

National Building Control &

Market Surveillance of Construction Products Office Update (NBCO/NMSO)

Health, Safety & Welfare of People in or about Buildings

Do the Right Thing Because it is the Right Thing to Do; it is the Only Thing to Do.

Compliance is time consuming and expensive

A compliance function without a monitoring programme is described as "an elephant without a trunk. It smells nothing and has a vastly diminished profile."

There is no point in trying to be partly-compliant.

The time and cost involved in doing it right the first time greatly outweighs the penalties and associated costs (including reputation) that would occur from non-compliance.

Companies want to transact with other companies that are compliant with relevant legislation and operate above board.

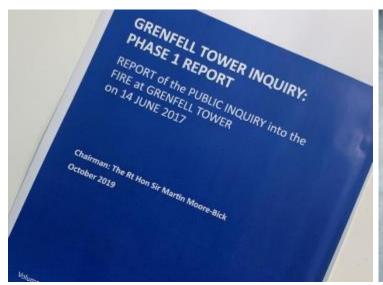
This is also one of the reasons that good standing certificates are requested during tenders.

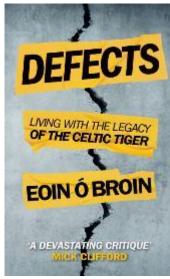
<u>https://www.republikein.com.na/nuus/compliance-often-an-overlooked-</u> risk#:~:text=A%20compliance%20function%20without%20a,trying%20to%20be%20partly%2Dcompliant. A compliance function without a monitoring programme

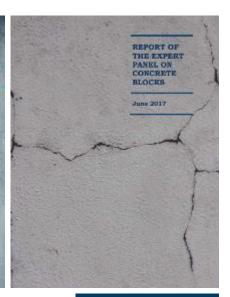
€3,000,000,000

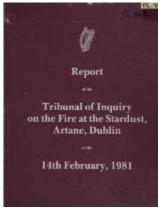


The time and cost involved in doing it right the first time greatly outweighs the penalties and associated costs (including reputation) that would occur from non-compliance.















TITLE AS OREACTEAS

Mary State (British Toursetil er Christdelin Felrgeleckts, Rielakte Felrgeleckts ages Cossini Tembelidiri

Nathaly 2017

REPORT OF THE OWNERS HAVE

Joint Committee on Hearing, Planning & Local Government v Report on Delibling Standards, Delibling Controls & Consumer

December 2017





National Building Control &

Market Surveillance of Construction Products Office Update (NBCO/NMSO)



BUILDING Capacity & Competency

- Building Control –Compliance & Support
 - Administration/BCMS
 - Design & Construction-Parts A-M
- Building Control Officer
 - Education
 - Retaining competent staff
 - Respect for Building Control

WHAT IS THE BUILDING CONTROL LEGISLATION FRAMEWORK?

- EU (Construction Products) (S.I. No. 225 of 2013) & S.I. No. 682 of 2020
- (EU) Regulation 305/2011 Construction Products
- (EU) Regulation 2019/1020 Market Surveillance
 - Guidelines for Market Surveillance
 Authorities 2016
- EU (Energy Performance of Buildings)
 (S.I. No. 243 of 2012)

- BUILDING CONTROL ACTS 1990 2014
- Establishment of Building Control Authorities
 - Making of Building Regulations
 - Dispensations / Relaxations
 - Making of Building Control Regulations
 - Appeals
 - Enforcement Notices
- Powers of Inspections by Authorised Persons
- Materials Prohibition, Documents, Offences, Penalties,
 - Professional Registration

- Local Government
 Reform Act 2014
- Framework for Building Control Authorities 2016

 Administrative Requirements of Buildings

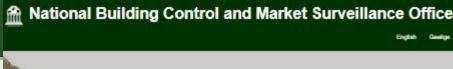
- **BUILDING REGULATIONS**
 - 12 Parts A-M
- Applications Dispensation from / Relaxation
- <u>Technical Guidance</u> Documents
 - Parts A-M

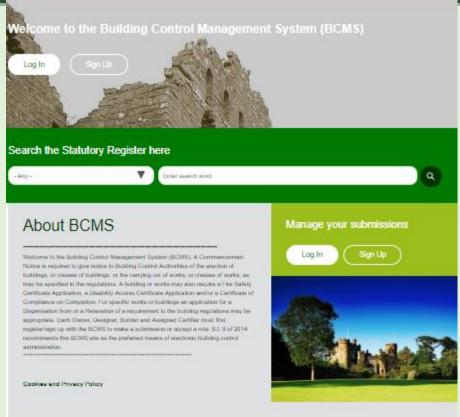
 Design Requirements of Buildings

- **BUILDING CONTROL REGULATIONS**
 - Exemptions
- Notices-Commencement / 7 Day Notices
- Applications-Fire Safety/Disability Access Certificates
- Certificates of Compliance before Construction & on Completion
 - Statutory Register, Fees, Appeals
 - Code of Practice for Inspecting and Certifying Buildings and Works.

31 BUILDING CONTROL AUTHORITIES INSPECTING FOR COMPLIANCE WITH REGULATIONS







Useful links and documents





Framework for Hullchreit Control Authorities

Code of Pearties for Inspecting and Carelying

EU Constructor Products Herpdallone Buildings and Works Download here: Download here i

Construction ('roducts RegulationalCINE)

Department of Housing Local Covernment and

Curde for Homeowners

Conveniented Huilden Control Regulations

Management l'roject Newsletters :

Security Update

Licence version of SugarCRM

Roll out with training over coming months

Frequently Asked Questions-FAQ's **Download here**

Framework for Building Control Authorities Download here

National Building Control Management Project **Newsletters**



Who working in building control???

Full Time Equivalent
Building Control Officers

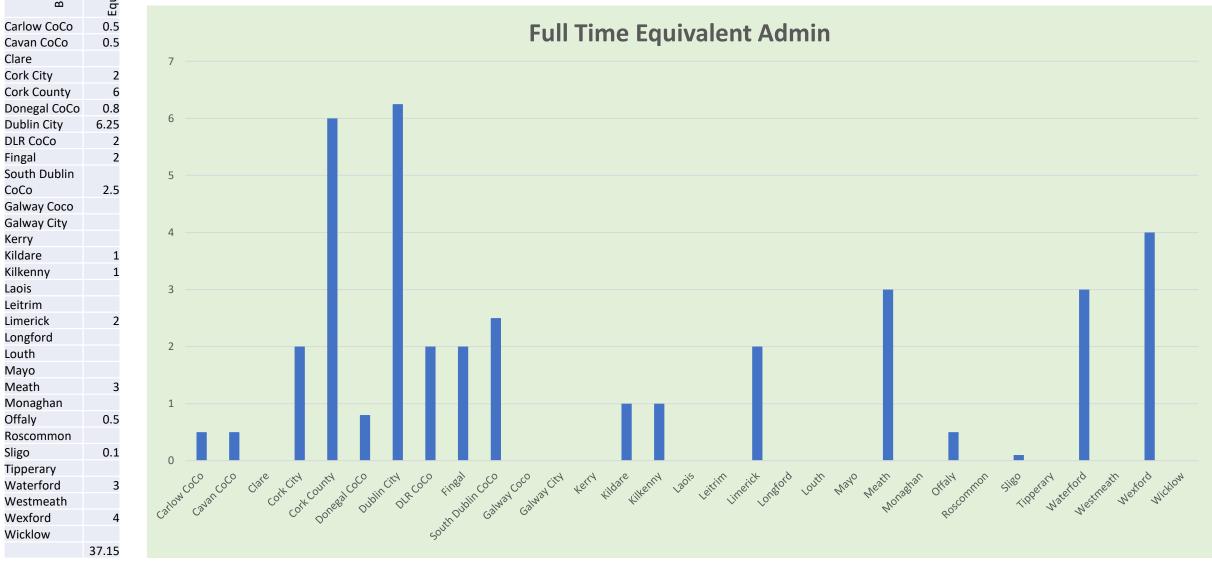
Full Time Equivalent Administration Staff





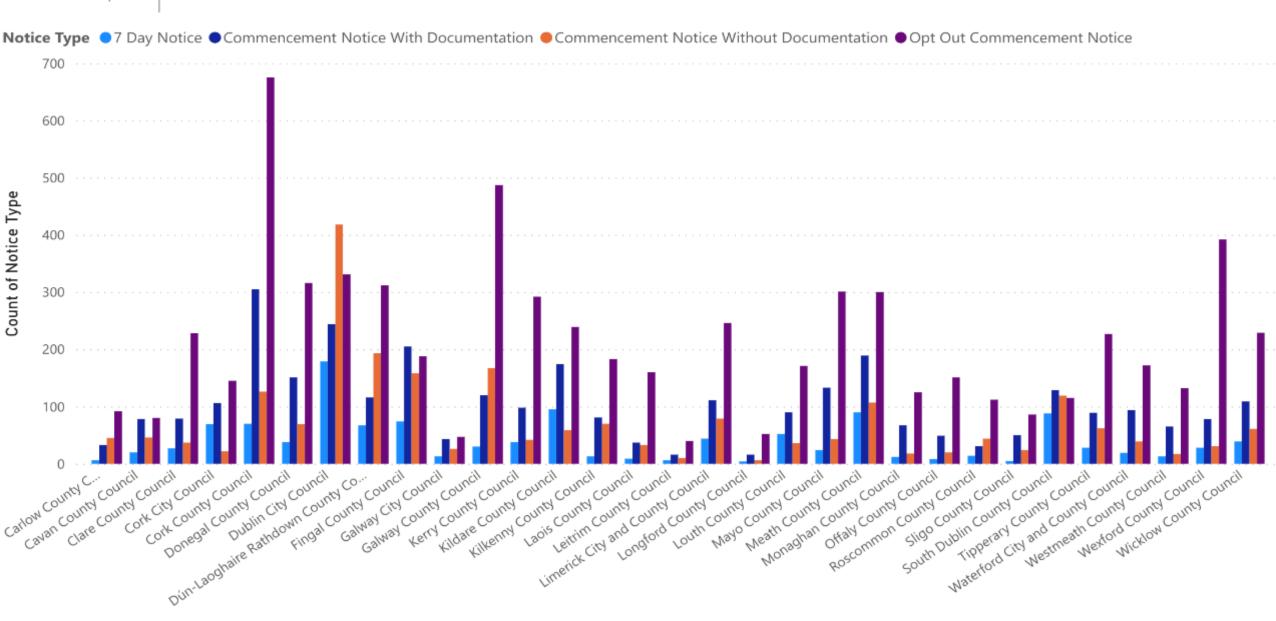
Building Control

Full Time Equivalent Administration Staff

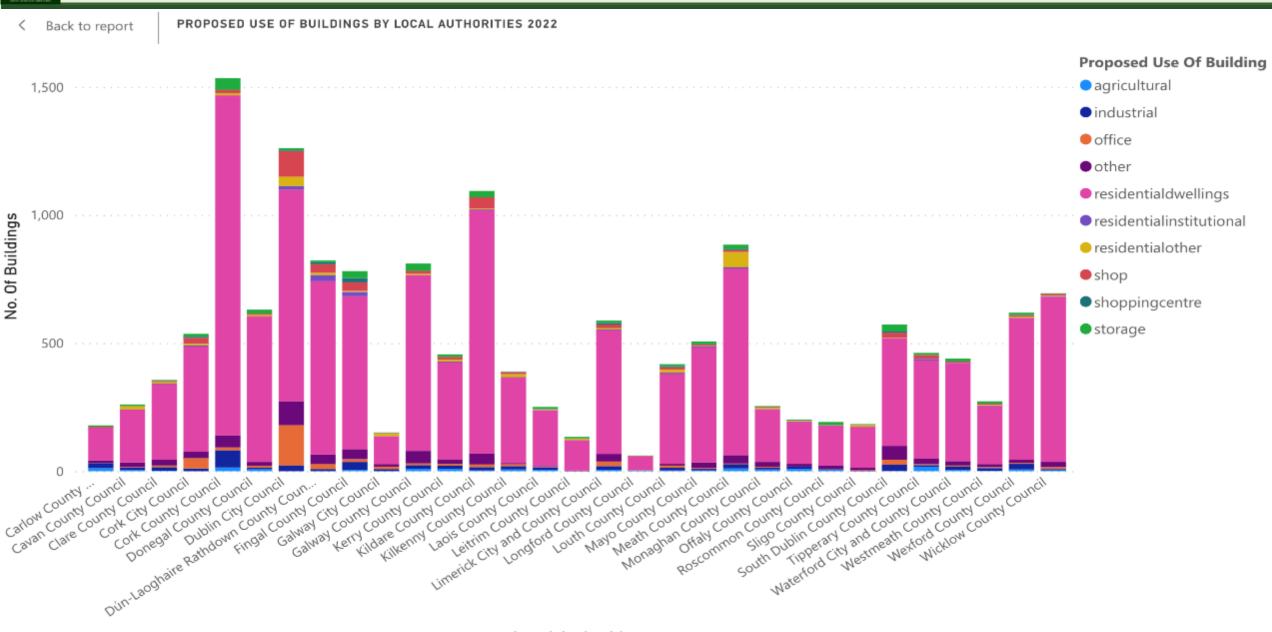


Back to report

NOTICE TYPE BY LOCAL AUTHORITIES FOR 2022



National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)







Cumann Lucht Bainistíochta Contae agus Cathrach

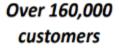
County and City Management Association

Table 1 Notices, Applications, Certificates, Inspections Data 2022 1st January -31st December

Notices from the 1 st of Jan 2022 to the 31st of December 2022 (Submitted – All stages to Grant)	Number
Commencement Notice with Compliance Documentation	3,140
7 Day Notice Commencement Notice	1,171
Commencement Notice Without Compliance Documentation	2,152
Commencement Notice with Opt-Out Declaration	6,446
Invalid Commencement Notices currently on the system	175
Total	13,084
Applications from the 1st of Jan 2022 to the 31st of December 2022 (Submitted – All stages to Grant)	Number
Fire Safety Certificates	4,116
Disability Access Certificates	2,788
Dispensations	78
Relaxations	29
Invalid Applications currently on the system	71
Total	6,082
Certificates of Compliance on Completion from the 1st of Jan 2022 to the 31st of December 2022 (Valid / Invalid)	Number
Certificates on Completion of Compliance	5,618
Invalid CCCs on the System	77
Total	5,695



National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)





Over 2,710,000 Compliance documents submitted



Over 134,000 building projects



Over 103,000 valid building projects



National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

Goshen Storage Unit Ballynagoshen, Edgeworthstown, longford, N39 RX78

Description:

the proposed increasing of eaves and roof height together with reroofing of existing industrial/commercial building and all ancillary site works

21120

dunboyne house Navan Road, Dunboyne, meath

Description:

planning permission for a new two-storey house with single-storey annex to rear, new Oakstown wastewater treatment system with percolation area, new entrance drive way and parking to front as well as relocation of existing fence to achieve unobstructed sight line along road

View details

221490

Opt Out- New dwelling- Cuppage, Glanworth, Co. Cork Cuppage, Glanworth, cork

Description:

Opt Out- Construction of a dwelling house (change of layout & design from that granted under planning ref: 21/4469)

22/05982



Construct domestic garage at Kilnacrott, Ballyjamesduff Kilnacrott, Ballyjamesduff, cavan

Description:

Construct domestic garage which is not exempt from planning under ref 22324

View details



New Buildings FTE BCO **BCA** Carlow 1 224 Cavan CoCo 1 370 Clare 2 339 Cork City **Cork County** 7 1173 3 569 Donegal **Dublin City** 9 1160 3 683 DLR CoCo 3 607 Fingal South Dublin 1.5 128 Galway Coco 1 794 **Galway City** 1 465 1 555 Kerry 1 339 Kildare 1 238 Kilkenny 1 71 Laois 1 477 Leitrim

Limerick

Longford

Louth

Mayo

Meath

Offaly

Sligo

Monaghan

Roscommon

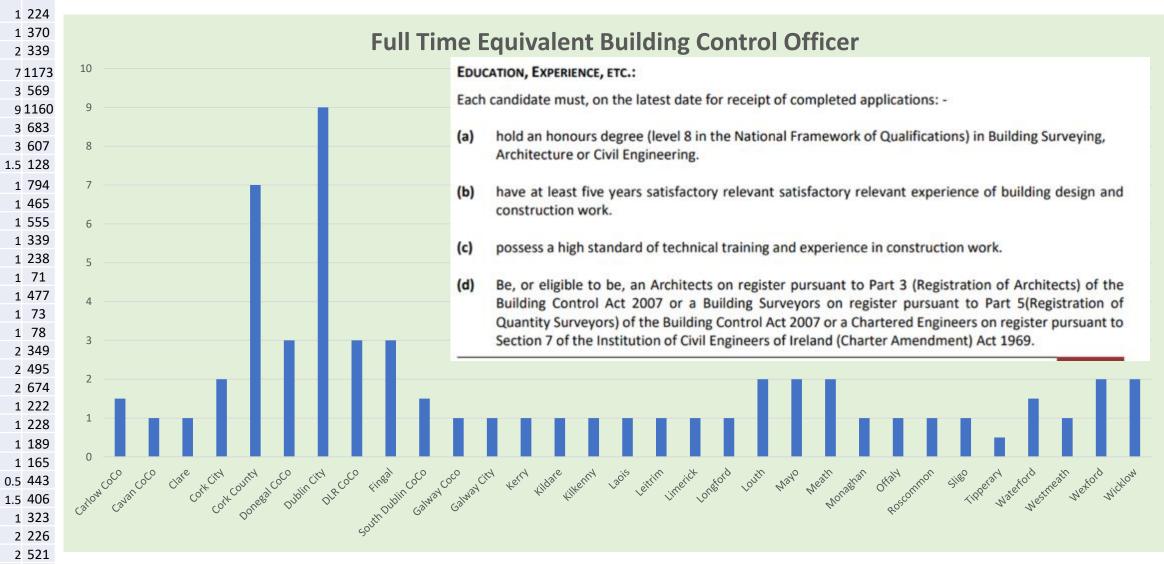
Tipperary

Waterford

Westmeath

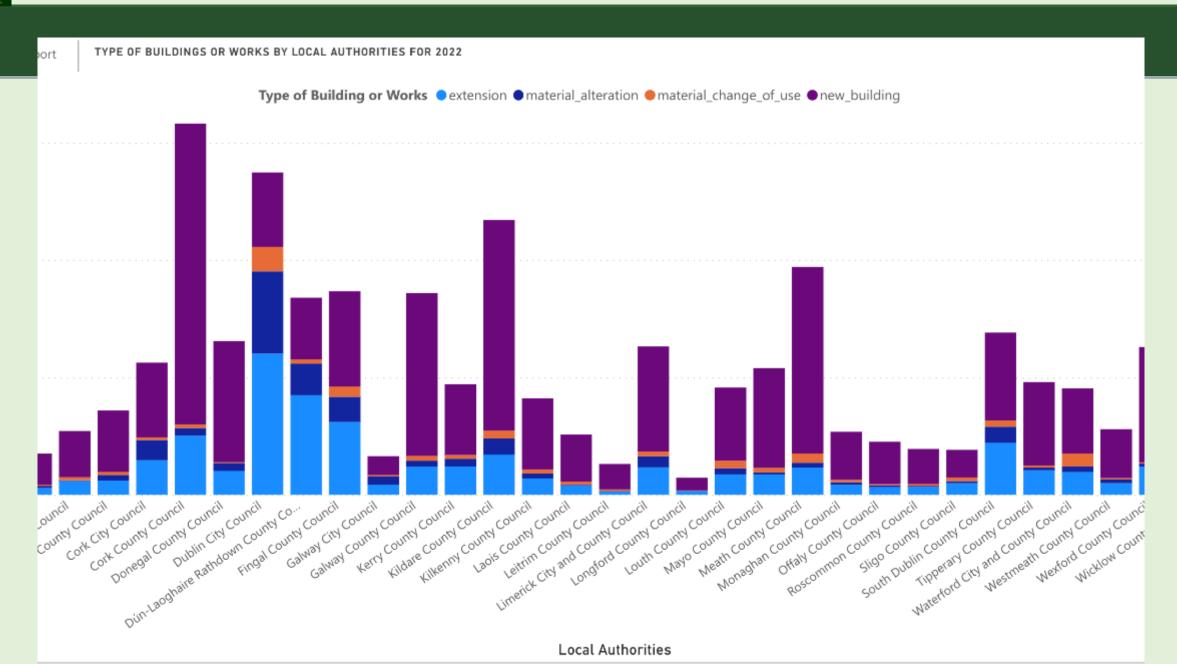
Wexford Wicklow

Full Time Equivalent Building Control Officers



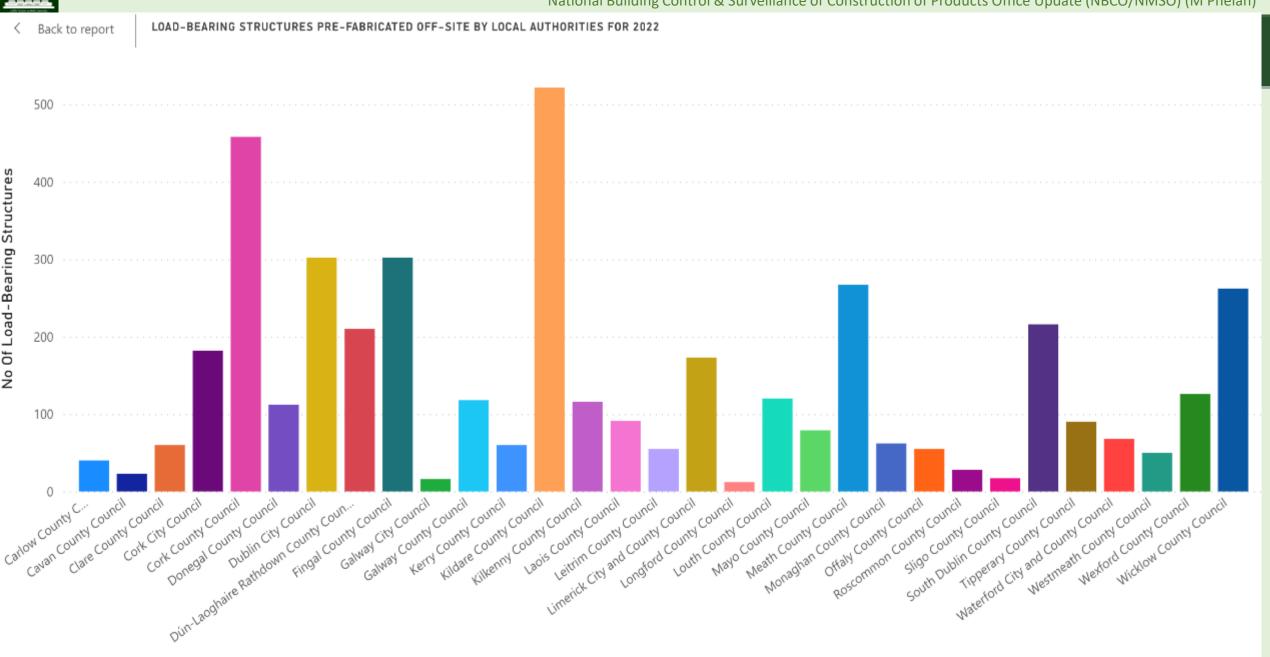


National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)



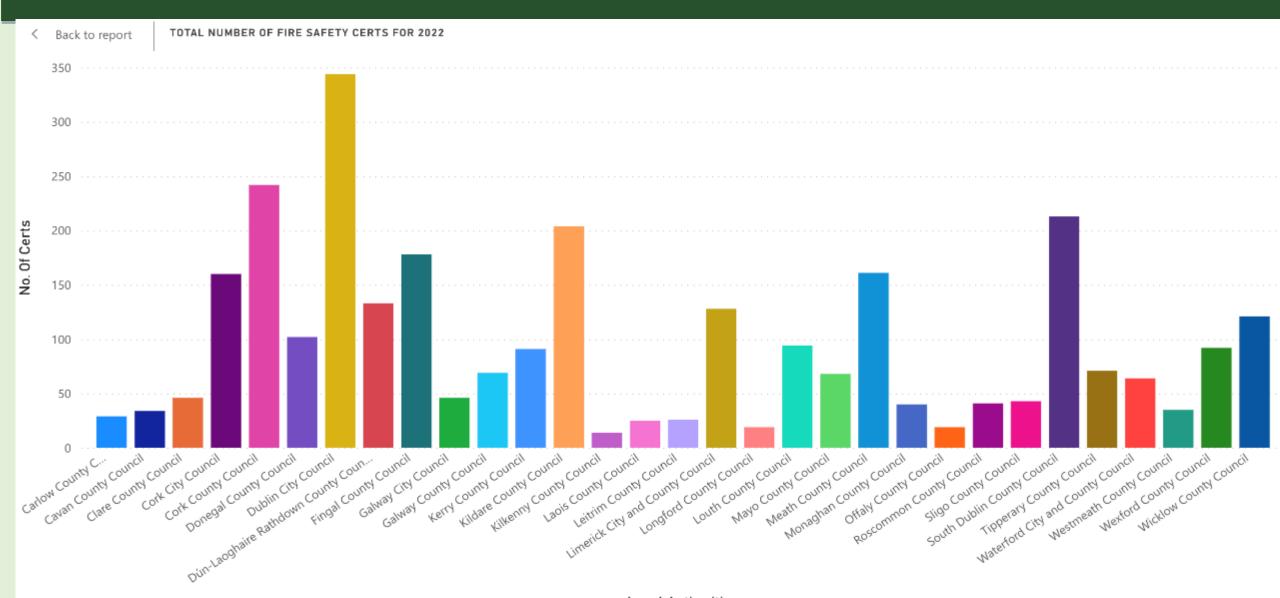


National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)



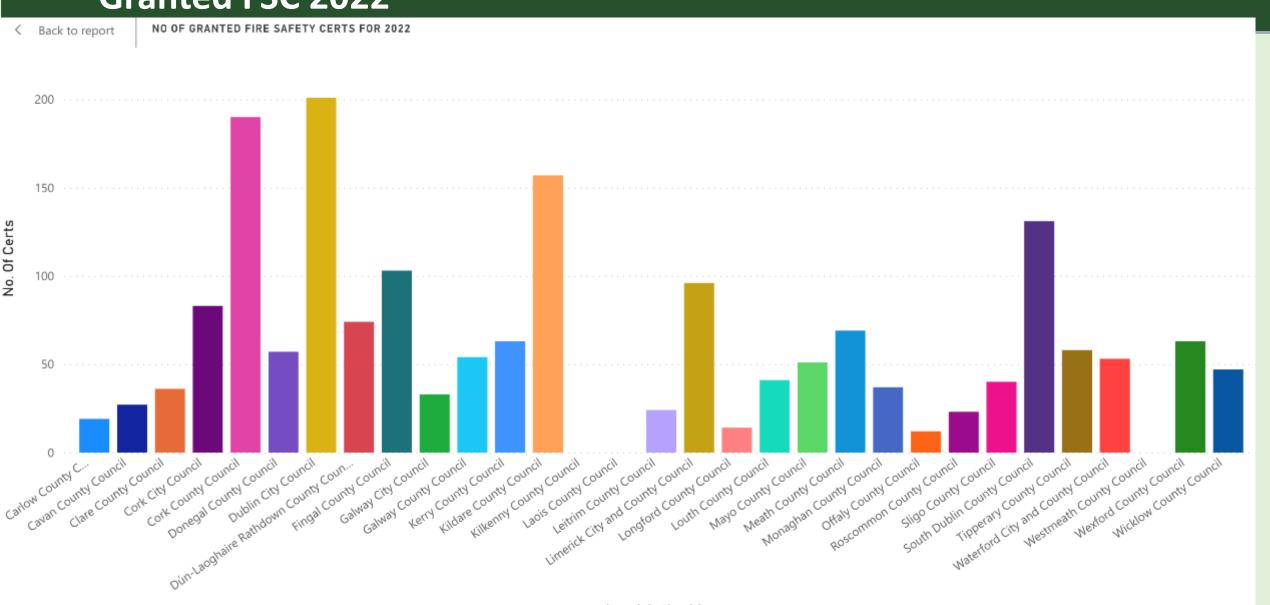
National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

Total No FSC 2022

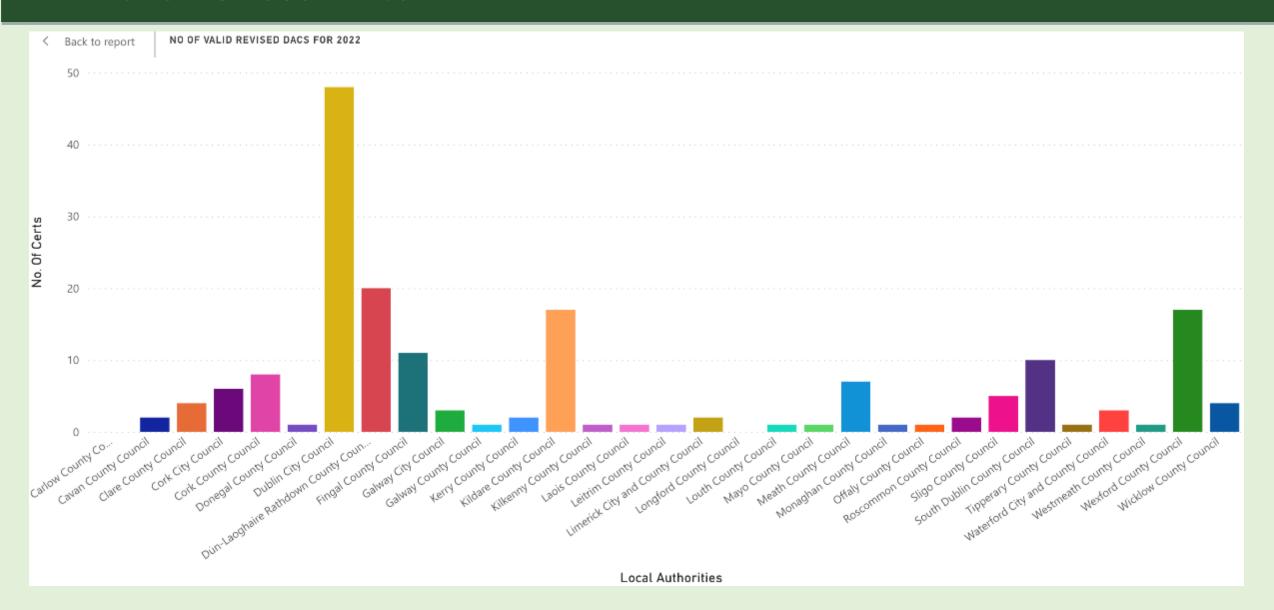


National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

Granted FSC 2022

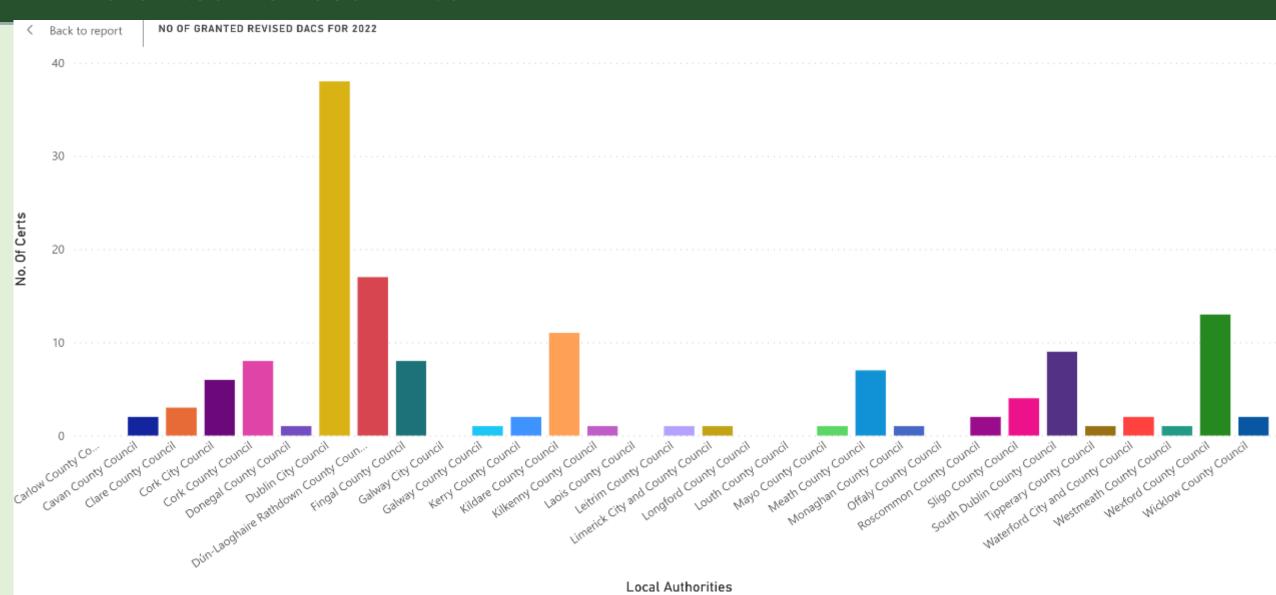


Valid Revised DACs



National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

Granted Revised DACs



Inspection Type

H (Drainage/Wastewater)

(desktop)

requests

Number of Inspections, prior to commencement of work

or other compliance Documents were requested. S11(3)

Number of Inspections of buildings in progress (onsite)

Number of Commencement Notices where plans, specifications,

Number of Inspections (other)- e.g., Part G (Hygiene), J (Flues),

Number of buildings & dwellings (new/existing) for which a

Building Energy Rating (BER) Certificate was sought and/or

checked by the Building Control Authority (BCA)

2021

6,818

2,3 07

28,700

789

20,437

Q1

22

1.552

618

9,591

37

4,266

Q2 22 -

30th

June

1,685

631

9576

97

5,083

Q3 -22

Septem

30th

ber

1617

682

8147

504

7969

Q3 -

31St

Dece

mber

1133

458

7118

80

8573

22

Total

2022

to 2021

Inspections

% compared

5987 (88%)

2389 (104%)

34432((120%)

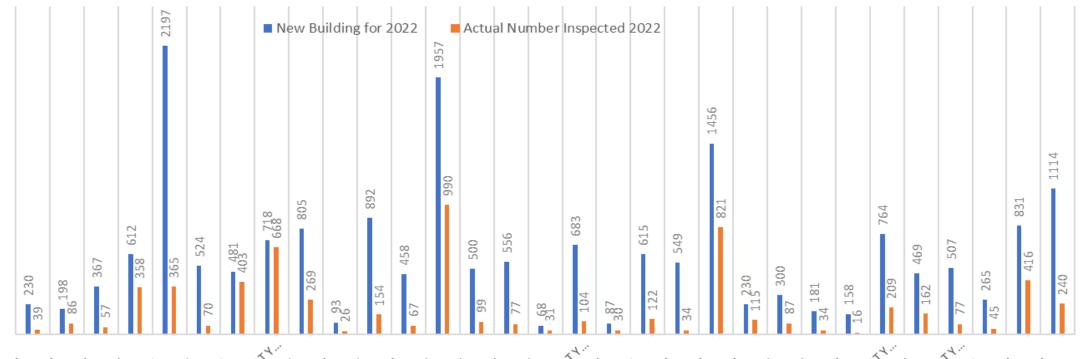
25891 (127%)

718 (91%)



Level of Inspections 2022





Waterford City & County. DUMLA OCHAIRE COUNTY. I.IMERICACITY & COUNTY. SOUTH DUBLIN COUNTY. LONGFORDCOUNTYCOUNCIL TIPPERARY COUNTY COUNCIL MOMAGHANCOUNTYCOUNCIL ROSCOMMONCOUNTYCOUNCIL WEST WE ATH COUNTY COUNCIL DONEGALCOUNTYCOUNCIL EIMC AL COUNTY COUNCIL KILKEMMY COUNTY COUNCIL LEITRIM COUNTY COUNCIL WEXFORD COUNTY COUNCIL MICKLOWCOUNTYCOUNCIL DUBLINCITYCOUNCIL GALWAYCITYCOUNCIL GALWAYCOUNTYCOUNCIL YE BEAT COUNTY COUNCIL KILD ARE COUNTY COUNCIL LADISCOUNTYCOUNCIL LOUTHCOUNTYCOUNCIL MATO COUNTY COUNCIL WE WIN COUNTY COUNCIL OFFALT COUNTY COUNCIL SIIGO COUNTY COUNCIL CAVANCOUNTYCOUNCIL CLARECOUNTYCOUNCIL CORKCOUNTYCOUNCIL CORYCLTYCOUNCIL



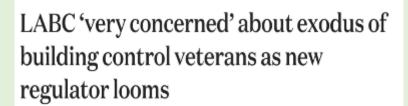
NEWS

NBCMSO

National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

The time and cost involved in doing it right the first time greatly outweighs the penalties and associated costs (including reputation) that would occur from non-compliance.

Regulation



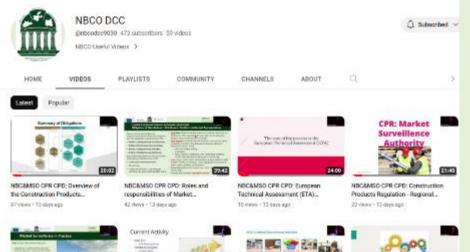
FET Toward

Organisation's chief executive said highly experienced people were
"desperately needed" to train new recruits

One of the UK's leading building control bodies has said it is "very concerned" about an exodus of highly skilled people from the sector ahead of the introduction of the new building safety regulator.

"You do not learn building control from a book. That's an absolute fact. You learn building control from those senior people who you work with, so without them, our profession is in demise."







National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

The time and cost involved in doing it right the first time greatly outweighs the penalties and associated costs (including reputation) that would occur from non-compliance.

⊞ GOV.UK

Home > Housing, local and community > Housing and communities

Press release

£42 million to support delivery of building safety reforms

Government announces funding to support recruitment and training of Building Control Inspectors and Fire Inspectors working with the Building Safety Regulator

From: Department for Levelling Up. Housing and Communities and Lee Rowley MP
Published 9 March 2023



More than £42 million over the next three years will support the delivery of tough new standards for managing building safety for higher-risk buildings brought in by the landmark Building Safety Act, the Government has announced today. The package consists of a £16.5m grant to Local Authority Building Control (LABC), the representative body for local authority building control in England and Wales, and £26m to support the Fire and Rescue Services in England and the National Fire Chiefs Council.

The grant funding will enable local regulators to recruit, train and employ new Building Control Inspectors and Fire Inspectors. These local partners will support the work of the new Building Safety Regulator in overseeing the safety and standards of the design, construction and management of higher-risk buildings, as well as strengthening the sector as a whole.

Challenges









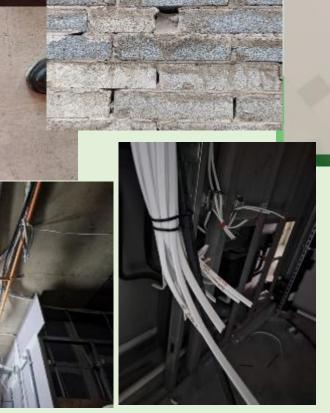
Standard Recommendation S.R. 54:2014

Code of practice for the energy efficient retrofit of dwellings

Spray foam insulation A clear, impartial guide

rics.org/consumerguides

Introduction 1 The retrofit challenge 4 What is a 'cold' and 'warm' roof? 5 Risks with spray foam insulation 6 Is spray foam suitable for your home? 12 Installing spray foam insulation in your home 14 Dos and do nots 16 Decision tree 17 How an RICS member can help 18 Further information 20 Find a Surveyor 20
Find a Surveyor





Any excuse!!



Departments

Consultations

Publications

<u>Languages</u> -

Policies

Q

Press release

European Union (Planning and Development) (Displaced Persons from Ukraine Temporary Protection) Regulations 2022

From <u>Department of Housing, Local Government and Heritage</u>
Published on 4 July 2022
Last updated on 5 July 2022

Minister O'Brien has signed the European Union (Planning and Development) (Displaced Persons from Ukraine Temporary Protection) Regulations 2022 (S.I. 306 of 2022).

The regulations, which came into effect on 23 June 2022, provide that certain classes of temporary development, including residential accommodation, undertaken by or on behalf of a State authority, to provide protection to displaced persons from Ukraine, will be exempt from the provisions of the Planning and Development Act (other than environmental considerations).

The specified development classes will not require planning permission for the

Part of

Policies

<u>Planning</u>

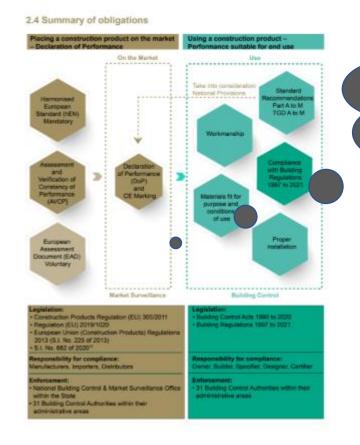
- May have an exemption from planning which ...
- May exempt from Building Control Regulations.
- BUT No exemption from Building Regulations
- No exemption from a Section 11 Building Control Act; Request for Information to demonstrated compliance with Parts A-M of the Building Regulations
- Request under Section 11
- 1. General Arrangement Drawings
- 2. Structure
- 3. Fire
- 4. Ventilation

Are these Dwellings going to be demolished when "displaces persons" return to home country.

What does Temporary mean

Remember Displaced Persons are People in or about buildings –health, safety & welfare requirements



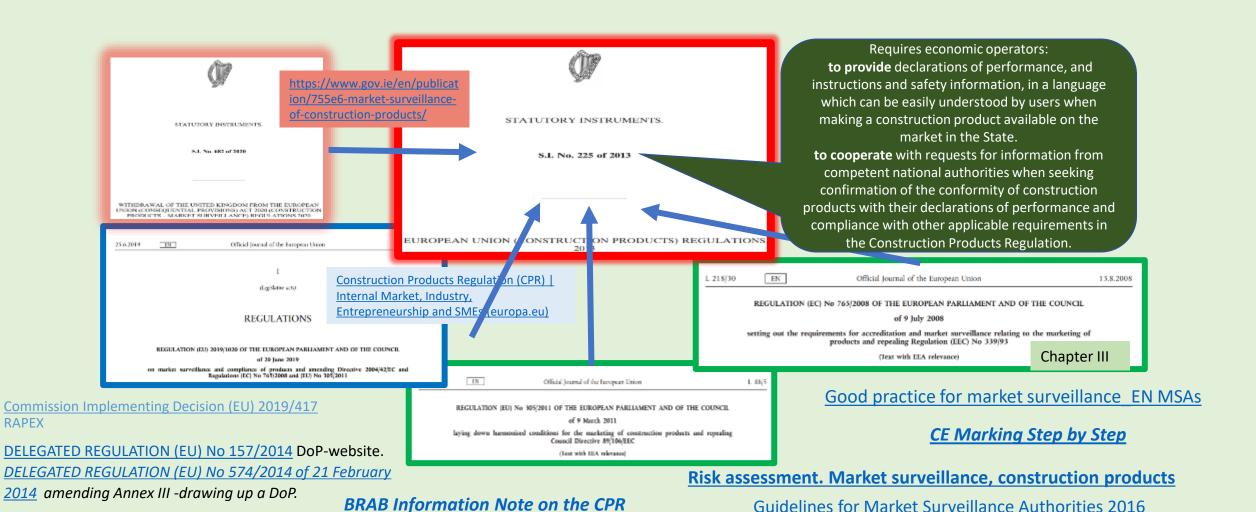




Dynamic in our approach to Promoting Compliance with the Requirements of the Building Regulations

National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

Market Surveillance of Construction Products Legislative Framework



https://ec.europa.eu/growth/sectors/construction/construction-products-regulation-cpr en

Construction Products Regulation & Market Surveillance and Compliance of Products

[The "Construction Products Regulation"

EU 305 of 2011, prescribes BASIC REQUIREMENTS FOR CONSTRUCTION WORKS i.e.,

Construction works as a whole and in their separate parts must be fit for their intended use, considering in particular the health and safety of persons involved throughout the life cycle of the works. Subject to normal maintenance, construction works must satisfy these basic requirements for construction works for an economically reasonable working life."]

'essential characteristics' means those characteristics of the construction product which relate to the basic requirements for construction works;

Article 18(5) Regulation (EC) 765/2008, Ireland's <u>National market surveillance programme 2021</u>
Article 13 Regulation 2019/1020 Ireland's <u>National Market Surveillance Strategy 2022 - July 2022</u> & <u>Market Surveillance of Construction Products Strategy 2023 - Ireland</u>

[The "Market Surveillance & Compliance of Products Regulations"

<u>EU 2019 of 1020</u> "market surveillance" means the activities carried out and measures taken by market surveillance authorities to ensure that products comply with the requirements set out in the applicable Union harmonisation legislation and to ensure protection of the public interest covered by that legislation"]



REGULATION (EU) No 305/2011





• 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 within the European Union

REGULATION (EU) 2019/1020Article 11-Activities of Market Surveillance Authorities

Market surveillance authorities, <u>shall perform</u> appropriate checks on the characteristics of products on an adequate scale, by <u>means of documentary</u> checks and, where appropriate, <u>physical and laboratory</u> checks based on adequate samples, <u>prioritising their resources and actions to ensure effective</u> <u>market surveillance</u> and taking into account the <u>national market surveillance</u> strategy referred to in Article 13.

<u>In deciding on which checks to perform</u>, 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.



Market Surveillance Appointment of Authorised Officers S.I. No. 225 of 2013



- 11 (a) a **Building Control Authority** shall appoint officers to be authorised officers for the purpose of these Regulations,
- (b) a Competent Authority appointed by the Minister pursuant to Regulation 10(1)(b) shall appoint officers to be authorised officers for the purpose of these Regulations, or
- (c) a **competent person** appointed by the Minister pursuant to Regulation 10(1)(c) shall be an authorised officer for the purpose of these Regulations.
- (2) An authorised officer **shall be furnished with a warrant of his appointment** as an authorised officer and, when exercising
 any power conferred on him by these Regulations, shall, if
 requested by any person affected, produce the warrant to that
 person."

A Market Surveillance Authority may also encourage compliance by providing information on applicable legislation (e.g., via press releases, dedicated websites, or information campaigns) at any stage of the design and production process and carry out checks at trade shows fairs and exhibitions

National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

National Market Surveillance Strategy

Regulation EU 2019/1020 Article 13 National Market Surveillance Stratégies

National Market Surveillance

Dridála agus Fostaíochta

Strategy

2022

Ireland

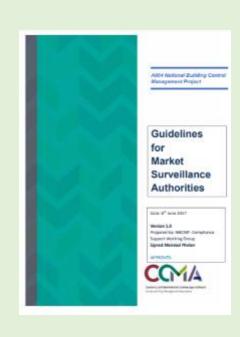
July 2022



Report of the Market Surveillance of Construction Products produced from County Donegal Quarries 2021-2022

Guidelines for Market Surveillance Authorities 2016

GOOD PRACTICE FOR MARKET SURVEILLANCE





Member States shall communicate their national market surveillance strategy to the Commission and other Member States through the information and communication system. Each Member State shall publish a summary of its strategy

Template for drafting a national market surveillance programm pursuant to article 18(5) of Regulation (EC) No 765/2008

NATIONAL MARKET SURVEILLANCE

Ireland

National Market Surveillance Strategy 2023 Market Surveillance Planned/Proactive Activities



Measures/tools for alerting users of hazardous products. Armooach to Populties 2023 Market Surveillance Planned/Proactive Activities 2023 Market Surveillance Reactive Activities

Tangible Indicators Market Surveillance of Construction Products under \$1, 225 of 20

Active Linison, Advice and Gui Horizontal Co-operation...

Cooperation between Member States

Products Presenting a Serious Risk

5.4 Informing undertakings:



IS EN 13242:2002 + A1:2007

SR 21:2014+A12016



Aggregate

Aggregates for Concrete

IS EN 12620:2002 + A1:2008

SR16:2016

Aggregates for Bituminous Mixtures

IS EN 13043:2002

SR17:2004

Aggregates for Mortar IS EN 13139:2002

SR18:2006







RITEM 4

RITEM 5

HEFFE 2

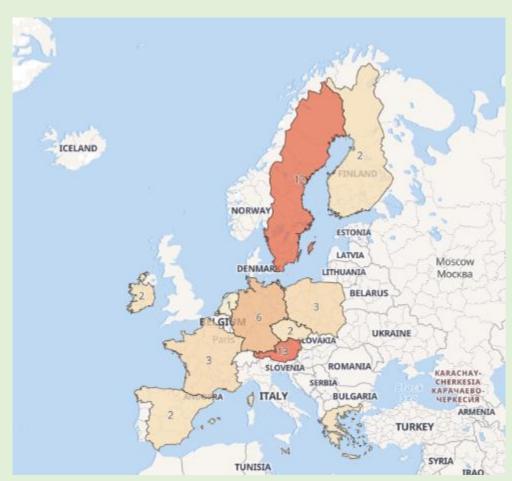
HEERI 19

HFFPI 10

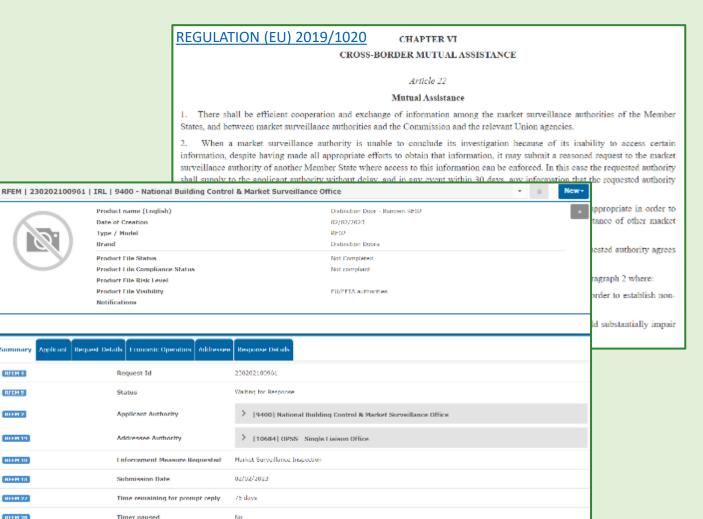
HEFFI 13

HFFFF 97

Market Surveillance – Promoting Compliance



The "Addressee Countries - MAR" Visualization map represents the total number of Mutual Assistance Requests – 8th November 2022



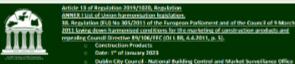


National Building Control & Surveillance of Construction of Products Office Update (NBCO/NMSO) (M Phelan)

AdCo Administrative Cooperation Group for the Market Surveillance

National Market Surveillance Strategy tangible Market Surveillance indicators

Regulation EU 2019/1020 Article 13 National Market Surveillance Stratgeies 2023 contd.



: Dublin City Council - National Building Control and Market Surveillance Office
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5.3 Horizontal Co-operation.
5.4 Informing undertakings:

₩ <u></u> "@[in e	Clata Portal
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•	National Market
	Surveillance Forum CCPC

- **Criminal Investigations** Forum
- 31 Market surveillance **Authorities**
- 2 Competent National Authorities TII, GSI



Market Surve	illance of Construction Products under S.I. 225 of 2013 Indicators to end of year	2021	2022	2023
1.	Total No. of construction product related complaints	10	4	2
2.	No. of formal complaints by industry concerning unfair competition	0	1	0
3.	Total No. of inspections and broken down by:			
i.	No. of reactive inspections undertaken on foot of complaint,	10	2	0
ii.	No. of on-site self-initiated inspections	109	70	7
iii.	No. of desk-top self-initiated inspections, and	109	70	7
iv.	No. of inspections prompted by the Revenue Commissioners (i.e., Customs)	0	0	0
4.	Assessment of product compliance based on:			
i.	Tests performed in laboratories	148	257	6
ii.	Checks of products and/or documentation e.g., CE Mark, DoP, Safety Information in Use	109	70	4
5.	No. of inspections/ assessments resulting in:			
i.	A finding of non-compliance	2	3	0
ii.	Corrective actions being taken by relevant economic operator (i.e., voluntary measures)	2	2	0
iii.	Restrictive measures being taken by the market surveillance authority	2	1	0
iv.	No of ICSMS Inspections logged	45	26	10
v.	No of Article 12(3) of the EU(CPR) 2013 Requests for Information	32	70	7
vi.	No of Article 14(1) of the EU (CPR) 2013 Notices Issued/Served	6	3	0
vii.	No of Article 14(2) of the EU (CPR) 2013 Notices Issued/Served	0	0	0
viii.	No of Article 14(3) of the EU (CPR) 2013 Notices Issued/Served	0	0	0
6.	No of prosecutions taken	0	0	0
7.	No. of successful prosecutions i.e., where sanctions/penalties were applied	0	0	0
8.	No. of notifications to other Member State Market Surveillance Authorities	0	0	1
9.	Additional Comments/Other	N/A	N/A	N/A

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Member States shall communicate their national market surveillance strategy to the Commission and other Member States through the information and communication system. Each Member State shall publish a summary of its strategy

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