



May
2020

31 Building Control Authorities Promoting a Culture of Compliance with the Building Regulations

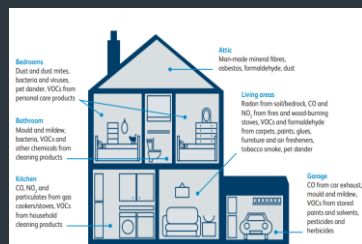
The CCMA/NBCMP "Framework for Building Control Authorities V1.1 2016"

provides guidance for Building Control Authorities (BCAs) with regard to their roles and functions administering and monitoring compliance with:

- Building Control Act 1990-2014
- Building Control Regulations
- Building Regulations
- S11 Inspections
- S11 Information requests
- Section 8 Enforcement
- Section 17 prosecutions
- [Statutory Building Register](#).

BCAs are the designated enforcement authorities for:

- Marketing of Construction Products in line with EU (Construction Product) Regulations 2013 (SI No. 225 of 2013); Appendix I
- Building Energy Rating Certificates in line with the EU (Energy Performance of Buildings) Regulations 2012 (SI No. 243 of 2012); Appendix II
- Registration of multi-storey buildings under the LG (Multi-storey Buildings) Act 1988.

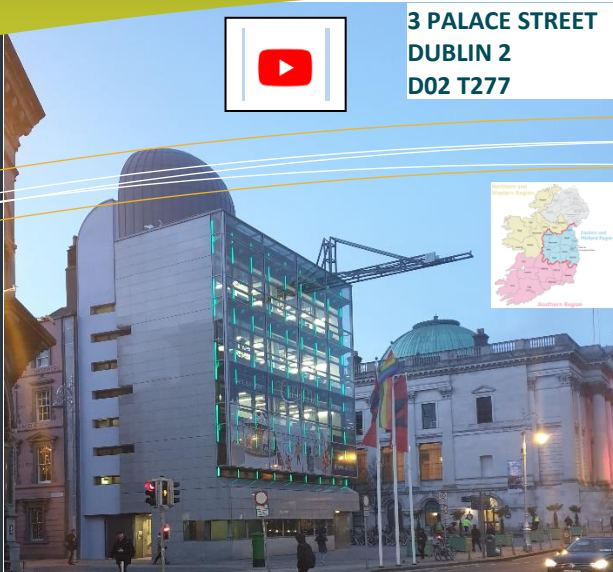


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Buildings Regulations and Building Control.



SI 263 of 2019 - Building Regulations (Part F Amendment) Regulations 2019

Regulations (Building Regulations) are made for the health, safety and welfare of people in or about buildings. For us all, life on Earth depends upon the air we breathe and our ability to extract oxygen from it for energy creation.

VENTILATION, (S.I. No. 263/2019) Part F compliance has a very important role to play in public health and buildings must also be able to breathe. Ventilation is the process by which stale indoor air is replaced with clean/fresh outdoor air through purpose provided openings and through cracks and gaps in the building envelope. This may be accomplished by either natural or mechanical means.

The quality of the air indoors is important, because it is here that we spend the majority of our time –whether that is at home, at work, at school, in shops or in vehicles

Covid-19 has reinforced the importance of proper indoor ventilation for respiratory health, particularly in our homes where many have been confined to for the past number of weeks.

The average household or 4 produces a lot of moisture- 7.5 litres/day or 54/L/Week. To preventing condensation and mould growth is to keep Relative Humidity below 60%

PART F COMPLIANCE REQUIREMENTS:

F1 Means of Ventilation. Adequate and effective means of ventilation shall be provided for people in buildings. This shall be achieved by

- limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and
- limiting the concentration of harmful pollutants in the air within the building.

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

Ventilation is necessary to provide a healthy and comfortable internal environment for the building's occupants. The main task of ventilation is to remove polluted indoor air from a building and replace it with 'fresh' outside air.

Ventilation can also serve other roles -for instance "permanent ventilation openings" can provide an air supply to open flued combustion appliances (Part J) and "purge ventilation" provided by window openings can also summertime overheating risk". There are different types and sources of pollution within the home, for example:

- Moisture e.g. from washing, cooking.
- Carbon monoxide (CO) and oxides of nitrogen e.g. from combustion appliances, smoking.
- Volatile organic compounds (VOCs), e.g. from aerosols & formaldehyde found in some furniture.
- Allergens e.g. from house dust mites.
- CO2 e.g. from humans & combustion appliances.
- Environmental tobacco smoke (ETS).
- Odours e.g. from cooking, bodies and pets.

On-Site Check list before and during work:

- Design Calculation based on Natural/ CMEV/MVHR to be installed
- Accessible MVHR/No Rigid Duct
- Commissioning, Validation Certificate (By [NASI Registered Validator](#)), and User Information
- Roof Ventilation design

THE ASSIGNED CERTIFIER

Code of Practice for Inspecting and Certifying Buildings and Works (2016)

Role of Assigned Certifier

Date 23rd April 2020



“Assigned Certifier” means the competent, registered professional person assigned by the Building Owner to inspect and certify works in accordance with the Building Control Regulations; “Inspection Notification Framework” or “INF” has the meaning set down in section 7.3 of this Code of Practice; “Inspection Plan” has the meaning set down in section 7.1 of this Code of Practice;

Roles and Duties (Section 3 of Code of Practice)

Assigned Certifier's Role (Section 3.5 of Code of Practice)

The Assigned Certifier is assigned by the Building Owner as required under the Building Control Regulations. They undertake to inspect, and to co-ordinate the inspection activities of others during construction, and to certify the building or works on completion. The role of Assigned Certifier does not include responsibility for the supervision of any builder. They may or may not be a member of the design team. The Assigned Certifier should: -

- provide & sign the relevant statutory certificates - the form of Certificate of Compliance (Undertaking by Assigned Certifier) at commencement & the Certificate of Compliance on Completion;
- co-ordinate the ancillary certification by members of the design team & other relevant bodies for the Certificate of Compliance on Completion;
- identify all design professionals & specialists, in conjunction with the Builder, from whom certificates are required;
- identify all certificates required and obtain them;
- co-ordinate and collate all certification of compliance for completion in conjunction with the Builder;
- in consultation with the members of the design team, plan and oversee the implementation of the Inspection Plan during Construction;
- prepare the Preliminary Inspection Plan and oversee adherence to this plan, and on completion provide the Inspection Plan as implemented;
- on termination or relinquishment of their appointment make available to the Building Owner all certification prepared and inspection reports carried out;
- act as the single point of contact with the Building Control Authority during construction;
- seek advice from the Building Control Authority, in respect of compliance matters relating to the building or works where disputes or differences of opinion arise between the parties to the project &
- maintain records of inspection.



ASSIGNED CERTIFIER UNDERTAKING

The Assigned Certifier Signs the Undertaking by Assigned Certifier at Commencement Stage; and undertake accept the role of Assigned Certifier i.e.

'In accordance with the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, I undertake to use reasonable skill, care and diligence, to inspect the building or works and to coordinate the inspection work of others and to certify, following the implementation of the inspection plan by myself and others, for compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works to which the accompanying Commencement Notice together with the plans, calculations, specifications, ancillary certificates and particulars listed in the schedule thereto refer.'

The Assigned Certifier Signs Part B of the Certificate of Compliance on Completion and confirms that “that I am the Assigned Certifier assigned by the owner to inspect and certify the building or works concerned”.

6. Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the Annex (see attached).

7. I now confirm that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.

8. Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.

Compliance Support

Tipperary County Council Team Promoting a Culture of Compliance with the Building Regulations Southern Regional Building Control Committee John Hctor, Kate O Keefe, Ray O Leary

MARKET SURVEILLANCE AUTHORITIES

The 31 Building Control Authorities are market surveillance authorities for construction products that fall within the scope of the Construction Products Regulation (CPR)

REVIEW OF THE CONSTRUCTION PRODUCTS REGULATION

EC video presentation of review process: <https://www.youtube.com/watch?v=DR5v68gyVPQ&feature=youtu.be>. A document available at: <https://ec.europa.eu/docsroom/documents/40762/attachments/1/translations/en/renditions/native> assesses the impact and preparation of new proposal. The EC invites stakeholder feedback on the five indicative options outlined in this document, via a survey, which is open until 31 August 2020 and available at the following link: <https://ec.europa.eu/eusurvey/runner/FutureOptionsForTheReviewOfTheCPR>.



The design of apartments, in Ireland, has evolved over recent years, as design teams learn from best practice around the world. Open plan apartments are becoming increasingly popular. Additional guidance amending TGD B 2006 published February 2020 includes;

Clarification with respect to the provision of common alarm systems in buildings containing flats and; the provision of refuge spaces generally in the lobby or escape stairs in buildings containing flats

Inclusion of a new Section specifying provisions for open plan flats:

Guidance on the fire protection required for the kitchen area, **Appropriate maximum travel distance** within an open plan flat, **Provision of sprinkler protection** within the open plan flat, sprinklers have a proven international performance in controlling fires, **enhanced fire detection and alarm systems, smoke detectors in all habitable rooms and risk areas, clarity on adequate separation of the main kitchen cooking appliances from the escape route, A minimum fire resistance requirement for the exit door from the flat.**

Inclusion of a new Section relating to extended corridor travel distances, Provision of appropriate ventilation systems for corridors / lobbies.

Inclusion of a new Section relating to domestic sprinkler systems etc, Link: Building Regulations – 2006 Technical Guidance Document B – Fire Safety I.S. 10101: The New National Rules for Electrical Installation NSAI Webinar <https://www.nsa.ie/about/news/i-s-10101-the-new-national-rules-for-electrical-installations-webinar-long-version/>

Building Control Prosecution

Dublin City Council V Mc Donagh

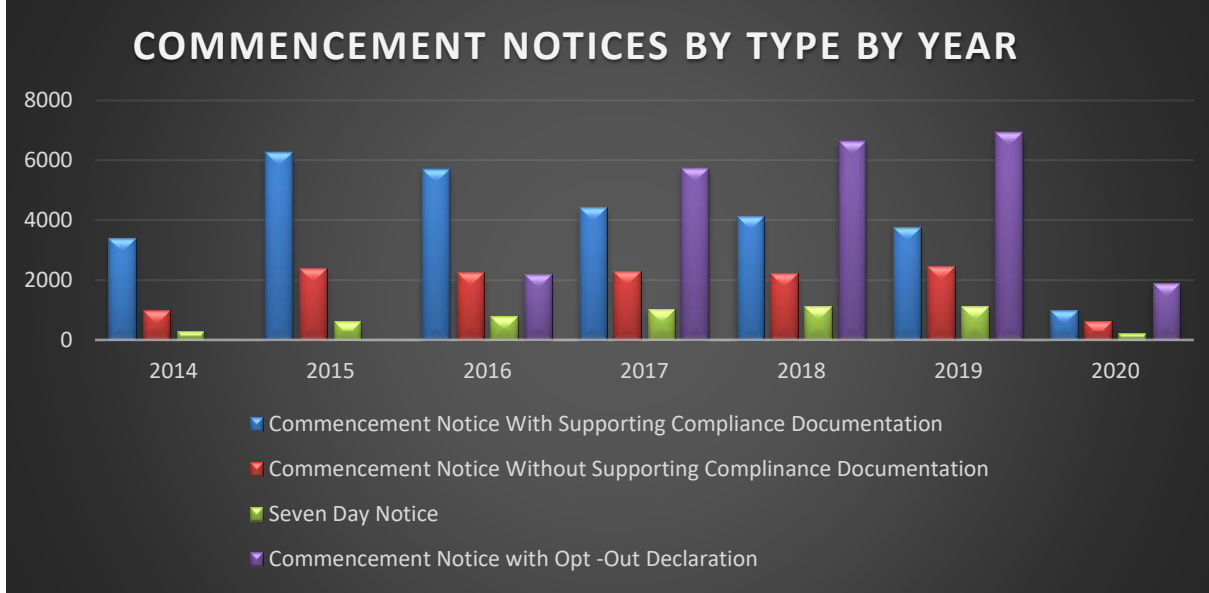
Situation -Complaint regarding works to a retail unit compromising access. Inspection identified, building extended by C.100m²; material alterations undertaken; contravening Building Regulations, Part K (Stairways) & Part M (Access & Use); new stepped approach rendered the previously accessible building inaccessible for people with disabilities.

Action- Building Control search; No Fire Safety Certificate or Commencement Notice for works; Company Registration Office (CRO) occupiers registered office address & company directors. Land registry & rates search for the building owners' details & names of the liable occupants for the year in question. Details cross referenced with Planning. Building owner notified of breaches of Building Control Regulation i.e. failure to submit a Commencement Notice (Article 8) & secure a Fire Safety Certificate (Article 12) & the impending prosecution.

Multiple Building Control Act, Section 11 information requests to building owner to demonstrate compliance with Parts K & M. No response.

Section 8 Notice (Enforcement Notice) setting out the works required to rectify deficiencies served on Building owner. **Summons served** in respect of offences contrary to Section 11 (failure to furnish information) and Section 16 of the Act for breaches of the Building Control Regulations (failure to give Notice to Commence and secure a Fire Safety Certificate).

Outcome District Court, Defendant offered a plea in respect of Article 8 &12 in return for Section 11 withdrawal; Judge refused; proceeded to hearing. Penalties imposed in respect of Article 8 & 12 Summons, with one month to pay; dismissed Section 11 conviction (failure to submit information) as Defence alleged information sent. Enforcement Notice not appealed; designer furnished the Building Control Authority with information outlining how the works would be brought into compliance. Fire Safety regularised by way of Fire Safety Certificate.



Brexit- Transition-CPR

Manufacturers, importers, distributors and authorised representatives must continue to comply with the CPR when placing construction products on the Irish/EU market.

UK 'notified bodies' continue to have the status of EU 'notified bodies'; they are able to perform conformity assessment tasks for the purposes of the CPR.

Irish 'distributors' of UK construction products have the same obligations under the CPR as before Brexit.

Builders, designers, specifiers, certifiers and construction professionals should prepare for possible impacts to supply chains when the transition period ends. They should examine their supply chains to ensure suitable construction products with appropriate documentation demonstrating compliance will be available after 2020. In the construction sector about 40% of trade is with the UK.

Construction Activity to end of April 2020

Commencement Notice Type - from 1 st January 2020	End January 2020	End February 2020	End March 2020	End of April 2020
Commencement Notice with Opt Out Declaration	561	1058	1589	1898
Commencement Notice Without Compliance Documentation	196	360	513	635
7 Day Notice	84	141	216	230
Commencement Notice with Compliance Documentation	315	573	910	993
Total Commencement Notices All types	1156	2132	3228	3756
CRM stakeholder queries - closed - i.e. phone, info@localgov.ie	312 - Freshdesk Closed Cases	662- Freshdesk Closed Cases	1200- Freshdesk Closed Cases	1451- Freshdesk Closed Cases
From Inception (2014)	End January 2020	End February 2020	End March 2020	End of April 2020
Customers-Registered users	115,815	116,795	117,947	118,482
Compliance Documents	1,397,716	1,422,154	1,448,780	1,459,837
Certificate of Compliance of Completion	24,242	24,699	25,264	25,437

If you plan on trading with the UK in 2021 you will need a unique Economic Operators Registration and Identification (EORI) number. Register for an EORI number through Revenue's [online services section](#).

Support and guidance

National Standards Authority of Ireland (NSAI). Email brexitunit@nsai.ie or phone 01-807 3800.

What is OPS2020? Get involved! Actions Reform evaluation News Events Team

Action 6: Promote a culture of innovation in the public service

Supporting for our future - Action 6: Promote a culture of innovation in the public service

Public Service Innovation Fund 2020 – Open Data Portal- The NBCO participate in the Public Service Innovation Network

This Action focus, is to promote innovation across the public service. In this regard the NBCO has been successful in an application from the Innovation Fund for the development of an -Open Data Portal; enabling real-time access to building activity government agencies & industry etc. to inform decision making & facilitate economic planning & development. www.ops2020.gov.ie/innovation

COVID-19 Crises Notices

for works being completed for public safety and, for those who need critical care are being managed by the NBCO to assist the HSE and Building Control Authorities to deal with this crisis. The primary focus is on the delivery of special facilities in the quickest and most efficient way possible while ensuring the health, safety and welfare of people in and around buildings. All works will be followed up. 23 Covid-19 Notices have been placed on the Building Register. https://www.localgov.ie/en/bcms/search?search_api_views_fulltext=covid

19:36 35%

Location

Apr 12 – May 11 vs. 04/12/19 – 05/11/19

Users by country

Country	Users
Total	14,755 +5,030 (+51.72%)
Ireland	13,312 +5,040 (+60.93%)
United Kingdom	570 +167 (+41.44%)
United States	250 -478 (-65.66%)
(not set)	66 +31 (+88.57%)
Australia	52 +34 (+188.89%)
France	44 +31 (+238.46%)
India	42 +11 (+35.48%)
Germany	36 +5 (+16.13%)
Netherlands	36 +20 (+125.00%)
Canada	25 +20 (+400.00%)
Italy	21 +17 (+425.00%)
Switzerland	21 +10 (+90.91%)
Austria	20

Applications Module in Test- June 2020 Deployment

localgov.ie

Welcome to the Building Control Management System (BCMS)

Search the Statutory Register here

My Applications

Search your Applications

Add New Application

If in doubt, operators should consider taking professional advice.

The 'Nando' EU commission website provides the full listing of all current EU-wide 'notified bodies'.

Notifying Authority – Dept. Housing Planning, Local Government

What to look for on the CE marking of a construction product

CE 19

Anyco. Ltd, PO Box 123, Leeds, UK

Product A1234 – DoP No. 5678

EN123-5: 2009

Notified Body No. 2511

Internal & external use in walls & partitions

Essential characteristic 1: PASS

Essential characteristic 2: 50 MN

Essential characteristic n: NPD

www.anycoild.co.uk/dop

How to know if a construction product is certified by a UK 'notified body'

Visit the Nando CPR database: <https://ec.europa.eu/growth/tools-databases/nando/>

Click 'Body'. From the CE marking find the 'Notified Body No.'

On the Nando webpage use the 'Country' column to identify the country in which the 'notified body' is registered.

How to find an EU-27 (EU country after the UK leaves the EU) 'notified body' for a product with a harmonised standard

On the Nando CPR database, click "Construction products", then click "Regulation (EU) No 305/2011 - Construction Products".

Click "Standard" (from the bar above the "Bodies" heading).

Click "Harmonised Standards". Using the product's Standard, find and click on the correct Standard, found under the "Code" column on the webpage.

Use the "Country" column to find a 'notified body' from an EU-27 country.

NSAI Standards under the

NSAI Act 1996 functions are to develop, publish and promote standards that facilitate trade and provide a basis for technical regulation. The construction industry is dependent on the voluntary standardisation process, nationally and internationally, to establish and share best practice, support regulation and provide national guidance to international standards and specifications. There is significant ongoing work in standardisation by NSAI Technical Committees in support of the construction sector in Ireland. NSAI Standards serves as a conduit to facilitate national experts to participate in national and international standards development work.

In the construction arena NSAI Standards supports:

- 14 national technical committees (e.g. fire safety, concrete, & timber standards Committees etc.)
- over 100 national technical bodies (e.g. sub-committees, working groups) and
- upwards of 300 experts

The NSAI Aggregates Panel operates under the Roads Standards Consultative committee (RSC) and is Chaired by Michael Byrne (ex Roadstone); consists of 20 Members representing a wide stakeholder base (includes NBCO and DHPLG Building Standards).

Other WG's under the remit of the Roads Standards Committee are the Asphalt, Bituminous binders, Surface Treatments and Road Equipment WGs.

The Aggregates Panel in conjunction with experts from the Concrete Consultative Committee are currently revising S.R. 18, Irish National guidance to EN 13139:2002 *Aggregates for mortar*. This document will undergo public consultation during the third quarter of 2020. Interested parties are invited to comment on the document through NSAI's 'Your Standards, Your say' <https://www.nsa.ie/standards/your-standards-your-say/>

Other NSAI publications developed by the Aggregates Panel include:



Standard Recommendation
S.R. 16:2016

Guidance on the use of I.S. EN 12620:2002 +A1:2008 - Aggregates for concrete

S.R. 16: 2016 Guidance on the use of I.S. EN 12620:2002+A1:2008 - Aggregates for concrete
SR 21: 2014+ A1: 2016 Guidance on the use of I.S. EN 13242:2002+A1:2007 Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction.

SR. 21 was revised in response to the Recommendations from the Report of the Pyrite Panel 2012

I.S. 888:2016 Code of practice for the procurement and use of unbound granular fill hardcore material for use under concrete floors. I.S. 888 was developed in response to the Recommendations from the Report of the Pyrite Panel 2012

S.R. 17:2004 Guidance on the use of I.S. EN 13043:2002 – Aggregates for bituminous mixtures and surface treatments for roads, airfields and other trafficked areas.

For more information on ongoing standards work in NSAI Standards Technical Committees supporting national and international standardisation, see the NSAI Construction Standardisation database found here: <https://www.nsa.ie/standards/sectors/construction-standards/> for Brexit Series Part 1-CE Marking What you need to know video <https://www.nsa.ie/about/news/brexit-series-part-1-ce-marking-what-you-need-to-know/>

Education & Training

IT Carlow- LEVEL 7 CERTIFICATE IN BUILDING CONTROL MANAGEMENT Education Award by Engineers Ireland.

@itcarlow Due to demand IT Carlow taking bookings for 2020-2021 online, using the link [here](https://www.itcarlow.ie/study/lifelong-learning/extended-campus/extended-campus-application-form.htm) for Extended Campus Application Form.

<https://www.itcarlow.ie/study/lifelong-learning/extended-campus/extended-campus-application-form.htm>

2019/2020 Module 1-6 Completed



Applications Module -Fire Safety Certificate Training in NBCO HQ-No 3 Palace Street Dublin 2.

18th February Part L /NZEB NBCO/DHPLG/BCO Seminar Killeslin, Hotel Portlaoise -70 attendees -Eventbrite registration



Organised by Kelda Minjon NBCO

Speakers, Mairéad Phelan NBCO, Martin Ryan Cork Fire/Building Control, Edel Murray DHPLG, Bernadette McArdle Louth Housing/Building Control, Emmanuel Bourdin DHPLG, Orla Coyle SEAL, Colin Gallagher Fingal Building Control,

National Building Control Office, 3 Palace Street, 31 Building Control Authorities working together to "Promote a Culture of Compliance with the Building Regulations"



TGD F – Part F - Ventilation 2019

Condensation in Roofs (Refer to Note on localgov.ie BCMS for more details)

The Requirement F2

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

2.1 General

2.1.1 Condensation in a roof and in the spaces above insulated ceilings should be limited so that, under normal conditions

(a) the thermal performance of the insulating materials, and

(b) the structural performance of the roof construction will not be substantially and permanently reduced.

2.1.2 The traditional method of limiting condensation in roof spaces is through the provision of adequate ventilation for cavities or attic spaces on the cold side of the roof insulation. Alternatively, where such cavities or spaces are absent, an effective vapour barrier is provided on the warm side of the insulation so that vapour from the building cannot permeate the insulation. Paragraphs 2.1.3 to 2.1.19 give some guidance on good practice in relation to noncomplex buildings of normal design and construction, where the primary mechanism for achieving the limitation of condensation is the ventilation of roof voids or cavities. Effective limitation of condensation can also be achieved by other means including the use of vapour permeable or breathable roofing membranes. Where such methods are used, regard should be had to the requirements of Part D of the Building Regulations with regard to the use of proper materials and the guidance given in the Technical Guidance Document to Part D in that regard. Also see [NBCO Q1 Newsletter p4](#)

Diagram 11: Ventilating roof voids

