Regulation 5
>
> (b) Where a heat generator is being replaced in an existing building, where technically and economically feasible, self-regulating devices shall also be installed.



Nat-Retrofit-Res-Plan-2026.pdf

In the Programme for Government, we committed to take decisive action to provide warmer, more comfortable homes, as part of our drive to support energy affordability, security, and sustainability. The measures that I am announcing today will make more homes more sustainable and energy-efficient, reducing reliance on fossil fuels, and lowering energy costs for households. By promoting retrofitting, renewable heating, and solar energy, we will make homes warmer and cheaper to heat. Last year, we helped more than 58,000 homeowners to benefit from energy upgrades under SEAI schemes. We will build on that this year, widening the net to upgrade even more homes in 2026 and making home energy upgrades more affordable and accessible to all.

Minister Darragh O'Brien T.D

There will also be a new high temperature heat pump pilot scheme to test the suitability of that emerging technology in Irish homes. The pilot will evaluate performance of the technology and ensure that actual running costs remain affordable and comparable to pre-heat-pump fossil fuel heating costs.

- **EXISTING BUILDINGS - DWELLINGS**

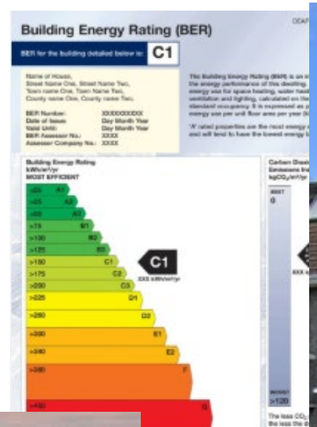
25% - COST OPTIMAL

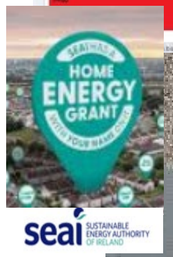
B

NOTIFICATION OF GRANT OF PERMISSION

L

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.





A C D E F J K

Table 6 **Elemental works that are included in the surface area calculation for major renovation**[1,2,3]
External walls renovation • External insulation of the heat-loss walls • Replacement or upgrade of the external walls' structure • Internal lining of the surface of heat-loss walls
Windows renovation • Replacement of windows
Roofs renovation • Replacement of roof structure
Floors renovation • Replacement of floors
Extension • Extension works which affect more than 25 % of the surface area of the existing dwelling
Notes: 1. *Major renovation requirement can be activated by works to a single element or to a combination of elements as per Table 7 (Column 1).* 2. *Where major renovations to walls, roofs and ground floors constitute essential repairs e.g. repair or renewal of works due to fire, storm or flood damage or damage as a result of a m[illegible]fect such as reactive pyrite in sub-floor hardcore [illegible]ctive concrete blockwork, it is not considered [illegible]conomically feasible to bring these renovations to a cost [illegible]ptimal level.* 3. *Painting, re-plastering, rendering, re-slating, re-tiling, cavity wall insulation and insulation of ceiling are not considered major renovation works.*

Building control & Market Surveillance Inspections

- **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)

- **MARKET SURVEILLANCE**

European Union (Construction Products) (Amendment) Regulations 2025

CPR Construction Products Regulation

European Commission

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 (europa.eu)

- **MARKET SURVEILLANCE AUTHORITIES**

Article 11 [EU 2019/1020 MSR]
Activities of market surveillance authorities

1. Market surveillance authorities **shall conduct their activities** in order to ensure the following:
   (a) effective market surveillance within their territory of products made available online and offline with respect to products that are subject to Union harmonisation legislation;
   (b) the taking by economic operators of appropriate and proportionate corrective action in relation to compliance with that legislation and this Regulation;
   (c) the taking of appropriate and proportionate measures where the economic operator fails to take corrective action.

2. Market surveillance authorities **shall exercise their powers** and carry out their duties independently, impartially and without bias.

3. Market surveillance authorities, as part of their activities set out in paragraph 1 of this Article, **shall perform appropriate checks** on the characteristics of products on an adequate scale, by means of documentary checks and, where appropriate, physical and laboratory checks based on adequate samples, prioritising their resources and actions to ensure effective market surveillance and taking into account the national market surveillance strategy referred to in Article 13.
In deciding on which checks to perform, on which types of products and on what scale, market surveillance authorities **shall follow a risk-based approach** taking into account the following factors:

(a) possible hazards and non-compliance associated with the products and, where available, their occurrence on the market;
(b) activities and operations under the control of the economic operator;
(c) the economic operator's past record of non-compliance;
(d) if relevant, the risk profiling performed by the authorities designated under Article 25(1);
(e) consumer complaints and other information received from other authorities, economic operators, media and other sources that might indicate non-compliance.

- **REACTIVE MARKET SURVEILLANCE ACTIVITIES**

Reactive market surveillance inspections/enforcement are triggered on foot of acting on information received from complaints, or in relation to a specific suspected offence or through Safety Gate or the ICSMS, and notifications from other authorities.

Safety Gate alerts issued throughout the EU 27 are listed on the Safety Gate Website each Friday, products listed under Regulation (EU) No 305/2011 "Construction Products Regulation" will also be listed on the NMSO Website: Products Alerts Page.

Unsafe Products / Recalls: any construction product identified within review is risk assessed, and notification prepared "for information" or "for action".

Dear Building Control Officer/ National Building Control & Market Surveillance Office,

We have been informed, in accordance with information obligations for notified bodies (CPR Article 53.1 (a)), OMNI Assured Certification International (OMNI – Notified Body NB 2819) has withdrawn the attached certificate for **Company Ltd., Main St**

Certificate Number: **XXXXXXXXX**

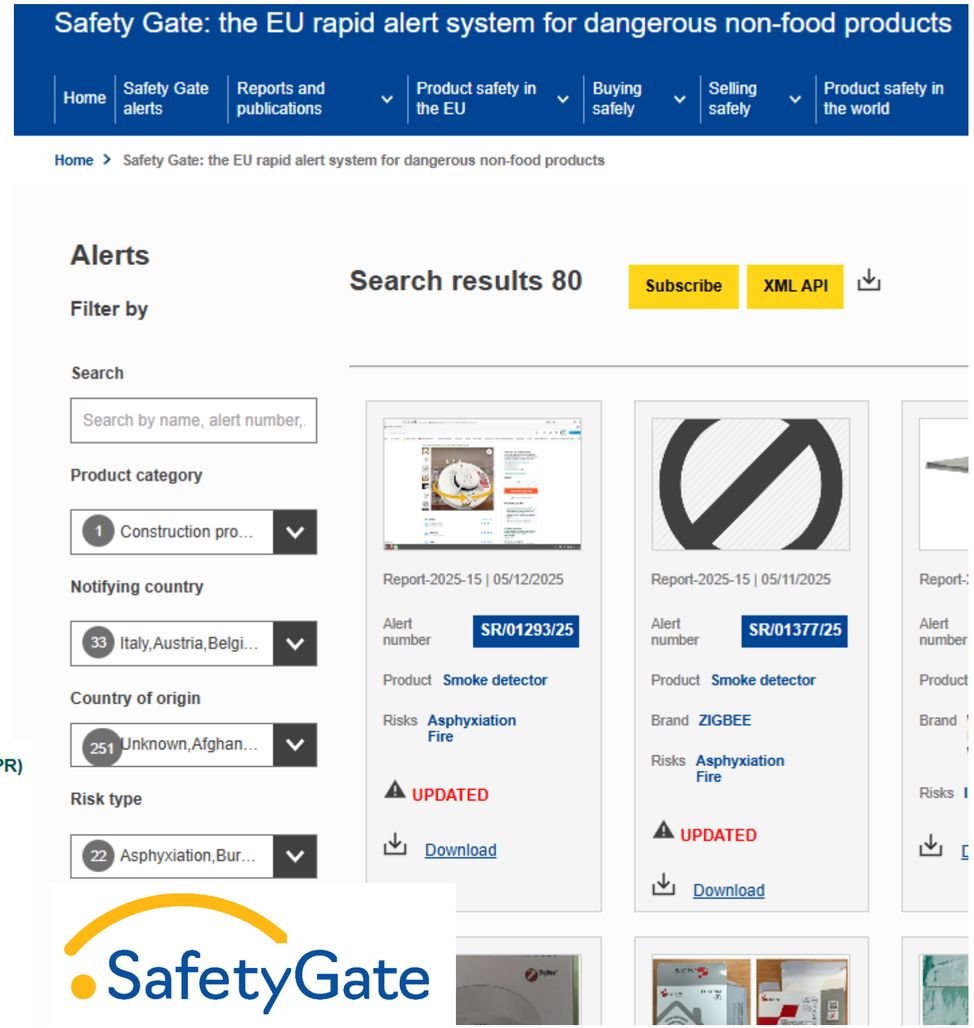
Design and Fabrication of Structural Steel Components, Exclud
Execution Class 2 : **EN 1090-1:2009 + A1:2011**

Notifying Authority for the Construction Products Regulation (CPR)
Building Standards Advisory Unit

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

www.housing.gov.ie



Building control & Market Surveillance Inspections

- **PROACTIVE MARKET SURVEILLANCE ACTIVITIES**

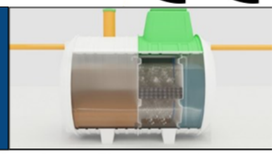
Proactive includes planned market surveillance activity including planned and routine inspections and surveys of products - such inspections may include announced and unannounced inspections.

Market Surveillance Campaign 2025

Wastewater Treatment systems within the scope of EN 12566 series (1,3,4,6&7) must be CE Marked, since 1 July 2013.

If you are an Economic Operator:
E.g.
- Manufacturer
- Authorised Representative;
- Importer;
- Distributor;
- Fulfilment Service Provider

of wastewater treatment units including septic tanks, treatment units and tertiary units you should be aware of your obligations regarding CE Marking.



Regulation (EU) No 305/2011 "The Construction Products Regulation" (CPR) lays down harmonised rules for the marketing of construction products in the European Union. The National Building Control & Market Surveillance Office (NBCMSO) is the approved office for the market surveillance of construction products in Ireland. Over the coming weeks, the NBCMSO, in collaboration with the 31 Local Market Surveillance Authorities will be carrying out unannounced inspections of economic operators to ensure formal and technical compliance for products for small wastewater treatment systems for up to 50 PT including septic tanks, treatment units and tertiary treatment units within the scope of EN 12566 parts 1, 3, 4, 6 and 7. The objective of the Market Surveillance Authority is to ensure that only products compliant with the Construction Products Regulation (EU) No 305/2011, are placed on the market. Upon inspection, the NBCMSO / Local Market Surveillance Authority may check that the economic operator have applied the CE Marking criteria correctly, that all the required documentation is in place (see overleaf) and may recover a sample of products for testing. Economic operators obstructing, impeding or providing false information to Authorised Officers may be committing an offense under the Construction Products Regulation. The Market Surveillance Campaign 2025 is co-ordinated by the National Building Control & Market Surveillance Office.

For all queries, please email: support@nbco.gov.ie

For further information visit: https://nmso.nbco.localgov.ie

Market Surveillance Campaign 2025

Windows and doors within the scope of EN 14351-1:2006+A2:2016 must be CE Marked, since 1 July 2013

If you are an Economic Operator:
E.g.
- Manufacturer;
- Importer; or
- Distributor
- Fulfilment service provider
- Or any other natural legal person who is subject to obligations in relation to the manufacture of products, making them available on the market or putting them into service in accordance with the relevant Union harmonisation legislation of Windows and Door products.

You should be aware of your obligations under the CPR for CE Marking when placing products on the market.

"The Construction Products Regulation (EU) No 305/2011 (CPR) is European Union (EU) legislation that sets out rules for the marketing of construction products in the EU."

The National Building Control & Market Surveillance Office (NBCMSO) along with 31 Local Market Surveillance Authorities monitor and enforce the statutory requirements set out under the European Union (Construction Products) Regulations 2013 and amended by S.I 217 of 2023 and Regulations (EU) No. 305/2011 in accordance with Regulation 1020 of 2019 on a nationwide basis. These Market Surveillance Authorities will be carrying out announced and unannounced inspections of economic operators (manufacturers, importers, distributors, authorised representatives and fulfilment service providers) to ensure technical and formal compliance for Aggregate Products including those within the scope of EN 14351. The objective of the Market Surveillance Office is to ensure that only products compliant with the Construction Products Regulation (EU) No 305/2011, are placed on the market. If you receive a visit from a Market Surveillance Authority they may check that you have applied the CE Marking criteria correctly, that you have all the required documentation in place (see overleaf) and may take a sample away for testing. Anybody obstructing, impeding or providing false information to the Authorised Officer may be committing an offense under the Construction Product Regulations."

The Market Surveillance Campaign 2025 is co-ordinated by the

National Building Control & Market Surveillance Office.

For all queries, please email: support@nbco.gov.ie

Further information is available via our website: nmso.nbco.localgov.ie

Market Surveillance Campaign 2025

Wall Ties, Tensions Straps, Hangers & Brackets within the scope of I.S. EN 845-1 must be CE Marked, since July 2013.

If you are an Economic Operator:
E.g.
- Manufacturer
- Authorised Representative;
- Importer;
- Distributor;
- Fulfilment Service Provider

of Wall Ties, Tension Straps, Hangers & Brackets you should be aware of your obligations regarding CE Marking.

Regulation (EU) No 305/2011 "The Construction Products Regulation" (CPR) lays down harmonised rules for the marketing of construction products in the European Union. The National Building Control & Market Surveillance Office (NBCMSO) is the approved office for the market surveillance of construction products in Ireland. Over the coming weeks, the NBCMSO, in collaboration with the 31 Local Market Surveillance Authorities will be carrying out unannounced inspections of economic operators to ensure formal and technical compliance for Wall Ties, Tension Straps, Hangers & Brackets, including those within the scope of I.S. EN 845-1. The objective of the Market Surveillance Campaign is to ensure that only products compliant with the Construction Products Regulation, are placed on the market. Upon inspection, the NBCMSO / Local Market Surveillance Authority may check that the economic operator have applied the CE Marking criteria correctly, that all the required documentation is in place (see overleaf) and may recover a sample of products for testing. Economic operators obstructing, impeding or providing false information to Authorised Officers may be committing an offense under the Construction Products Regulation.

The Market Surveillance Campaign 2025 is co-ordinated by the National Building Control & Market Surveillance Office.

For all queries, please email: support@nbco.gov.ie

For further information visit: https://nmso.nbco.localgov.ie

ANNEX VII
List of product families

CODE	PRODUCT FAMILY
1	PRECAST NORMAL/LIGHTWEIGHT/AUTOCLAVED AERATED CONCRETE PRODUCTS.
2	DOORS, WINDOWS, SHUTTERS, GATES AND RELATED BUILDING HARDWARE.
3	MEMBRANES, INCLUDING LIQUID APPLIED AND KITS (FOR WATER AND/OR WATER VAPOUR CONTROL).
4	THERMAL INSULATION PRODUCTS. COMPOSITE INSULATING KITS/SYSTEMS.
5	STRUCTURAL BEARINGS. PINS FOR STRUCTURAL JOINTS.
6	CHIMNEYS, FLUES AND SPECIFIC PRODUCTS.
7	GYPSUM PRODUCTS.
8	GEOTEXTILES, GEOMEMBRANES, AND RELATED PRODUCTS.
9	CURTAIN WALLING/CLADDING/STRUCTURAL SEALANT GLAZING.
10	FIXED FIRE FIGHTING EQUIPMENT (FIRE ALARM/DETECTION, FIXED FIREFIGHTING, FIRE AND SMOKE CONTROL AND EXPLOSION SUPPRESSION PRODUCT).
11	SANITARY APPLIANCES.
12	CIRCULATION FIXTURES: ROAD EQUIPMENT.
13	STRUCTURAL TIMBER PRODUCTS/ELEMENTS AND ANCILLARIES.
14	WOOD BASED PANELS AND ELEMENTS.
15	CEMENT, BUILDING LIMES AND OTHER HYDRAULIC BINDERS.
16	REINFORCING AND PRESTRESSING STEEL FOR CONCRETE (AND ANCILLARIES). POST TENSIONING KITS.
17	MASONRY AND RELATED PRODUCTS. MASONRY UNITS, MORTARS, AND ANCILLARIES.
18	WASTE WATER ENGINEERING PRODUCTS.
19	FLOORINGS.
20	STRUCTURAL METALLIC PRODUCTS AND ANCILLARIES.
21	INTERNAL & EXTERNAL WALL AND CEILING FINISHES. INTERNAL PARTITION KITS.
22	ROOF COVERINGS, ROOF LIGHTS, ROOF WINDOWS, AND ANCILLARY PRODUCTS. ROOF KITS.
23	ROAD CONSTRUCTION PRODUCTS.
24	AGGREGATES.
25	CONSTRUCTION ADHESIVES.
26	PRODUCTS RELATED TO CONCRETE, MORTAR AND GROUT.
27	SPACE HEATING APPLIANCES.
28	PIPES-TANKS AND ANCILLARIES NOT IN CONTACT WITH WATER INTENDED FOR HUMAN CONSUMPTION.
29	CONSTRUCTION PRODUCTS IN CONTACT WITH WATER INTENDED FOR HUMAN CONSUMPTION.
30	FLAT GLASS, PROFILED GLASS AND GLASS BLOCK PRODUCTS.
31	POWER, CONTROL AND COMMUNICATION CABLES.
32	SEALANTS FOR JOINTS.
33	FIXINGS.
34	BUILDING KITS, UNITS, AND PREFABRICATED ELEMENTS.
35	FIRE STOPPING, FIRE SEALING AND FIRE PROTECTIVE PRODUCTS. FIRE RETARDANT PRODUCTS.
36	ATTACHED LADDERS.

Building control & Market Surveillance Inspections

- **MARKET SURVEILLANCE PLANNED ACTIVITIES**

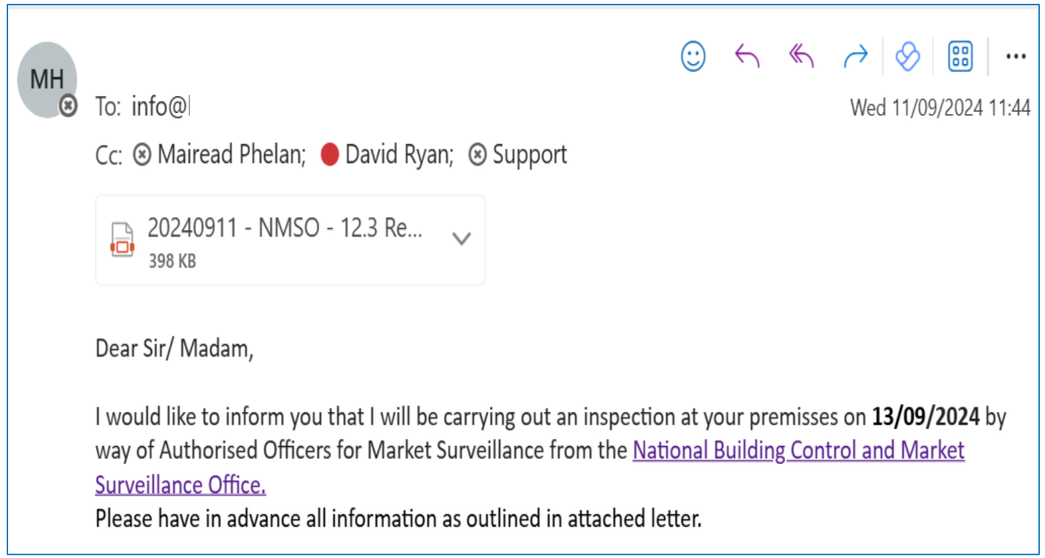
Stage 1 - Raise Awareness-Information- Data Gathering

Stage 2 - Compliance assessment (8 sub parts)

Stage 3 - Visits to Economic Operators/premises

Stage 4 - Site Visits (Testing/Sampling)

Stage 5 - Conclusion/Reporting (Annex Guidelines Market Surveillance)



MH

To: info@

Wed 11/09/2024 11:44

Cc: Mairead Phelan; David Ryan; Support

20240911 - NMSO - 12.3 Re...
398 KB

Dear Sir/ Madam,

I would like to inform you that I will be carrying out an inspection at your premisses on **13/09/2024** by way of Authorised Officers for Market Surveillance from the National Building Control and Market Surveillance Office.
Please have in advance all information as outlined in attached letter.

August 2025

GOOD PRACTICE FOR MARKET SURVEILLANCE

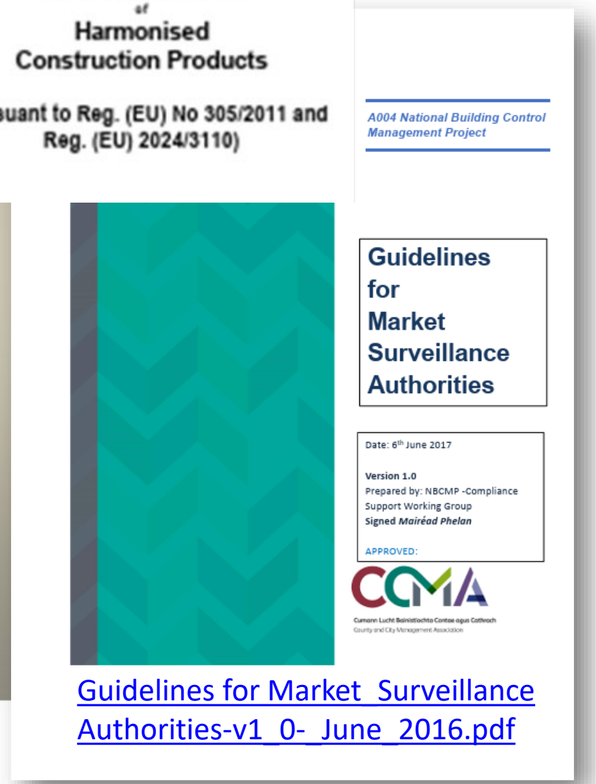
Good Practice for Market Surveillance - Aug 2025.pdf

ADCO CPR

Guidelines for Risk Assessment of Harmonised Construction Products

(pursuant to Reg. (EU) No 305/2011 and Reg. (EU) 2024/3110)

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



A004 National Building Control Management Project

Guidelines for Market Surveillance Authorities

Date: 6th June 2017

Version 1.0
Prepared by: NBCMP -Compliance Support Working Group
Signed *Mairéad Phelan*

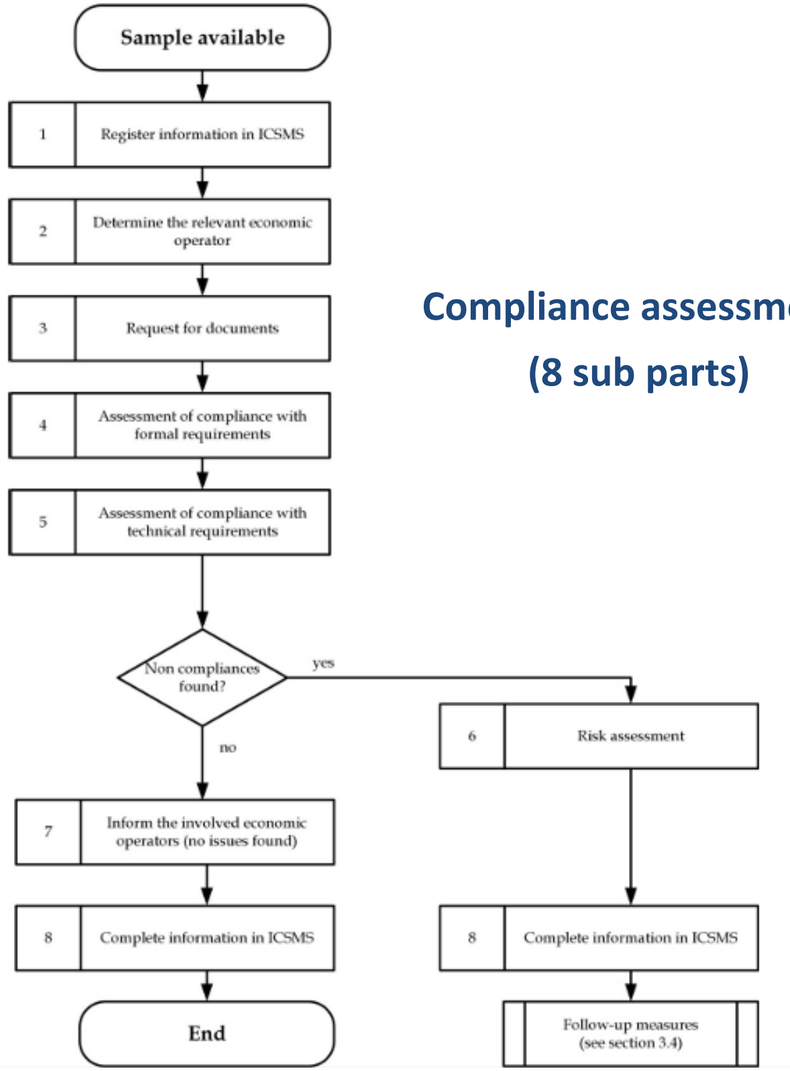
APPROVED:

Guidelines for Market_Surveillance Authorities-v1_0-_June_2016.pdf

Building control & Market Surveillance Inspections

- **PROACTIVE MARKET SURVEILLANCE ACTIVITIES**

No.	Description	Manufacturer	Importer	Distributor/ Retailer
1.	A copy / photograph of the CE mark.	Y	Y	Y
2.	A Valid Declaration of Performance (DoP).	Y	Y	Y
3.	The technical documentation to support that the product complies with the requirements of the relevant harmonised standard.	Y	Y	Y
4.	The test reports and details in respect of type testing of the product.	Y	-	-
5.	Details of the notified factory production control certification body (AVCP System 2+).	Y	-	-
6.	Instructions and safety information in the form of a Material Safety Data Sheet (MSDS) which can be easily understood by users.	Y	Y	Y
7.	The means by which products within the scope of the relevant Harmonised Standard are placed, or made available, on the market can be identified and traced throughout the supply chain.	Y	Y	Y



Compliance assessment (8 sub parts)

INFORMATION SOUGHT

I, Jennifer Mills, as an Authorised Officer of the NBCMSO being the **National** Market Surveillance Authority, in exercise of the powers conferred on me by Regulation 9 of S.I. No. 669/2025 - European Union (Construction Products) Regulations 2025 hereby request the information set out below:

- **PROACTIVE MARKET SURVEILLANCE ACTIVITIES**

CE-marking_EN_150529 final.pdf

DECLARATION OF PERFORMANCE

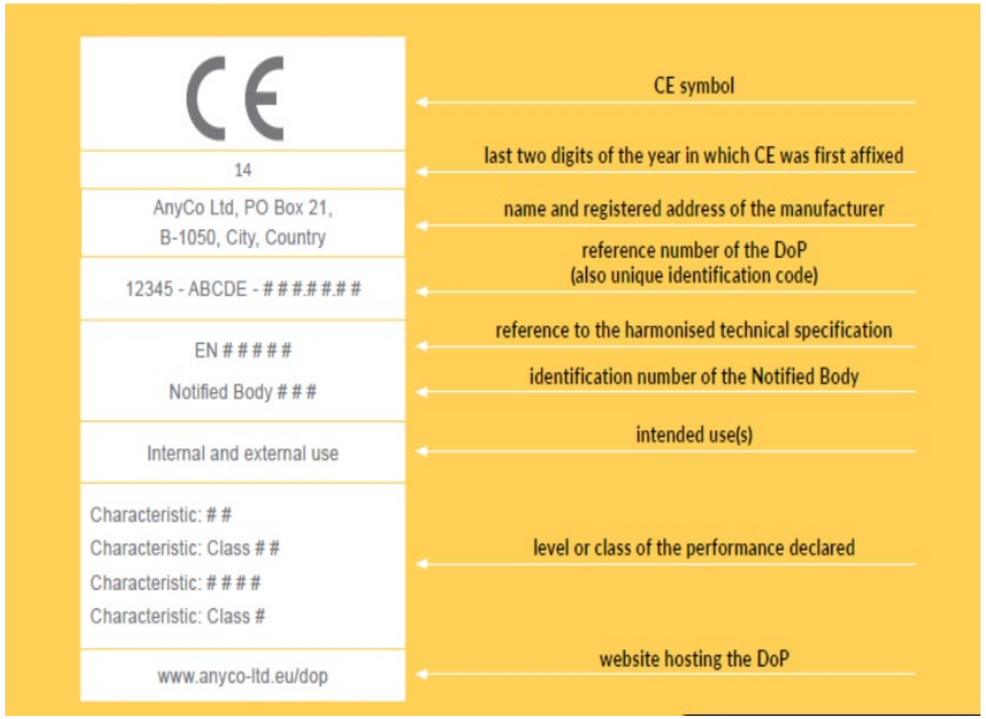
	Number of the declaration of performance	This number allows you to classify the declaration of performance (2.1.7). It can be the same as the unique identification code of the product type.
1.	**Unique identification code of the product type:**	This code is linked to the declared performance of the product. It has to identify without any ambiguity the link between the product and its performance. You can use any code you find useful, including numbers, letters, dates, etc. but you have to be very careful to not repeat the same code for two different products.
2.	**Intended use/es:**	In this point you have to include all the intended uses you have foreseen for your product (1.2.1 and 1.2.2). Copy the relevant text included in the annex ZA of the harmonised standard or in the European Assessment Document.
3.	**Manufacturer**	You have to include not only the name of your company, the registered trade name or registered trade mark but also your contact address as the manufacturer. The address can be anywhere in the world.
4.	**Authorised representative**	The authorised representative has to be included in the document only if you, as the manufacturer, have designated an authorised representative (or your agent). Otherwise you can delete this point.
5.	**System/s of AVCP**	System or systems of assessment and verification of constancy of performance (AVCP system) as indicated in Annex ZA of the harmonised standard or in the chapter for AVCP of the European Assessment Document (2.1.2). If there are multiple systems, each of them must be declared and can be included in point 7 (for example in a table).
6a.	**Harmonised standard (either 6a or 6b)**	In this point you have to include the reference number of the harmonised standard including the date it was issued according to the Official Journal of the European Union (1.2.1).
	Notified Body/ies	If Notified Bodies have carried out AVCP tasks you must include their identification numbers here (2.1.2).

6b.	**European Assessment Document**	In this point you have to include the reference number of the European Assessment Document including the date it was issued (1.2.2)
	European Technical Assessment	Number of the European Technical Assessment issued by the Technical Assessment Body.
	Technical Assessment Body	Name of the Technical Assessment Body who issued the European Technical Assessment;
	Notified Body/ies	If Notified Bodies have carried out AVCP tasks you must include their identification numbers here (2.1.2).
7.	**Declared performance**	This is the core of the document and consists of the declared performance of the product. You have to include the full list of essential characteristics as it is in the annex ZA of the harmonised standard or the European Assessment Document for the intended uses already declared in point 2. Declaring "NPD" is possible following the conditions listed in 2.1.3. The best way to fill in this point when drawing up a DoP on paper is to use a table with a row for each essential characteristic and the declared performance in columns. If different AVCP systems are applied, add additional columns for them.
8.	**Appropriate Technical Documentation and/or Specific Technical Documentation**	When the assessment of your product has been carried out following any simplified procedure you will have to include the reference or references to the specific and/or appropriate technical documentation you have developed in this point (2.1.5). The documents have to be stored by the manufacturer, only the references to them have to be included in this point.
	Link to the online copy of the declaration of performance	If you are going to upload a copy of the declaration of performance onto a website you can include the link here to access it.

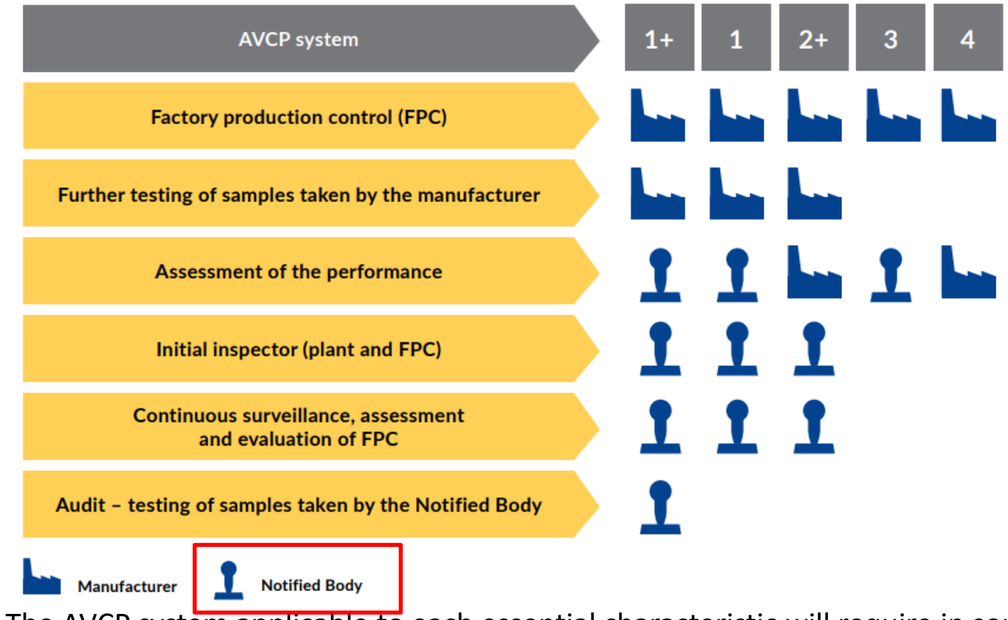
- **PROACTIVE MARKET SURVEILLANCE ACTIVITIES**

The CE marking indicates that a construction product is in conformity with its declared performance and that it has been assessed according to a harmonised European standard or a European Technical Assessment has been issued for it.

You cannot affix the CE marking until the declaration of performance has been drawn up, usually at the end of the production phase.



The Assessment and Verification of Constancy of Performance (AVCP) is a harmonised system defining how to assess products and control the constancy of the assessment results. This system safeguards the reliability and accuracy of the Declaration of Performance.



The AVCP system applicable to each essential characteristic will require in some cases that a Notified Body performs some additional tasks. In the following table you will see the task you and Notified Bodies must carry out depending on the AVCP system. You will find the official registry of Notified Bodies, notified by Member States to perform the third party tasks, in the NANDO website. You can use one or more Notified Bodies from any country

- **PROACTIVE MARKET SURVEILLANCE ON SITE**

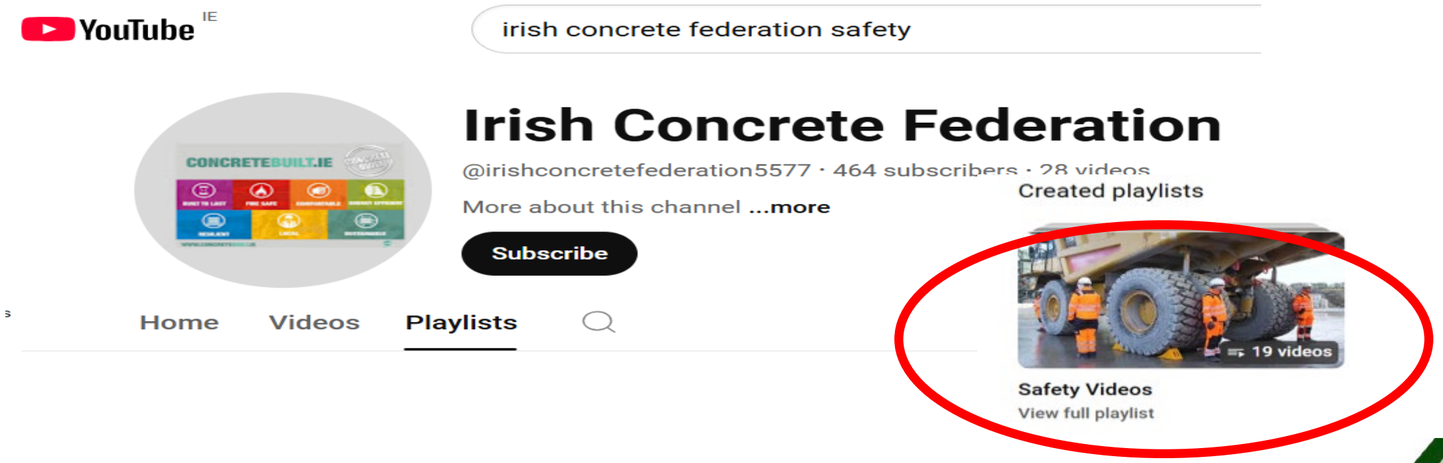
Appointment of authorised officers S.I. No. 669/2025

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.



Safe Quarry - Guidelines to the Safety, Health and Welfare at Work (Quarry) Regulations 2008 (S.I No 28 of 2008)

- **MARKET SURVEILLANCE ON SITE**

EQUIPMENT

- Shovel
- Clear sample bags can be provided by testing laboratory upon request
- Cable ties
- Permanent Marker to note ID numbers on bags
- Assistance for lifting & loading

SAMPLING

- Aim for 60kg of aggregate to ensure sufficient amount available for testing
- 13 No. blocks for full suite of tests
- Reduced number depending on tests required

Market Surveillance Campaign 2025

Aggregate Concrete Masonry Units within the scope of I.S. EN 771-3 must be CE Marked, since July 2013.

If you are an Economic Operator:
E.g.
- Manufacturer
- Authorised Representative;
- Importer;
- Distributor;
- Fulfilment Service Provider

of Aggregate Concrete Masonry Units you should be aware of your obligations regarding CE Marking.

Regulation (EU) No 305/2011 "The Construction Products Regulation" (CPR) lays down harmonised rules for the marketing of construction products in the European Union. The National Building Control & Market Surveillance Office (NBCMSO) is the approved office for the market surveillance of construction products in Ireland. Over the coming weeks, the NBCMSO, in collaboration with the 31 Local Market Surveillance Authorities will be carrying out unannounced inspections of economic operators to ensure formal and technical compliance for Aggregate Concrete Masonry Units, including those within the scope of I.S. EN 771-3. The objective of the Market Surveillance Campaign is to ensure that only products compliant with the Construction Products Regulation, are placed on the market. Upon inspection, the NBCMSO / Local Market Surveillance Authority may check that the economic operator have applied the CE Marking criteria correctly, that all the required documentation is in place (see overleaf) and may recover a sample of products for testing. Economic operators obstructing, impeding or providing false information to Authorised Officers may be committing an offense under the Construction Products Regulation.

The Market Surveillance Campaign 2025 is co-ordinated by the National Building Control & Market Surveillance Office.

For all queries, please email: support@nbco.gov.ie

For further information visit: https://nmso.nbco.localgov.ie

- **MARKET SURVEILLANCE ON SITE**

AGGREGATE/SOIL COLLECTION RECORD

Client:	Joe Bloggs Construction
Site:	Any Quarry Co. Dublin
PO Number:	(To be filled out by site contact)
Date of Collection/Delivery:	01/01/2026
Sampling certificate included (Yes/No):	

BHP Ref.	Client ref.	Sample Location	Date Sampled	Type of material /Specification	Source of Material	Tests Required
S1	Trench Backfill	Stockpile 1	01/01/23	Cl.804 X 4 Bags		Sieve Analysis Pyrite Flakiness Index (To be filled in by site contact or [redacted]
S2	Structure 1	North Abutment	01/01/23	6N X 2 Bags		PSD,MC, OMDD (To be filled in by site contact or [redacted])
S3	Mainline	CH10	02/01/23	Class 1/2	Site Stockpile (Site won)	PSD,MC,MCV (To be filled in by site contact or Chris)
S4						

Customer Signature:	BHP Driver Signature:
Site contact signs Here!	Driver signs Here!

Internal Use Only:

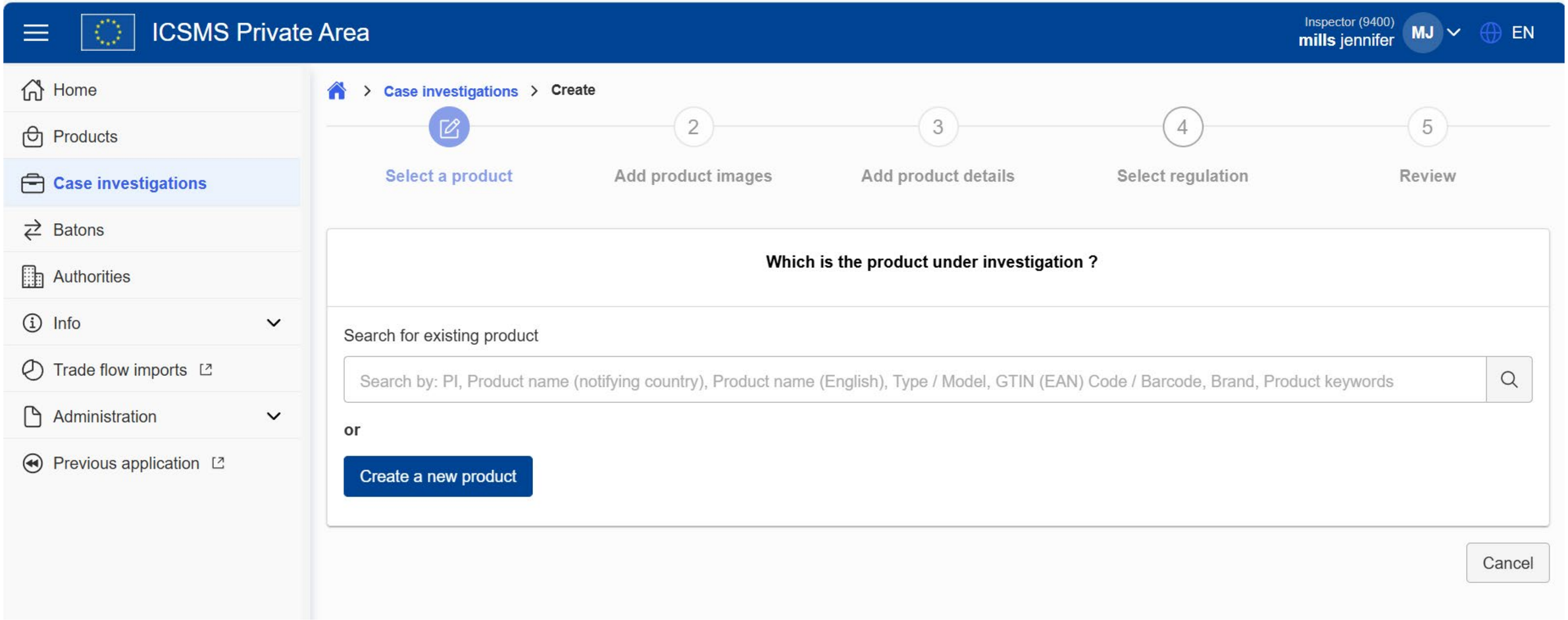
Nature	Very coarse (boulders)	Very coarse (cobbles)	Coarse	Fine	Organic	Composite	Cohesive	Non cohesive
Shape	Crushed	Gravel	Flat	Elongated				
Grading	Uniform	Well graded	Gap graded					
Compactness	Very Loose	Loose	Medium Dense	Dense	Very Dense	Cemented		
Colour								
Strength	Very Soft	Plastic	Soft	Spongy	Firm	Stiff	Very Stiff	Hard

Tested by:	Signed:	Date:

Tick as Required

	S.R. 16 - I.S. EN 12620:2002+A1:2008	
	Properties	**Test method**
☐	**Size**	I.S. EN 933-1
☐	**Grading**	I.S. EN 933-1
☐	**Shape** - Flakiness Index	I.S. EN 933-3
☐	**Fines Content**	I.S. EN 933-1
☐	**Fines Quality** (of fine aggregate or filler)	I.S. EN 933-1 See Annex C of S.R. 16:2016
☐	**Resistance to Fragmentation** - Los-Angeles coefficient	I.S. EN 1097-2
☐	**Particle density**	I.S. EN 1097-6
☐	**Resistance to Freeze/Thaw** - Water absorption	I.S. EN 1097-6
☐	**Resistance to Freeze/Thaw** - Magnesium sulphate value	I.S. EN 1367-2
☐	**Drying shrinkage**	I.S. EN 1367-4
☐	**Alkali-silica reactivity**	IEI/ICS Report
☑	**Water-soluble chloride ion content**	I.S. EN 1744-1
☑	**Acid soluble sulphate content**	I.S. EN 1744-1
☑	**Total sulphur content**	I.S. EN 1744-1
☐	**Petrographic assessment**	See Annex C of S.R. 16:2016

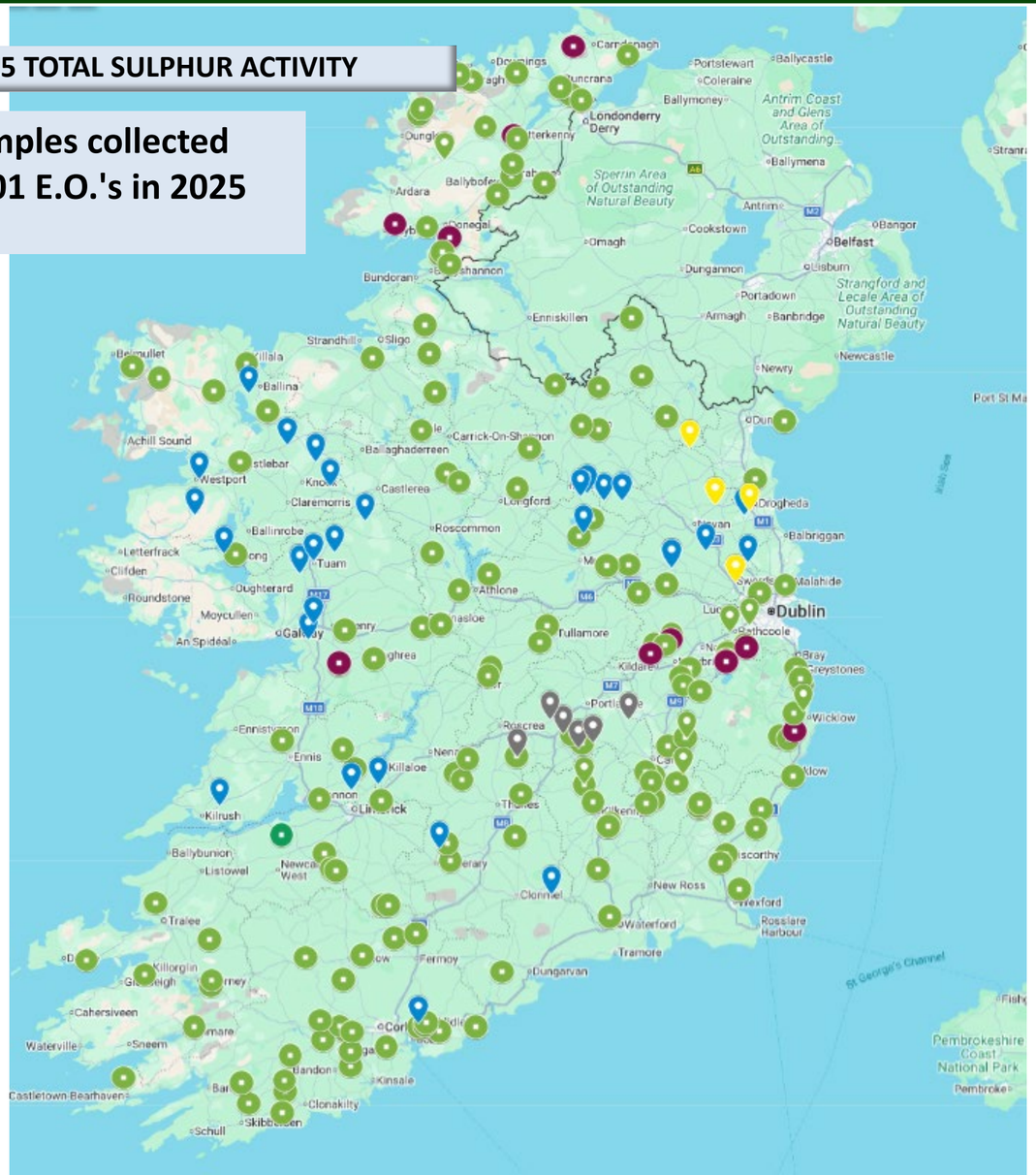
- **ICSMS**


ICSMS Private Area
Inspector (9400)
mills jennifer
MJ
EN
Home
Products
Case investigations
Batons
Authorities
Info
Trade flow imports
Administration
Previous application
Case investigations > Create
Select a product
2
Add product images
3
Add product details
4
Select regulation
5
Review
Which is the product under investigation ?
Search for existing product
Search by: PI, Product name (notifying country), Product name (English), Type / Model, GTIN (EAN) Code / Barcode, Brand, Product keywords
or
Create a new product
Cancel

Building control & Market Surveillance Inspections

- **2025 TOTAL SULPHUR ACTIVITY**

357 samples collected from 201 E.O.'s in 2025

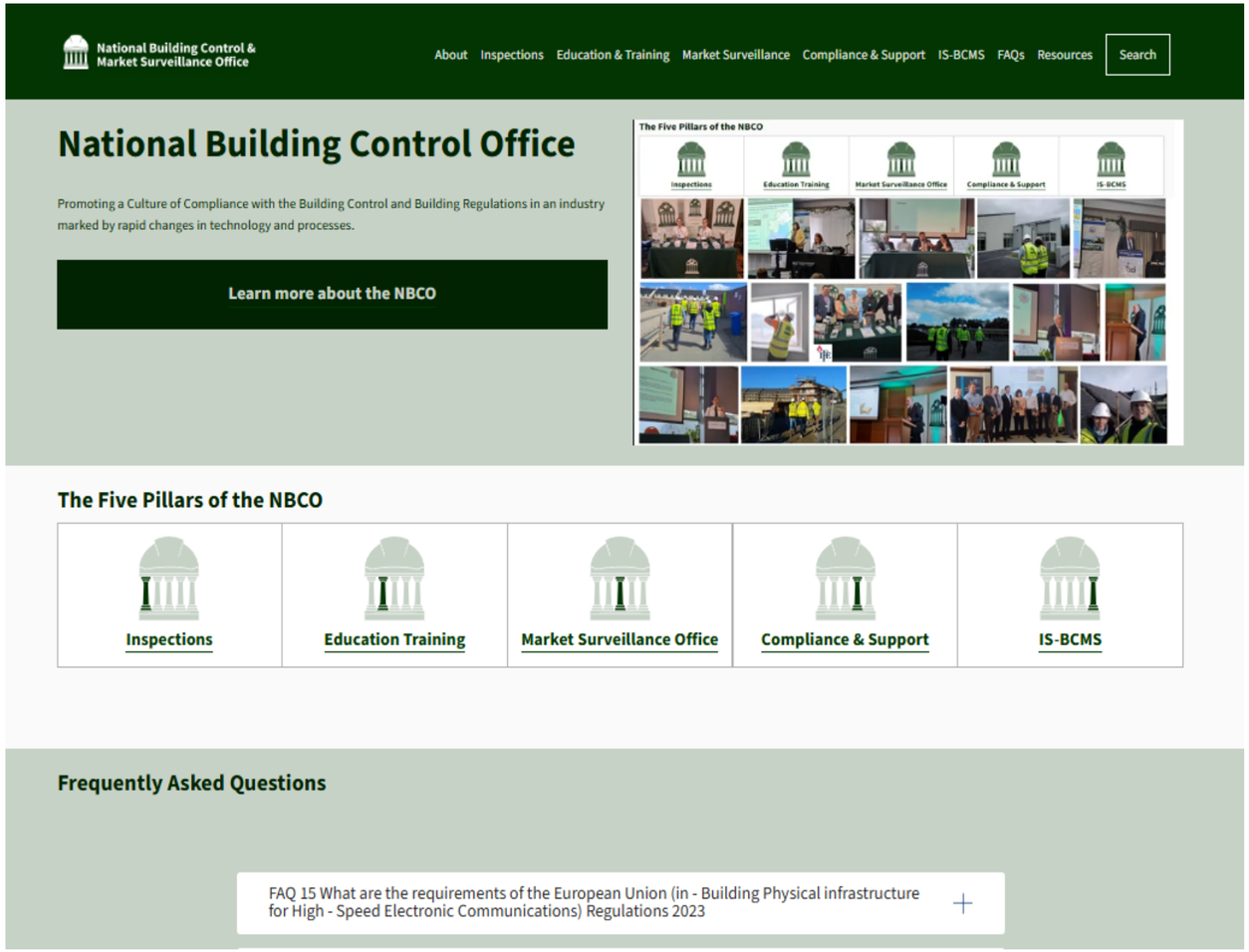


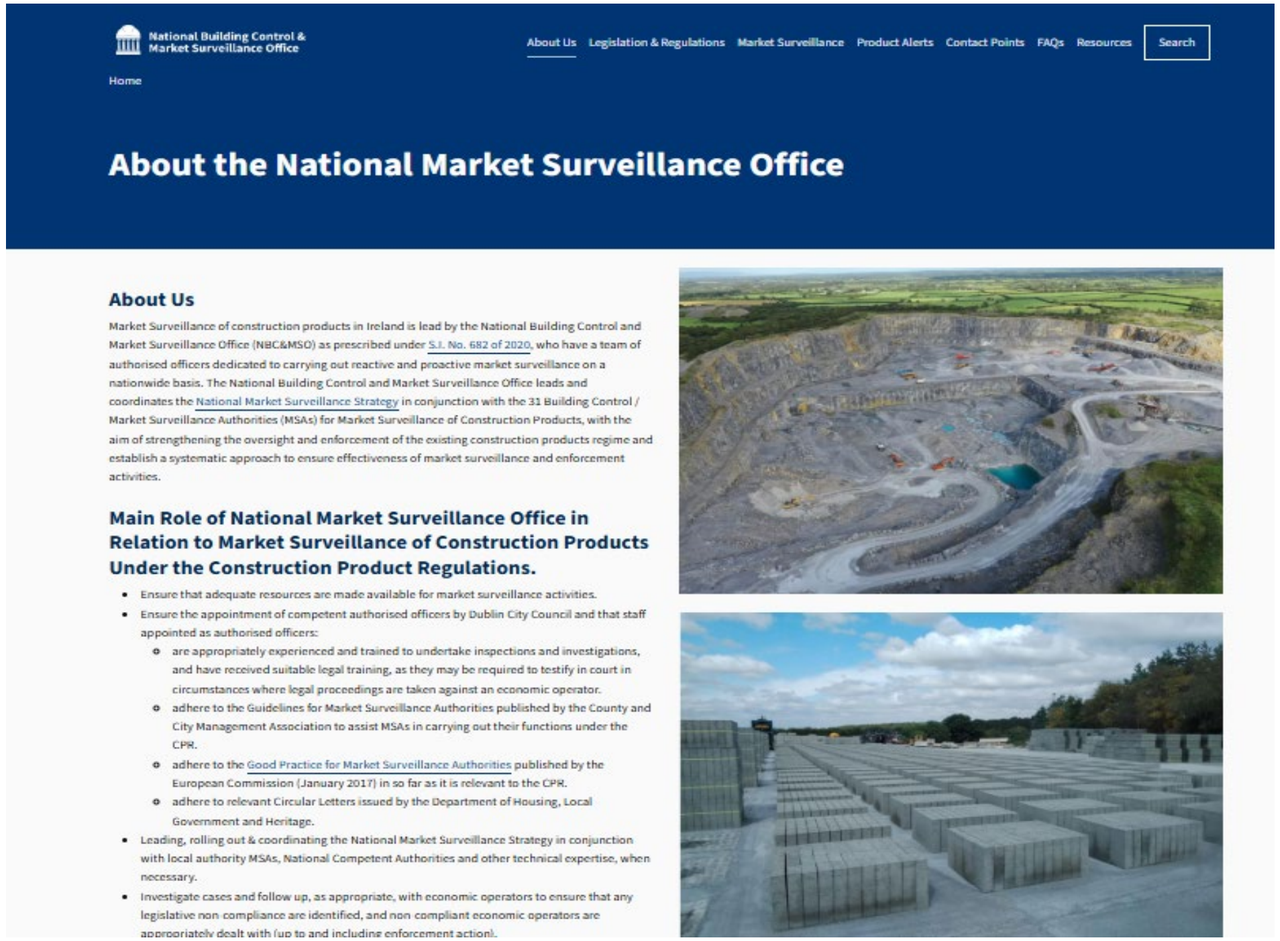
2026; Follow up testing on 47 samples from 39 E.O's

National Building Control & Market Surveillance Office

Building control & Market Surveillance Inspections

www.nbco.nbco.localgov.ie





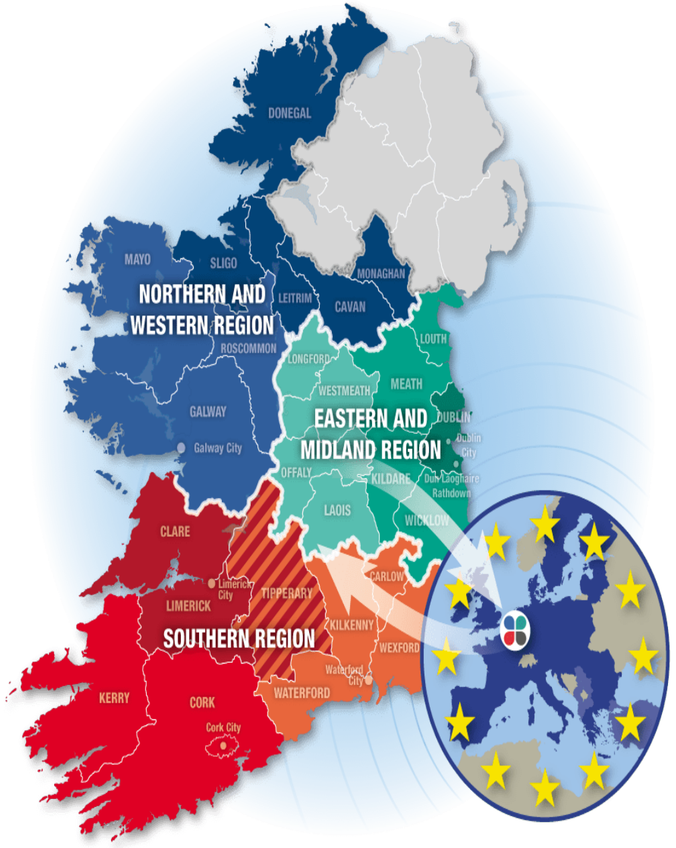
www.nmso.nbco.localgov.ie

- **TAKEAWAYS**

- REQUIREMENTS ARE FUNDAMENTAL
- NEW APPROACHES MUST CONTINUE TO HAVE ACHEIVEMENT OF THE REQUIREMENTS TO THE FORE
- NEED TO CONTINUE TO QUESTION & UNDERSTAND NEW APPROACHES
- NEED TO ASSESS & ADAPT WORK PRACTICES ACCORDINGLY

Building control & Market Surveillance Inspections

An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE

GO RAIBH MAITH AGAIBH

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