



IBCI 25 March 2015
Building Control Reform Programme

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Overview of Presentation

- Key Achievements in 2014
 - Priorities for 2015
 - Review of SI No. 9 of 2014
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Key achievements in 2014

Key Deliverables	Outputs / Outcomes
<p>S.I. 9 / 2014 effective from 1 March 2014</p>	<ul style="list-style-type: none"> • Statutory Certificates of compliance • Lodgement of Compliance Documents • Inspection Plans • E-Administration • Unified Statutory Register • Better oversight by Industry & BCAs • 6,000 valid commencements to date under new arrangements
<p>C.O.P. for Inspecting & Certifying Buildings & Works</p>	<p>Statutory clarity of roles, responsibilities & administrative requirements</p>
<p>Building Control Management System (BCMS)</p>	<ul style="list-style-type: none"> • Efficiency • Capturing intelligence on projects & for future policy development • Enhancing Consistency

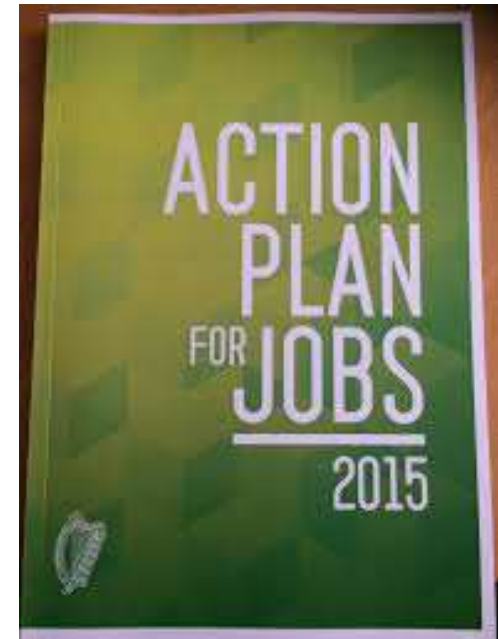
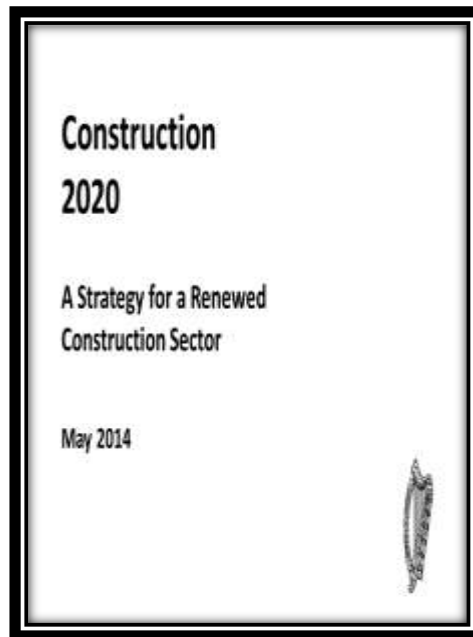
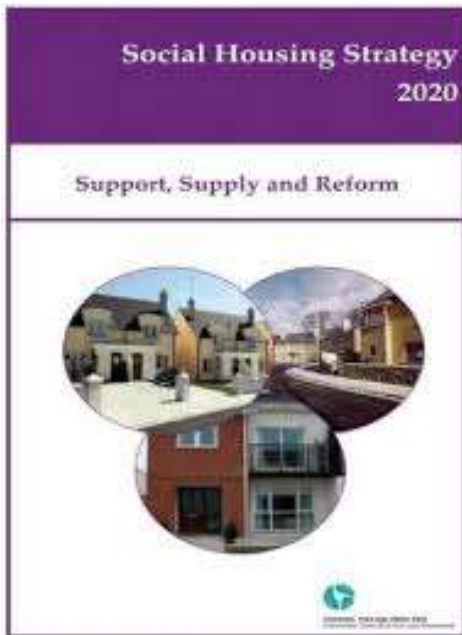
Key Deliverables	Outputs / Outcomes
Common Framework for Building Control Authorities	<ul style="list-style-type: none"> • Adopted by CCMA in July 2014 • Standardised guide to BC administration • Standard inspection approach & template reports • Other responsibilities - Construction Products Regulations, market surveillance, EPBD/BER.
Guidance and Support	<ul style="list-style-type: none"> • FAQs • Information Note on self-build (Feb 2014) • Clarification on LA exemption • Clarification on extensions (40 sq. m) • Ongoing support to BCAs, industry & public on specific projects
SI 105/2014	<ul style="list-style-type: none"> • Oversight group appointed by Minister • Alternative approach to assigned certifier agreed for 23 education projects • Statutory time limit expired 1 March 15

Key Deliverables	Outputs / Outcomes
Registration of Contractors	<ul style="list-style-type: none"> • CIRI established on voluntary basis • Over 500 firms now on register • Over 800 applicants at various stages
Registration of practically trained Architects	<ul style="list-style-type: none"> • Key recommendations of Fennell report implemented • Engagement with AAol to identify further reforms
Ongoing Review of Building Regulations & Technical Guidance Documents	<ul style="list-style-type: none"> • Part E (Sound) - SI 106/14 dated 22 Dec 14 • Part J (Heat Producing Appliances) - SI 133/14 dated 14 March 14 • Part K (Ladders, ramps etc.) - SI 180/14 dated 14 April 14 • Reviews of Parts B (Fire Safety) & L (Energy – Non-Dwellings) well advanced.



Priorities for 2015

Building Control reforms are central to Government policy



Key Deliverables	Outputs / Outcomes
Review of SI 9 / 2014	Consultative Forum – April 2015 Submissions by May 2015 Report by Q2 2015
Sample Preliminary Inspection Plan for single dwellings	To be issued for consultation during review of SI 9/2014 Review will include special focus on single dwellings and domestic extensions
Further Development of Building Control Management System (BCMS)	<ul style="list-style-type: none">• Integration of FCS /DAC procedures• Certificates of Completion• Supporting BCA inspections• Statistical & management reports

Key Deliverables	Outputs / Outcomes
Inspections by Building Control Authorities	<ul style="list-style-type: none">• Meaningful inspections essential element of new regulatory model
Registration of Contractors	<ul style="list-style-type: none">• Further development of register (complaints, appeals, CPD)• Heads of Bill to be published Q2 2015• Statutory register by end 2015
Synchronising FSC / DAC requests by reduced fee for simultaneous applications	Improved ranking for Ireland in OECD league of efficiency in granting construction permits
Latent Defects Insurance	Exploring potential for mandating/supporting LDI as ultimate redress for consumers

Key Deliverables	Outputs / Outcomes
Broadening the pool of registered construction professionals	<ul style="list-style-type: none">• Identify & legislate for alternative to technical assessment process (Architects)• Further implementation of Fennell report recommendations.• QQI definition of national standard for architectural technologists by Q3 2015• Professional recognition of Architectural Technologists
Ongoing Review of Building Regulations & Technical Guidance Documents	<ul style="list-style-type: none">• Review of Part C TGD C (Site Preparation)• Review of TGD H (Drainage) to reflect NSAI's special recommendations• Part B / TGD B (Fire Safety) – Public Consultation Q2 2015.• Part L (Energy – Non-Dwellings) – Public consultation Q4 2015.



Review of S.I. 9/2015

Commitment given to stakeholders to review SI 9/2014 after 12 months

This is 4th review of new regulatory model following-

- Industry Stakeholder submissions (pre 2012)
- Public Consultation (April/May 2012)
- SI 80/2013 reviewed & replaced by SI 9/2014

Continuing positive engagement with stakeholders:

- CCMA / local authority management and BCO
- The professional bodies : RIAI ACEI EI SCSi
- The construction industry : CIF, IHBA & Others
- OPW / GCCC, Government Departments / Agencies

Scope

- Review the operation of S.I. No. 9 of 2014 in consultation with industry and local authority stakeholders
- Consider impact on single dwellings and domestic extensions to address concerns relating to this sector
- General impact on owners, occupiers and users of buildings have regard to purpose of building regulations i.e. public safety, accessibility, energy efficiency, efficient use of resources and good building practice
- Report with recommendations that will further strengthen and improve the arrangements in place for the control of building activity in keeping with the principles of good and fair administration

Current Context

SI 9/2014 operational from 1 March 2014

6,000 approved commencement notices

1,000 invalidated notices

552 valid certificates of completion

111,000 documents filed on BCMS

- ✓ BCMS great resource for informing BC interventions
- ✓ Plenty of evidence-based information for review

NB – BCO views/feedback are crucial here

Key Questions

- Does Building Control framework support responsible operators / activity?
- Does it protect consumers?
- Is it based on sound principles of administration (Fairness, transparency, consistency, etc.)
- How well does it integrate with other systems (Planning, Banking, Conveyancing, industry in general)?
- How well does the system support itself?

Key Focus

- Support owners, builders & professionals
 - Support people & systems (BCAs, Fire Authorities & BCMS)
 - Common approaches and consistency
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Conclusion

- 1) Effective Building Control System is central to Government policy driving our economic and social recovery
- 2) Strengthening the system is critical to restoring reputation of construction sector
- 3) Consumer needs for quality and reliability must be balanced against industry need for efficiency
- 4) Public sector and industry have shared responsibility to support system that delivers for consumers

..... ***the work continues***

Thank You

