

Building Control System Fire Officer Perspective

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Introduction

- BCAR 2014
- Part B Compliance
- Regulatory Oversight
- 7-Day Notice
- Regularisation Certificate
- Other Fire Prevention Considerations

Building Control (Amendment) Regulations 2009

Fire Safety
Certificate

Disability Access
Certificate

Commencement
Notice

7-Day Notice

Statutory
Declaration

Revised Fire
Safety
Certificate

Revised
Disability Access
Certificate

Regularisation
Certificate

Building Control (Amendment) Regulations 2014

Certificate of
Compliance (Design)

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

Certificate of
Compliance
(Undertaking by
Assigned Certifier)

Notice of
Assignment of
Builder

Certificate of
Compliance
(Undertaking by
Builder)

Certificate of
Compliance on
Completion

Inspection Plan

Code of Practice for
Inspecting and
Certifying Building
Works

Framework for
Building Control
Authorities

Part B Compliance

Part III /Part IIIA of the BC Regulations

- Fire Safety Certificate
- Revised Fire Safety Certificate
- Regularisation Certificate
 - Signed by Fire Officer
 - BCA certify the building/works comply with the requirements of Part B of the Second Schedule

Part III C of the BC Regulations

- Certificate of Compliance (Design)
 - Signed by Design Certifier
 - I certify the proposed design for the building/works is in compliance with the requirements of the Second Schedule
- Certificate of Compliance on Completion
 - Signed by Assigned Certifier
 - I certify The building/works is in compliance with the requirements of the Second Schedule

What is the procedure if they are not the same?
Which certificate takes precedence?

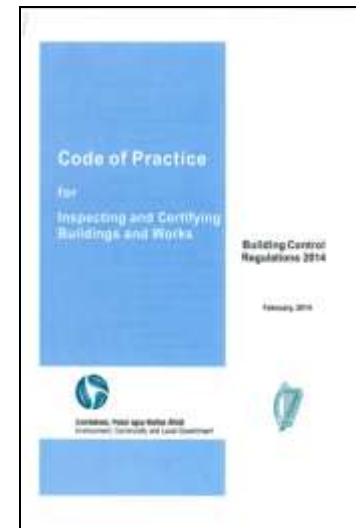
Regulatory Oversight

- Aim....To ensure a culture of compliance with Building Regulations using a risk based approach to target those who are non-compliant
- BCM will inform the BCA decision to deploy available resources where the risk of failure is highest
- Framework for Building Control Authorities



The Inspection Plan

- Preliminary Inspection Plan with CN or 7DN
- Inspection Plan as implemented with CCC
 - Section 7.1 of Code of Practice
- Dependent on many factors, including:-
 - a) Type of building, construction and expertise of builder
 - b) Method of construction
 - c) Recent experience
 - d) Consequences of contravention
 - e) Impracticability of subsequent inspection
 - f) Speed of construction



The Inspection Plan cont.

- Subject to risk assessment, inspection should normally be made of the following:-
 - a) Elements, the failure of which would be significant
 - b) Works which constitute unusual design or construction
 - c) Work relating to fire safety**
 - d) Works which could, if not verified, cause defects which would be seriously detrimental
 - e) Any additional works necessary for certificate of completion

RISK Identifiers

BCMS

- *“Authorities should adopt a risk management based approach”*
- Use of the building;
- Type of construction;
- Level of experience of the design team and the Builder; and
- Past experience regarding compliance by the parties involved in the project.

Fire Officer - PRIME

- Sleeping risk
- Fire load
- Complexity of building
- Complexity of fire safety design
- Occupant profile
- Passive Fire Protection and
- Active Fire Protection

Premises Risk Indexing Method (PRIME)

- PRIME is a systematic and structured approach to risk management which provides the assurance that fire service resources are proportionate to the risks and targeted in the right areas, and with demonstrable effect.
- Development initiated in Wexford County Fire Service.
- Referred to in Keeping Communities Safe (KCS) document. Identified as priority for further development.
- Intention is to convert into a national scale project in collaboration with NDFEM and CFOA.

Risk Index Score (RIS):	Risk Band:	Action Zone:
81 to 100	Very High	Enforcement
61 to 80	High	Warning
41 to 60	Moderate	Improvement
21 to 40	Low	Advisory
1 to 20	Very Low	None



7 Day Notice

BCMS

- Electronic submission
- Statutory declaration
- GA drawings
- Design Certificate
- Fire safety strategy
- Inspection plan
- Certificate of compliance on completion signed by Assigned Certifier

Fire Officer

- FSC application
- Part B compliance drawings
- Specifications
- Fire safety strategy
- Fire safety inspection
- FSC signed by Fire Officer

Regularisation Certificate

- Part IIIA -article 20C of the BCAR 2009
 - Circular letter BC6/2010
- BCAR 2014 - Certificate of Compliance on Completion – works to which Part III applies
- Reg Cert – No Commencement Notice!
- Compliance with SI 351 of 2009 = non-compliance with SI 9 of 2014
- March 1st 2014??

Regularisation Certificate cont.

BCMS

- No CN
- No FSC
- No unique identifier
- Certificate of compliance on completion?
- Enforcement action?
- Occupation?
- Regularisation?

Fire Officer

- Reg Cert application
- Part B compliance drawings
- Specifications
- Fire safety strategy
- Certificate of compliance
- Reg cert the building/works comply with the requirements of Part B of the Second Schedule.....signed by Fire Officer

Fire prevention Considerations

Fire Services Act

- Occupation Phase
- Section 18(2) – Duty of Care
- Section 18(6) – Fire Safety Assessment
- FSC or Completion Certificate?

Licensing

- Awareness of SI 9 of 2014
- Fire Safety Certificate?
- Fire Officer Report?
- Completion Certificate?

Pre-Incident Planning

- BCMS details
- Fire Safety Certificate?
- Completion Certificate?

Other.....

HIQA Registration/Multi-Unit Developments

- Fire Safety Certificate?
- Fire Officer Report?
- Completion Certificate?

Conclusion

- Issues that still need to be addressed
 - Draft Framework for Building Control Authorities – Fire Safety
 - 7-Day Notice and FSC process interface
 - Regularisation certificate process
- Fire Prevention
 - Development of PRIMe
 - NDFEM guidance required
- External Agencies
 - Status of Certificate of Compliance on Completion
 - Fire Safety Certificate/ Fire Officer report

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