



# IBCI Conference 2023

## Building Control Officer Perspective

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Planning and Strategic Infrastructure Department,  
Fingal County Council



# Fingal County Council



# Built Environment Inspectorate - who we are and what we do



- Building Control
- Taking in Charge
- Unfinished Housing Developments
- Dangerous structures
- Construction Products Regulations
- Energy Efficiency Regulations

## Staff

- 1 SE Engineer
- 3 BC Engineers
- ~~1 Contract Engineer~~
- 4 BC Inspectors
- ~~1 Technician~~
- 1 Graduate Engineer

# Building Control



Health, safety and welfare of people in and around buildings.



If everything was designed and built to the correct standards, there would be no need for Building Control

# Building Control Officer Perspective - FCC



- History
- Workload – Desktop and site
- Opt Outs
- Part C Site preparation and resistance to moisture
- Part L Conservation of fuel and energy
- Part B Fire Safety
- The Future

# Building Control History



- 1666 - Great Fire of London – Building Inspector
- 1981 Stardust Fire
- 1987 Raglan House
- 2011 Priory Hall
- 2017 Grenfell





## Building Control Workload

1. Desktop/Office based work
2. Site Work

# Fingal Building Control Authority



**All** | Home | Applications | Building Projects | Completion Certificates | KReports v4.2 | Emails | Notes/History >>

Recently Viewed: [Medical Cent...](#) | [Block 1, Clo...](#) | [Bershka, Uni...](#) | [Gate House, ...](#) | [Unit 43 Nort...](#) | [2004 Rathmor...](#) | [New Bin Stor...](#) | [...](#)

## Submitted Completion Certificates

(1 - 5 of 6+)

Name	Status	Validation Status	Date Created	Date Modified
<a href="#">Baldoyle Shoreline Type P - Blocks B3 &amp; B4</a>	Submitted		08/03/2023 04:29pm	09/03/2023 09:52am
<a href="#">Baldoyle Shoreline Type P - Blocks B3 &amp; B4</a>	Submitted		03/03/2023 04:17pm	03/03/2023 05:06pm
<a href="#">Conopy Enclosure Unit 2 Vantage Business Park</a>	Submitted		28/02/2023 09:32am	01/03/2023 05:03pm
<a href="#">Castlefield Hall EP Lynam</a>	Submitted		27/02/2023 04:05pm	28/02/2023 10:29am
<a href="#">Unit 1, Quantum Distribution Park, Kilshane Cross, Fingal</a>	Submitted		23/02/2023 02:14pm	01/03/2023 12:23pm

## Seven Day Notices

(1 - 5 of 6+)

Name	Date Submitted/Received	Source	Status	Validation Status
<a href="#">Home Extension</a>			Incomplete	
<a href="#">Polonez Lusk - Units 3&amp;4 Lusk Block 4B, Ashe Street And Scholars Walk, Lusk, Fingal</a>			Incomplete	

08/03/2023



# Desktop Compliance

- Design Certifier (DC)
- Assigned Certifier (AC)
- Builder

**BCAR = Professionals + Builders**

CN and CCC Compliance Documentation

The BC Regs state that the CN/CCC shall be accompanied by such plans, calculations, specifications and particulars as are necessary **to show compliance with the B Regs**



# Fingal Building Control Authority



## Site work:

- Inspections – 429 buildings of 2469 in 2022
- Re-inspections
- Meeting with AC and Builder



# Fingal Building Control Authority



## Building Control Site Issues

- Opt-outs (only 40 new dwellings in 2022)
- Non-compliance with Part C
- Non-compliance with Part L
- Part B Volume 2 Dwelling Houses

# Opt Out Commencement Notice



- What?
  - Declaration of Intention to Opt Out of Statutory Certification\_\_\_ NOT BUILDING REGS
- When?
  - In the case of a new single dwelling, on a single unit development, or an extension with floor area greater than 40 square meters.
- Howmany?
  - Nationally approximately 12½k single dwelling Full CNs and 4k single dwelling Opt Outs
- Why are Opt Outs gaining popularity?

## Opt outs



FCC had 40 new single dwellings in 2022 and 20% were inspected = 8 buildings.



# Opt Out – what can we do?



- Desktop/Office based
  - Request at CN such plans, calculations, specifications and particulars as are necessary to show compliance with the B Regs – **At least the design will comply!**
  - Design Drawings showing compliance with the B Regs A to M
  - Part L design to demonstrate compliance
  - Fire strategy showing compliance with part B.
- Site Inspection
  - Impression that Opt Out means no requirement for compliance – re-educate on site.
  - Inspections of Opt Out single dwellings – bang for our buck?
  - BIG ISSUE - No CCC to encourage compliance
  - Enforcement through notices and court.

# Building Regs



# Building Regulations

- ❑ Second Schedule Part A to M
  - ❑ Part A Structure
  - ❑ Part B Fire Safety
  - ❑ Part C Site preparation and resistance to frost
  - ❑ Part D Materials and workmanship
  - ❑ Part E Sound
  - ❑ Part F Ventilation
  - ❑ Part G Hygiene
  - ❑ Part H Drainage and waste water disposal
  - ❑ Part J Heat producing appliances
  - ❑ Part K Stairways, ladders, ramps and guards
  - ❑ Part L Conservation of fuel and energy
  - ❑ Part M Access and Use.





## Part C – Site Preparation, dangerous substances and resistance to moisture



- **C1 Preparation of site:** The ground to be covered by a building shall be reasonably free from vegetable matter.
- **C2 Subsoil drainage:** Subsoil drainage shall be provided if necessary so as to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.
- **C3 Dangerous substances:** Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building.
- **C4 Resistance to weather and ground moisture:** The floors, walls and roof of a building shall be so designed and constructed as to prevent the passage of moisture to the inside of the building or damage to the fabric of the building



# Non compliance with Part C

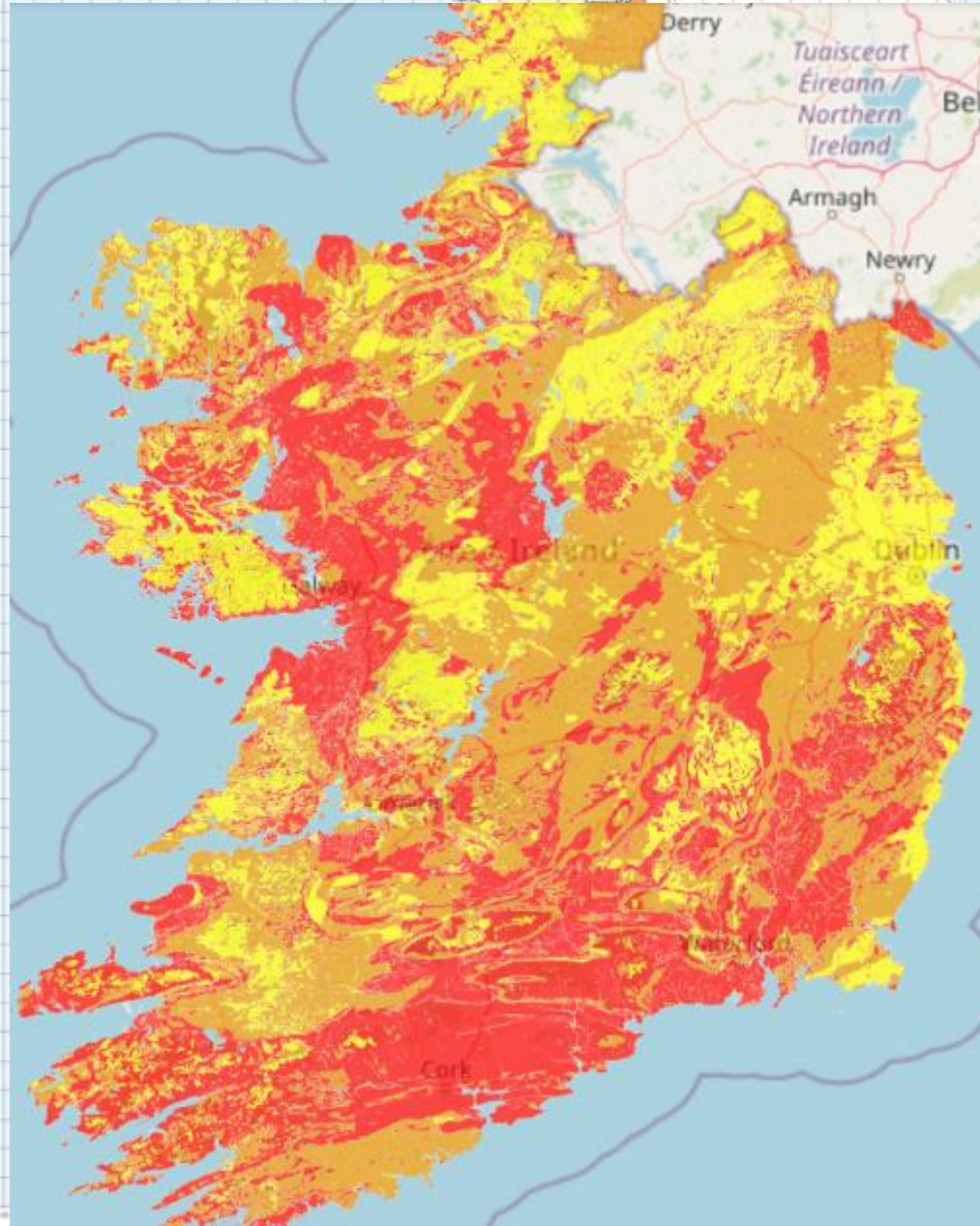


**Non**

# RADON IN IRISH DWELLINGS

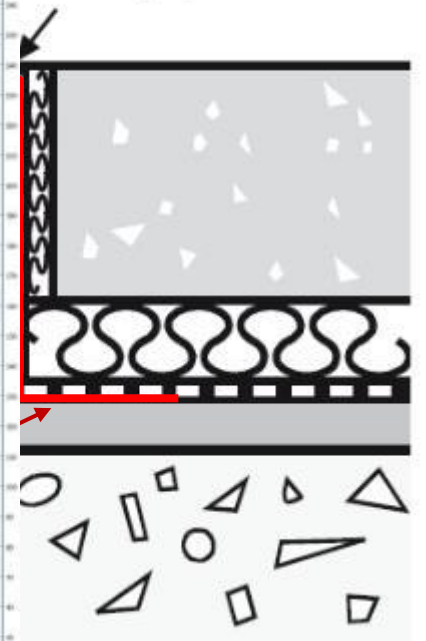


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bar wall

Damp-proof course



ings

1%

fingal.ie

# Building Reg Part L – CONSERVATION OF FUEL AND ENERGY



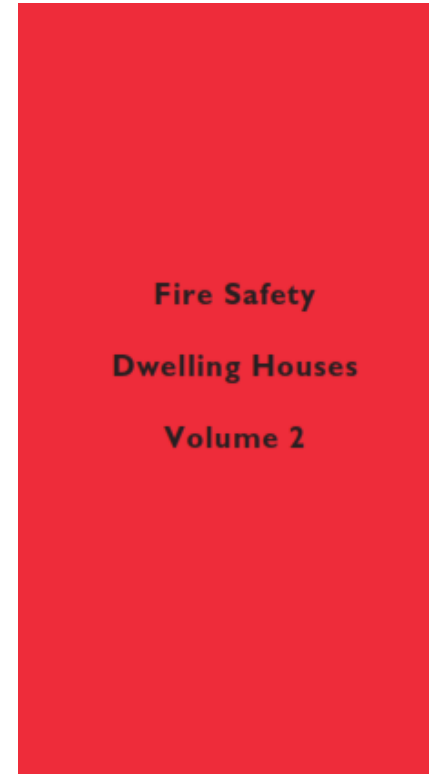
- **L3 New dwellings**
  - Use of DEAP for MPEPC and MPCPC
  - Renewables RER 20%
  - Building Fabric
  - Thermal Bridge
  - Air Permeability
  - Heating and cooling systems
  - Controls
  - User information

# Part L on site



# Part B Fire Safety – V2 2017

- TGD B Vol2 Section B6 to B10
- B6 Means of Warning & Escape
- B7 Internal Fire Spread (Linings)
- B8 Internal Fire Spread (Structure)
- B9 External Fire Spread
- B10 Access and Facilities for the Fire Service



An Roinn Tithíochta, Pleanála,  
Pobail agus Rialtais Áitiúil  
Department of Housing, Planning,  
Community and Local Government



# B

**Building  
Regulations  
2017**

**Technical  
Guidance  
Document**



## Part B - Fire Safety

- Prevent conflagration – 3 reasons
  - Defective Design, Defective Const., Poor Maintenance
- Passive Fire Protection
  - Compartments, protected shafts, cavity barrier, fire doors, fire stopping
- Active Fire Protection
  - FDAS, **Sprinklers**, suppression, Emergency lighting



# B6 Means of warning and escape in case of fire



## New Dwelling type

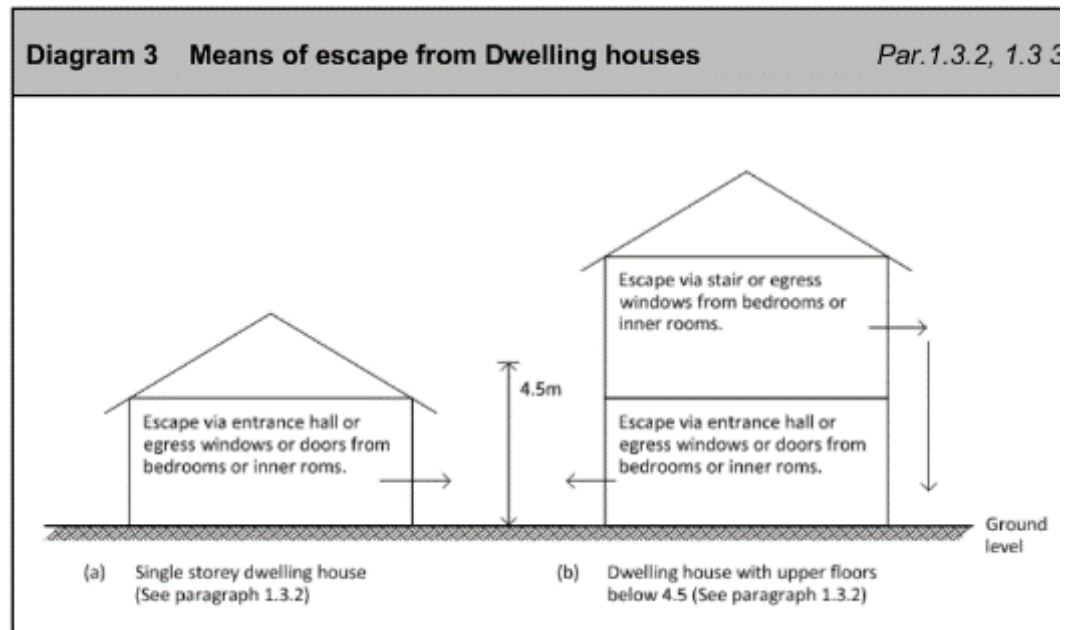
Community Dwelling house – PG1(d) - A Dwelling house with a maximum of 8 bedrooms which may have no more than one storey, the floor level of which is more than 4.5m above ground level occupied as a group home, under the management of a statutory or voluntary organization providing supported living and residential services. **NO FSC**

## Dwelling house category

- No floor more than 4.5m
- One floor above 4.5m
- More than one floor above 4.5m

## Open plan arrangement

- Stairway 4.5m from exit
- 3m rule for cooker
- Stairway doesn't discharge to kitchen





# B6 Means of warning and escape in case of fire



## Fire Detection and Alarm System

Category LD2: ~~Interconnected self-contained~~ mains powered/battery backed Smoke/Heat Alarms (as Grade D above) shall be suitably located in:

(1) all circulation areas that form part of an escape route within the dwelling,  
and

(2) all high fire risk areas/rooms e.g. kitchen, living rooms, garages, utility rooms  
and

(3) all bedrooms.

**Grade D** – Use of one or more interlinked mains-powered smoke/heat detectors, each with a backup battery (the interlink can be hardwired, or radio-interlinked)

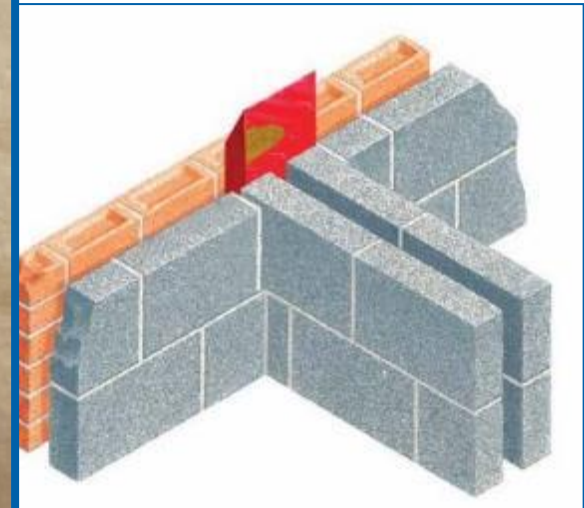
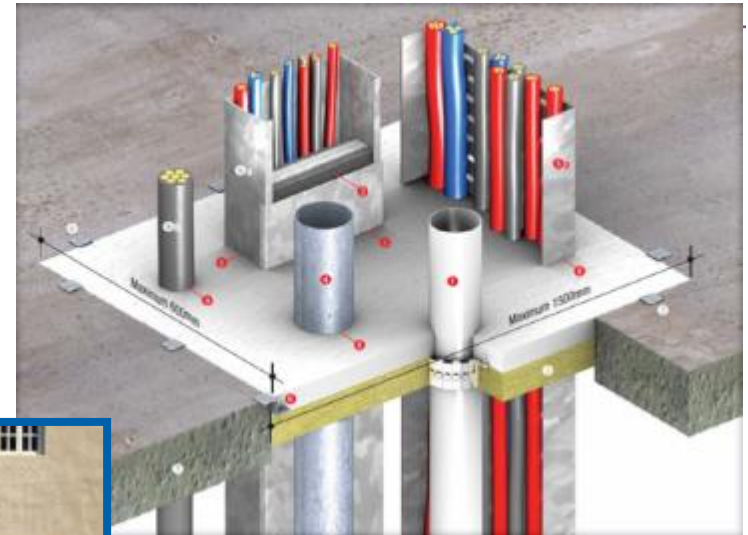
**High Fire risk** - Risk assessment – attic space? Heat control press? ventilation control press? PV panel equipment?

- IS3218 FDAS refers to BS 5839-6 2019 Fire detection and fire alarm systems for buildings which says that 'In order to maximize the cost-benefit of a fire detection and fire alarm system, it is essential that the system design be appropriate to the fire risk'.

# B8 Internal Fire Spread (Structure)



- B8 Structure - issues
  - Elements of Structure – Floors and walls REI
  - Fire stopping – fire collars etc
  - Cavity barriers



# B8 Internal Fire Spread (Structure)

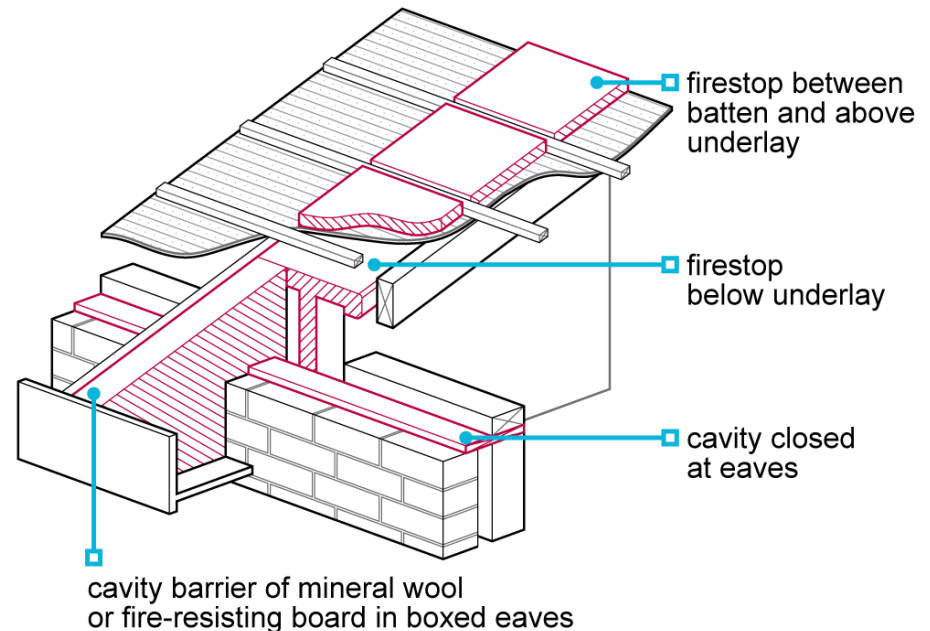


## Concealed Spaces (Cavities)

Part B Vol 2 - 3.6.2 Provision of Cavity Barriers

Cavity barriers should be provided in accordance with the following:

- (a) At the top of an external cavity wall (masonry or framed construction) including any gable wall.
- (b) Vertically at the junction of separating wall and any such wall with an external cavity wall (Diagram 12).
- (c) Above the enclosures to a protected stairway (see Diagram 11).
- (d) Around all openings (windows, doors, vents, service boxes etc.) in framed construction.



# B8 Internal Fire Spread (Structure)



# The Future



- In situ Concrete Formwork (ICF)
- Steel framed
- Modular
- EV charging
- ZEB or Energy plus
- Retrofits & Renewable power

Fingal County Council



# Thank You



Professional –  
Architect,  
Engineer or  
Building  
Surveyor



Building Control Authority



Developer/Builder