NBCMP
National Building Control Management Project

Building Control Inspections

northern & western
eastern & midlands
southern region
INSPECTIONS EDUCATION MARKET COMPLIANCE IS-BCMS
TRAINING SURVEILLANCE SUPPORT
An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE

29th & 30th March 2023

- **Education & Training**
- **Compliance Support**
- **Inspections**
- **BCMS**

SUSTAINABLE DEVELOPMENT GOALS

(28) NBCO DCC - YouTube

support@nbco.gov.ie

ibci

Website: www.localgov.ie
Twitter: @NBCOIreland
YouTube: NBCO DCC

Building Regulations, Challenges

Submitting a Commencement Notice

As well as the required Statutory documents, at least 3 supporting documents are also required for submission.

The additional support documents are as follows:

Select at least one from the following

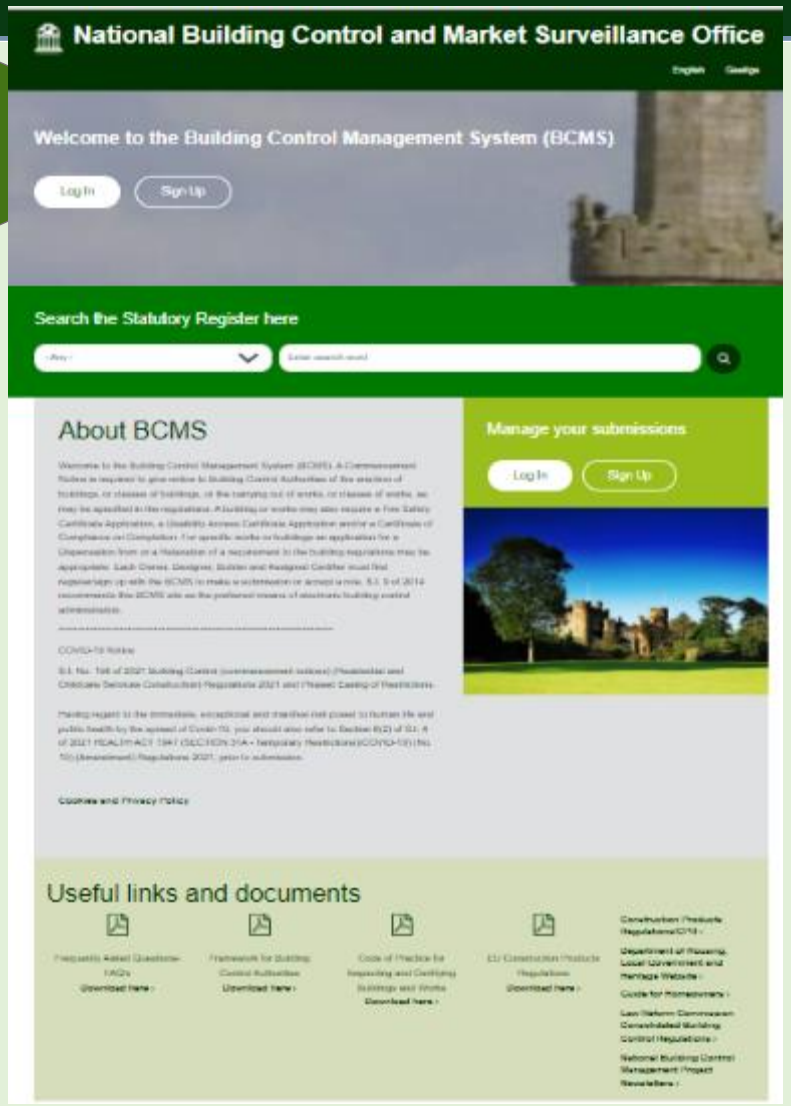
- General Arrangement Drawings
- Plans
- Sections
- Elevations

And at least one of the following

- Part L Compliance Report including Building Energy Rating
- Calculations
- Specifications and Particulars

And at least one of the following

- Compliance Report- with Second Schedule (Part A-M) of Building Regulations
- Preliminary Inspection Plan, prepared by the Assigned Certifier



Part L ACDs and Thermal Modelling - For Non Complex Buildings

Submitting a Commencement Notice

S.I. No. 9 of 2014 - BUILDING CONTROL (AMENDMENT) REGULATIONS 2014

Amendment of Article 9 of the Principal Regulations

7. The Principal Regulations are amended by substituting for Article 9 the following:

"Form of Commencement Notice

9. (1) A commencement notice shall be—

(a) filed electronically on the Building Control Management System or set out in the form for that purpose included in the Second Schedule, and

(b) subject to paragraph (2), accompanied by—

(i) such plans, calculations, specifications and particulars as are necessary to outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations relevant to the works or building concerned, and including—

(I) general arrangement drawings including plans, sections and elevations,

(II) a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date,

Part A Building Regulations, Challenges

TGD A – Part A Structures

S.R. 325 STANDARD RECOMMENDATIONS FOR THE DESIGN OF MASONRY STRUCTURES IN IRELAND TO EUROCODE 6

S.R. 325:2013+A2:2018/AC:2019

Walls should be properly bonded and solidly put together with mortar and comply with the relevant requirements of I.S. EN 1996 and additional guidance given in S.R. 325

Current Addition

S.R. 325:2013+A2:2018/AC:2019 RECOMMENDATIONS FOR THE DESIGN OF MASONRY STRUCTURES IN IRELAND TO EUROCODE 6

- Masonry –"*assemblage of units jointed with mortar*"
- Masonry Unit -"*brick or a block*"
- Masonry Bond "*disposition of units in masonry*"

Aggregate Concrete Masonry Units within the scope of EN 771-3 must have a Declaration of Performance and CE marking since 1 July 2013 in order to comply with the Construction Products Regulation.

CE

NSAI Standards

Replaces S.R. 325:2013+A1:2014 23/05/2014 withdrawn 31/07/2018
Corrected by S.R. 325:2013+A2:2018/AC:2019 25/02/2019

Main + Amendment
S.R. 325:2013+A2:2018

Part A Building Regulations, Challenges

TGD A – Part A Structures

Demonstrate how the Works or a Building is compliant with the following
Submit such plans, summary calculations (of main structural elements), documents, and information to demonstrate compliance with the appropriate requirement of **A1 Loading** is being complied with in relation to your building.

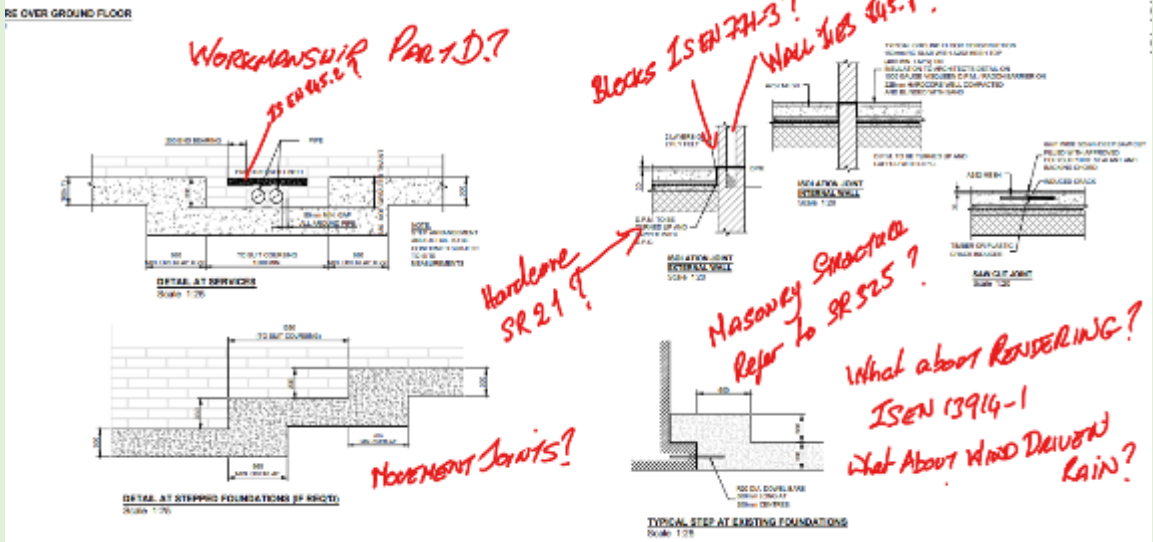
(a) Walls - Design Details to include S.R. 325:2013+A2:2018/AC:2019 Recommendations for the design of masonry structures in Ireland to Eurocode 6' (S.R. 325)

Submit such plans, documents, certification and information to demonstrate that the appropriate requirements of **D1 Materials and workmanship** are being complied with in relation to your building.

(a) Walls; Brick/Block **EN 771-3:2011+A1:2015** Aggregate Concrete Masonry Units Dop, CE Marking, Factory Production Control Certificate (System 2+) (or a delivery records of the products)

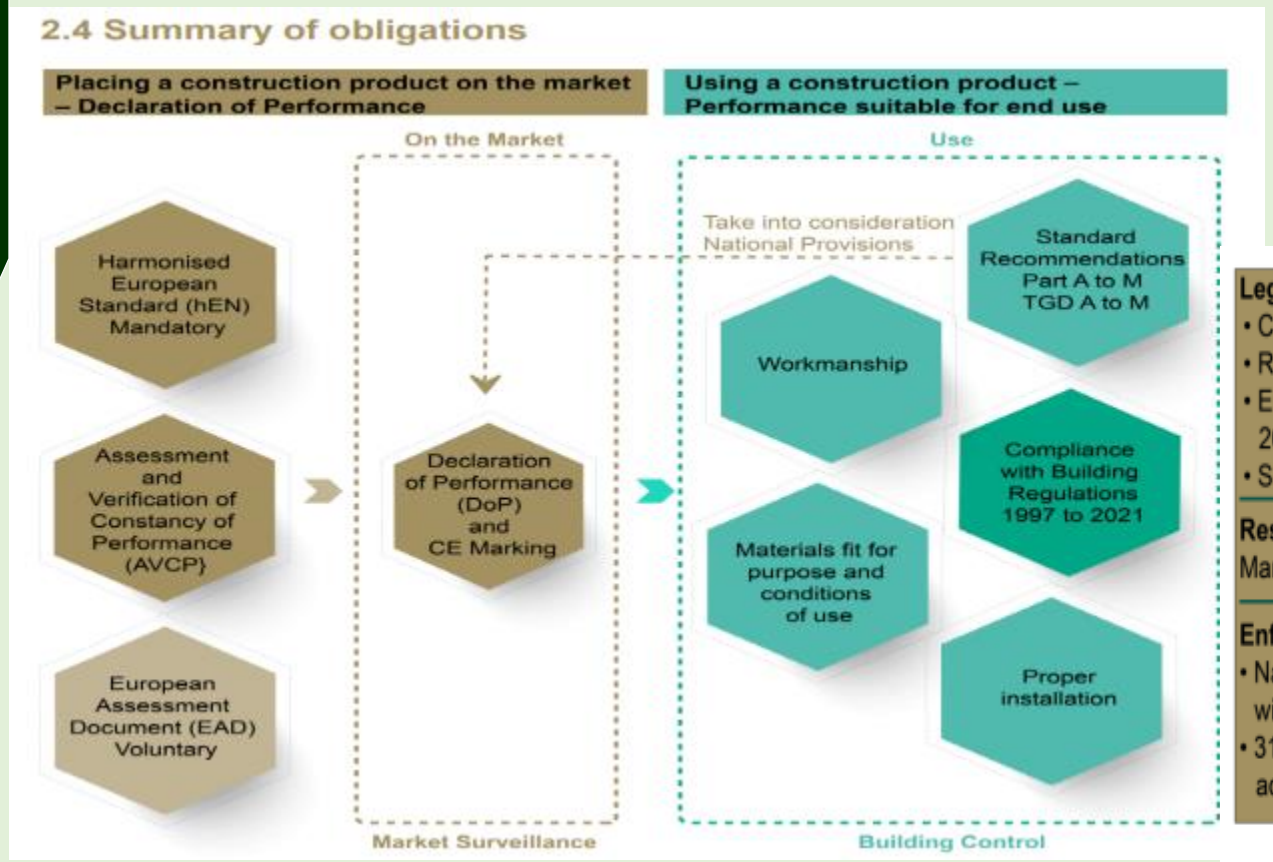
Submit such plans, documents, and information to demonstrate the appropriate requirements of **C4 Resistance to weather and ground moisture** are being complied with in relation to your building.

(a) Walls – Render to external Block Walls to S.R. 325:2013+A2:2018/AC:2019 Recommendations for the design of masonry structures in Ireland to Eurocode 6' (S.R. 325)



Part A Building Regulations, Challenges

Who Responsible ?



Legislation:
- Construction Products Regulation (EU) 305/2011
- Regulation (EU) 2019/1020
- European Union (Construction Products) Regulations 2013 (S.I. No. 225 of 2013)
- S.I. No. 682 of 2020[11]

Responsibility for compliance:
Manufacturers, Importers, Distributors

Enforcement:
- National Building Control & Market Surveillance Office within the State
- 31 Building Control Authorities within their administrative areas

Legislation:
- Building Control Acts 1990 to 2020
- Building Regulations 1997 to 2021

Responsibility for compliance:
Owner, Builder, Specifier, Designer, Certifier

Enforcement:
- 31 Building Control Authorities within their administrative areas

Part A Building Regulations, Challenges

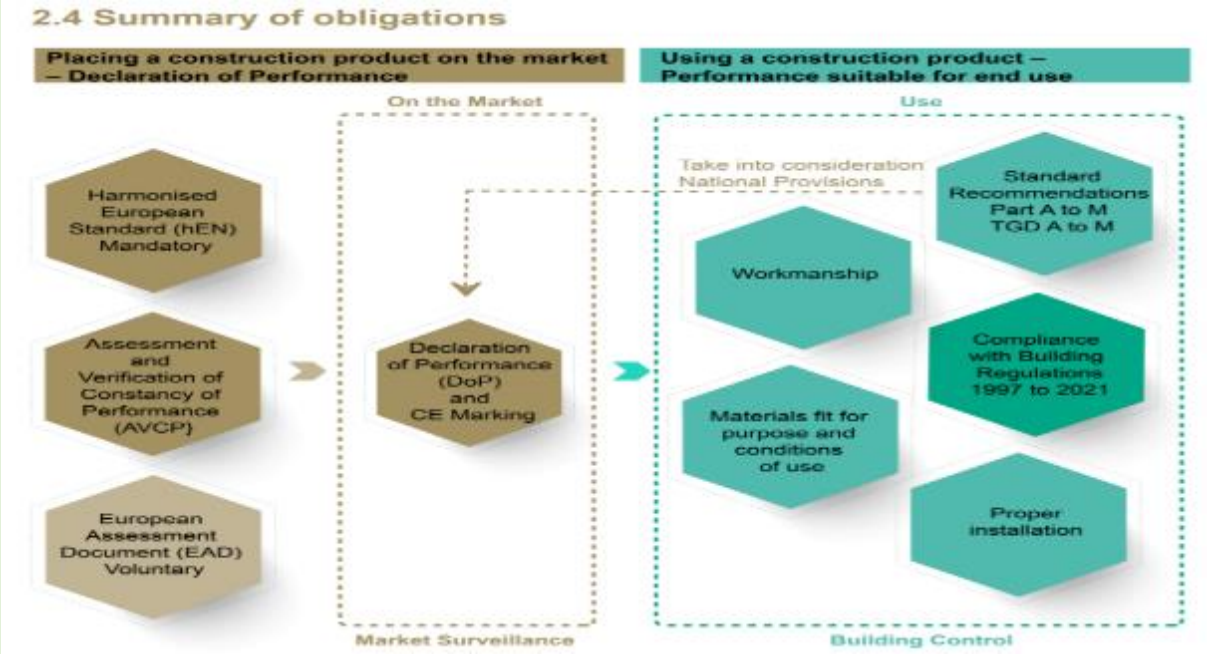
Who Responsible ?

Fit for purpose

- Blocks are manufactured to a standard, but that block may not be suitable for your purpose under Building Regulations.
- SR 325 gives guidance on how the block should be used in order to meet the requirements of the intended use e.g.
- Where to provide DPCs
- Expansion/construction joints
- Renders (mortar classes)
- Durability Maps & Exposure classes (Driving Rain Index)

Note: all of these affect the performance of the block in its use.

Note: SR 325 is the National Provision for using blocks- this standard is in place for the last 30 years and is referred to in the Building Regulations (Technical Guidance Documents)



Part A Building Regulations, Challenges

Construction Products – Building Regulations/ National Provisions!!!!

Sample Declaration of Performance and CE Marking

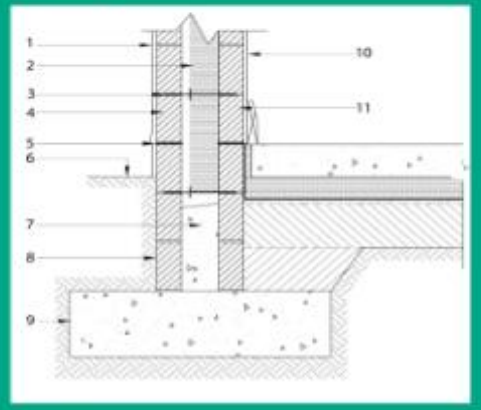
A sample Declaration of Performance (in accordance with Commission Delegated Regulation (EU) No 574/2014) and CE Marking are provided on the following page to illustrate the minimum information to be provided for a common masonry unit to EN 71-3:2011+A1:2015, having regard to the national provisions that exist in Ireland e.g. S.R. 325 and Technical Guidance Documents.

Adherence to this sample Declaration of Performance will facilitate clearer communication of the performance characteristics of the aggregate concrete block. This will help inform specifiers, designers, builders, certifiers and end users when choosing aggregate concrete blocks that are fit for the use intended and the suitable for the conditions in which they are to be used to ensure compliance with the Building Regulations 1997 to 2021.

Typical Cavity Wall Construction

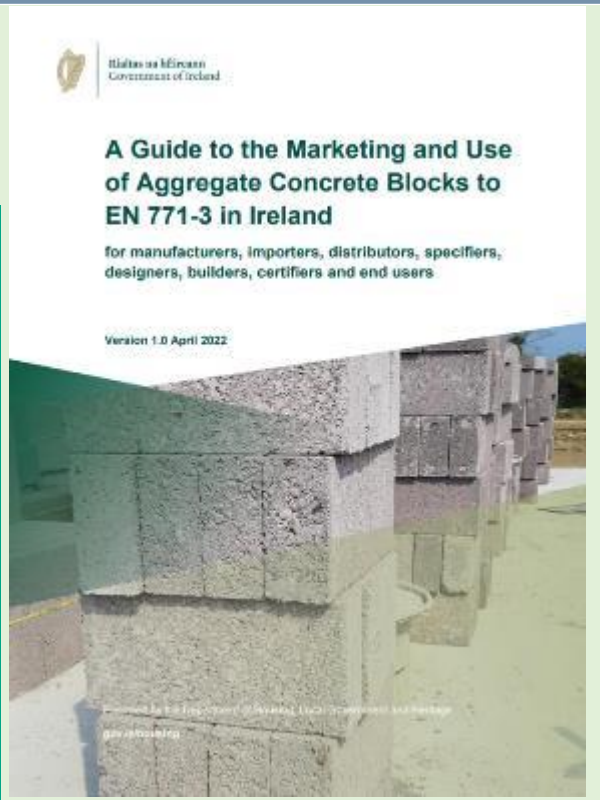
The walls should be properly bonded and solidly put together in a workmanlike manner, using proper materials *'fit for the use intended and the suitable for the conditions in which they are to be used'* (Part D Materials and Workmanship), and comply with the relevant provisions of:

- Part A/TGD A (Structure), including provisions of I.S. EN 1996-2 and S.R. 325 e.g. external render, durability, movement joints, etc
- Part C/TGD C (Site Preparation and Resistance to Moisture), to prevent the passage of moisture to the inside of the building or damage to the fabric of the building.



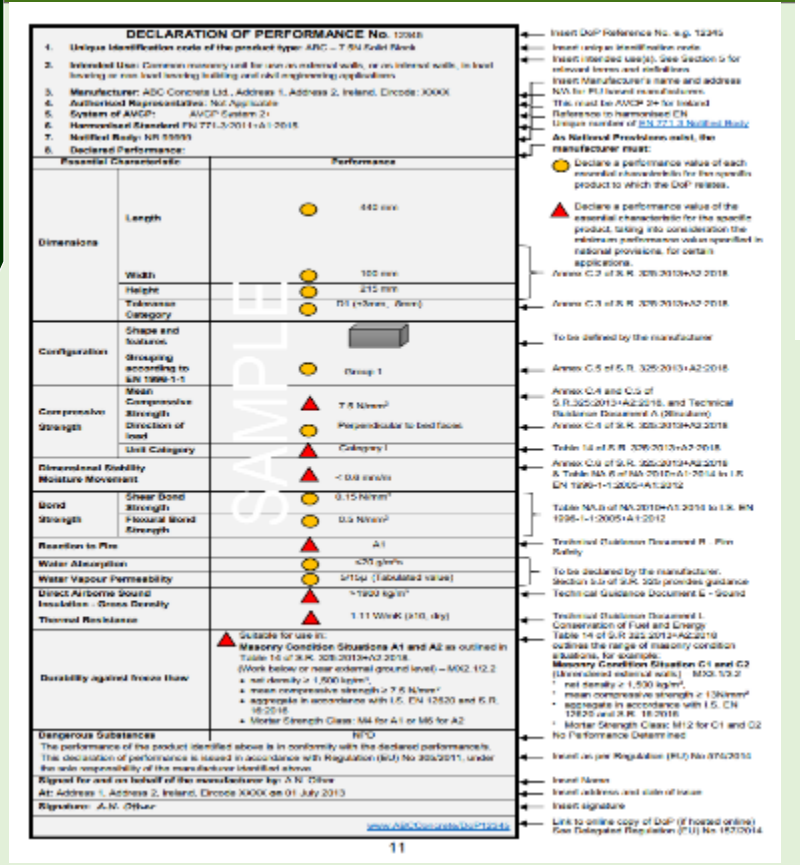
Legend

1. External Render – Refer to S.R. 325 (including Annex E and F)
2. Insulation – Refer to S.R. 325 and Acceptable Construction Details
3. Wall ties – Refer to S.R. 325 (including Annex D)
4. Aggregate concrete block external leaf – Refer to S.R. 325 (including Annex C for aggregate concrete blocks and Annex E for masonry mortar)
5. Damp Proof Course – Refer to TGD C (Site Preparation and Resistance to Moisture) and S.R. 325.
6. External Ground Level
7. Cavity filled with concrete
8. Rising wall
9. Foundation – Refer to TGD A (Structure)
10. Internal plastered finish – Refer to EN 13914-2
11. Aggregate concrete block inner leaf – per Note 4



Part A Building Regulations, Challenges

DoP's



DECLARATION OF PERFORMANCE No. 12345

1. Unique identification code of the product type: ABC – 7.5N Solid Block
2. Intended Use: Common masonry unit for use as external walls, or as internal walls, in load bearing or non load bearing building and civil engineering applications
3. Manufacturer: ABC Concrete Ltd., Address 1, Address 2, Ireland, Circode: XXXX
4. Authorised Representative: Not Applicable
5. System of AVCP: AVCP System 2+
6. Harmonised Standard EN 771-3:2011+A1:2015
7. Notified Body: NB 5555
8. Declared Performance:

Essential Characteristic		Performance
Dimensions	Length	440 mm
	Width	100 mm
	Height	215 mm
	Tolerance Category	T1 (+5mm, -5mm)
Configuration	Shape and features	
	Grouping according to EN 1996-1-1	Group 1
Compressive Strength	Mean Compressive Strength	7.5 N/mm²
	Direction of load	Perpendicular to bed faces
	Unit Category	Category I
Dimensional Stability Moisture Movement		< 0.6 mm/m
Bond Strength	Shear Bond Strength	0.15 N/mm²
	Flexural Bond Strength	0.3 N/mm²
Reaction to Fire		A1
Water Absorption		≤25 g/m²s
Water Vapour Permeability		5/15µ (Tabulated value)
Direct Airborne Sound Insulation - Gross Density		~1900 kg/m³
Thermal Resistance		1.11 W/mK (210, dry)
Durability against freeze thaw		Suitable for use in: Masonry Condition Situations A1 and A2 as outlined in Table 14 of S.R. 325:2013+A2:2018. (Work below or near external ground level) – MX2.1/2.2 • net density ≥ 1,500 kg/m³, • mean compressive strength ≥ 7.5 N/mm² • aggregate in accordance with I.S. EN 12620 and S.R. 16:2016 • Mortar Strength Class: M4 for A1 or M6 for A2
Dangerous Substances		NPD

The performance of the product identified above is in conformity with the declared performance/s. This declaration of performance is issued in accordance with Regulation (EU) No 305/2011, under the sole responsibility of the manufacturer identified above.

Signed for and on behalf of the manufacturer by: A.N. Other

At: Address 1, Address 2, Ireland, Circode XXXX on 01 July 2013

Signature: A.N. Other

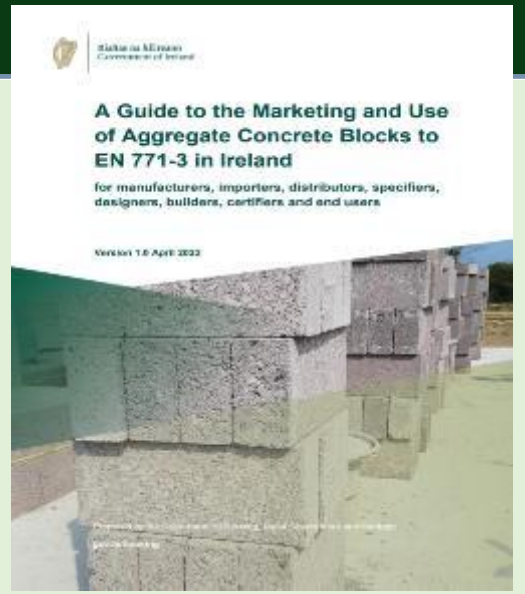
www.ABCconcrete.ie/DoP12345

SAMPLE

11

Insert DoP Reference No. e.g. 12345
Insert unique identification code
Insert intended use(s). See Section 4 for relevant boxes and definitions
Insert Manufacturer's name and address
N/A for PLT based manufacturers
This must be AVCP 2+ for Ireland
Reference to harmonised CN
Unique number of EN 771-3 Notified Body
As National Provisions exist, the manufacturer must:
Declare a performance value of each essential characteristic for the specific product to which the DoP relates.
Declare a performance value of the essential characteristic for the specific product, taking into consideration the minimum performance value specified in national provisions, for certain applications.
Annex C.3 of S.R. 325:2013+A2:2018
Annex C.3 of S.R. 325:2013+A2:2018
To be defined by the manufacturer
Annex C.5 of S.R. 325:2013+A2:2018
Annex C.4 and C.5 of S.R.325:2013+A2:2018, and Technical Guidance Document A (Structure)
Annex C.4 of S.R. 325:2013+A2:2018
Table 14 of S.R. 325:2013+A2:2018
Annex C.6 of S.R. 325:2013+A2:2018 & Table NA.6 of NA:2010+A1:2014 to I.S. EN 1996-1-1:2005+A1:2012
Table NA.6 of NA:2010+A1:2014 to I.S. EN 1996-1-1:2005+A1:2012
Technical Guidance Document B - Fire Safety
To be declared by the manufacturer. Section 5.5.4 of S.R. 325 provides guidance
Technical Guidance Document E - Sound
Technical Guidance Document L - Conservation of Fuel and Energy. Table 14 of S.R 325:2013+A2:2018 outlines the range of masonry condition situations, for example: Masonry Condition Situation C1 and C2 (Unrendered external walls) MX3.1/3.2 • net density ≥ 1,500 kg/m³, • mean compressive strength ≥ 13N/mm² • aggregate in accordance with I.S. EN 12620 and S.R. 16:2016 • Mortar Strength Class: M12 for C1 and C2
No Performance Determined
Insert Name
Insert address and date of issue
Insert signature
Link to online copy of DoP (if hosted online)
See Delegated Regulation (EU) No 157/2014

NOTE 2: Where National Provisions do not exist for certain essential characteristics or where some essential characteristics are not relevant to the intended use of the product, the manufacturer may decide not to declare a specific performance. In both these cases "no performance determined" using the acronym "NPD" may be inserted in the Declaration of Performance.

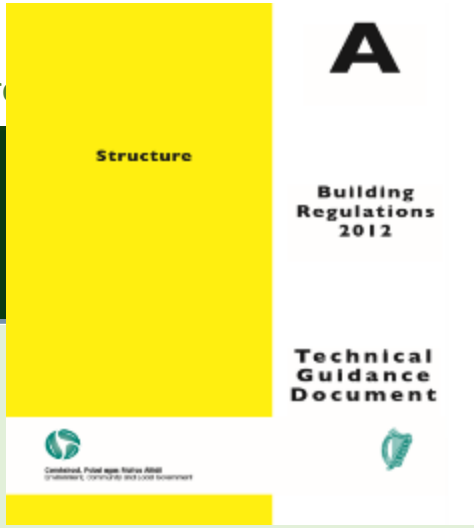


Durability against freeze thaw	Suitable for use in: **Masonry Condition Situations A1 and A2** as outlined in Table 14 of S.R. 325:2013+A2:2018. (Work below or near external ground level) – MX2.1/2.2 • net density ≥ 1,500 kg/m³, • mean compressive strength ≥ 7.5 N/mm² • aggregate in accordance with I.S. EN 12620 and S.R. 16:2016 • Mortar Strength Class: M4 for A1 or M6 for A2
Dangerous Substances	NPD

Table 14 of S.R 325:2013+A2:2018 outlines the range of masonry condition situations, for example:
Masonry Condition Situation C1 and C2
(Unrendered external walls) – MX3.1/3.2
- net density ≥ 1,500 kg/m³,
- mean compressive strength ≥ 13N/mm²
- aggregate in accordance with I.S. EN 12620 and S.R. 16:2016
- Mortar Strength Class: M12 for C1 and C2

No Performance Determined

Part A Building Regulations, Challenges



TGD A – Part A Structures

Procedure to determine the maximum allowable height of a building (to ridge level) within the scope of Part 3 may be derived using the procedure set out in Diagram 1 based on site peak velocity pressure not > 1.2 kN/m²

- Site Wind Speed
- Topography
- Altitude
- Town/ County
- Distance to coast

Diagram 1 Maximum height of buildings
(Par. 1.1.3.7)

Procedure for calculating the maximum allowable building height

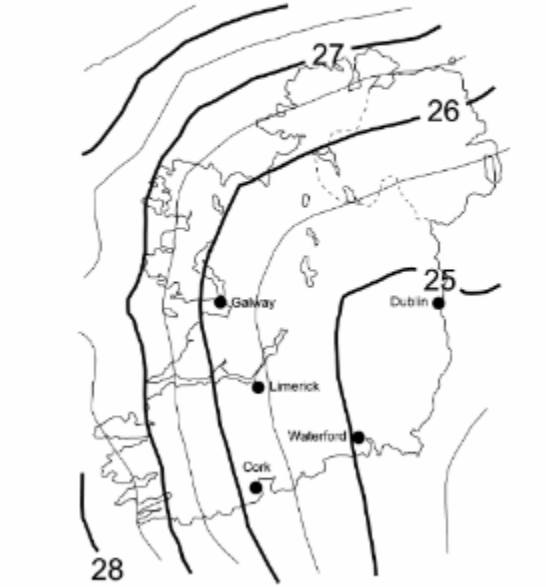


Figure 1(a) Map of wind speeds (v) in m/s

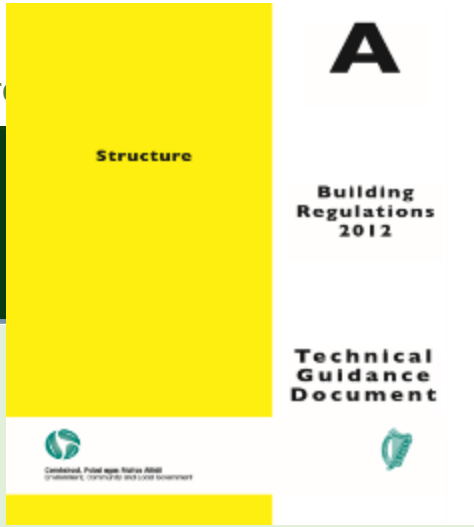
Table 4 Maximum allowable building height in metres to ridge level
(Par. 1.1.3.7)

Factor S S = (V x O x A)	Country sites[3] Distance to the coast (see Note 2)			Town sites[4] Distance to the coast (see Note 2)		
	<2 km	2 – 20 km	>20 km	<2 km	2 – 20 km	>20 km
≤26	10.0	10.0	10.0	10	10	10
27	8.0	10.0	10.0	10	10	10
28	6.0	8.0	10.0	10	10	10
29	4.0	6.0	8.0	10	10	10
30	3.0	5.0	6.5	9.0	10	10
31	-	4.0	5.5	8.0	9.5	10
32	-	3.0	4.5	7.0	8.5	10
33	-	-	3.5	6.0	8.0	9.0
34	-	-	3.0	5.5	7.5	8.5
35	-	-	-	4.5	6.5	7.5
36	-	-	-	4.0	6.5	7.0
37	-	-	-	3.5	6.0	6.5
38	-	-	-	3.0	5.0	6.0
39	-	-	-	-	4.5	5.5
40	-	-	-	-	4.0	4.5
41	-	-	-	-	3.5	4.0
42	-	-	-	-	3.0	3.5
43	-	-	-	-	-	3.0
>43	-	-	-	-	-	-

Notes:

1. For sites on the outskirts of towns, or not surrounded by other buildings, use the values for country sites;
2. Where a site is closer than 1km to an inland area of water which extends more than 1km in the wind direction, the distance to the coast should be taken as <2km.
3. Country Terrain includes:
   (i) Lakes or area with negligible vegetation and without obstacles;
   (ii) Area with low vegetation such as grass and isolated obstacles (trees, buildings) with separations of at least 20 obstacle heights.
4. Town Terrain includes:
   (i) Area with regular cover of vegetation or buildings or with isolated obstacles with separations of maximum 20 obstacle heights (such as villages, suburban terrain, permanent forest);
   (ii) Area in which at least 15 % of the surface is covered with buildings and their average height exceeds 15 m.

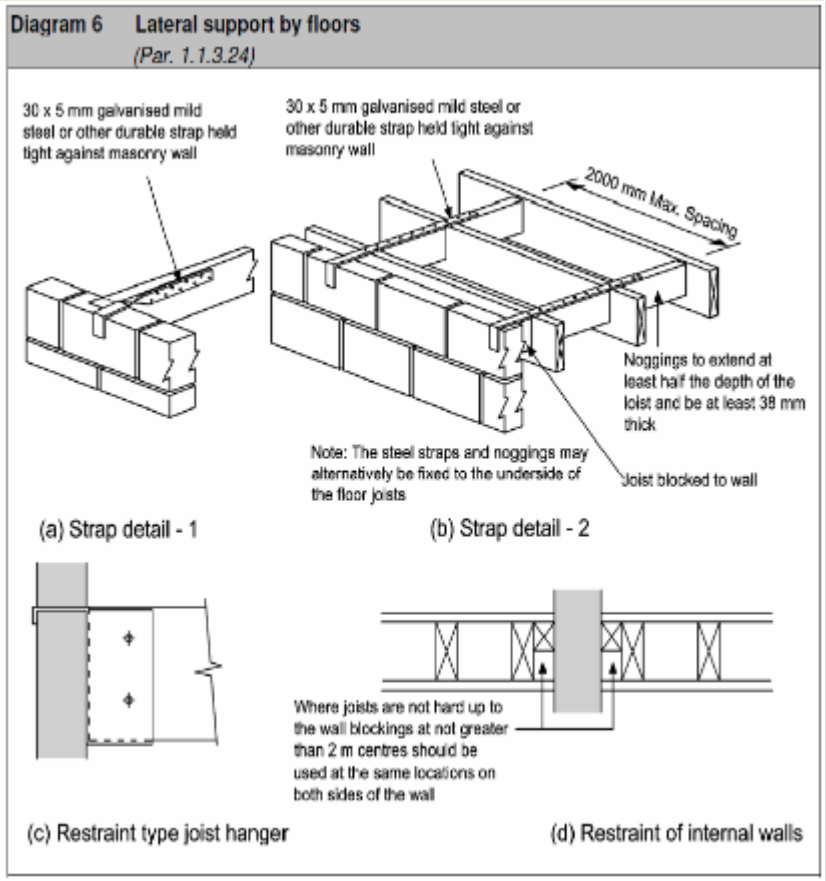
Part A Building Regulations, Challenges

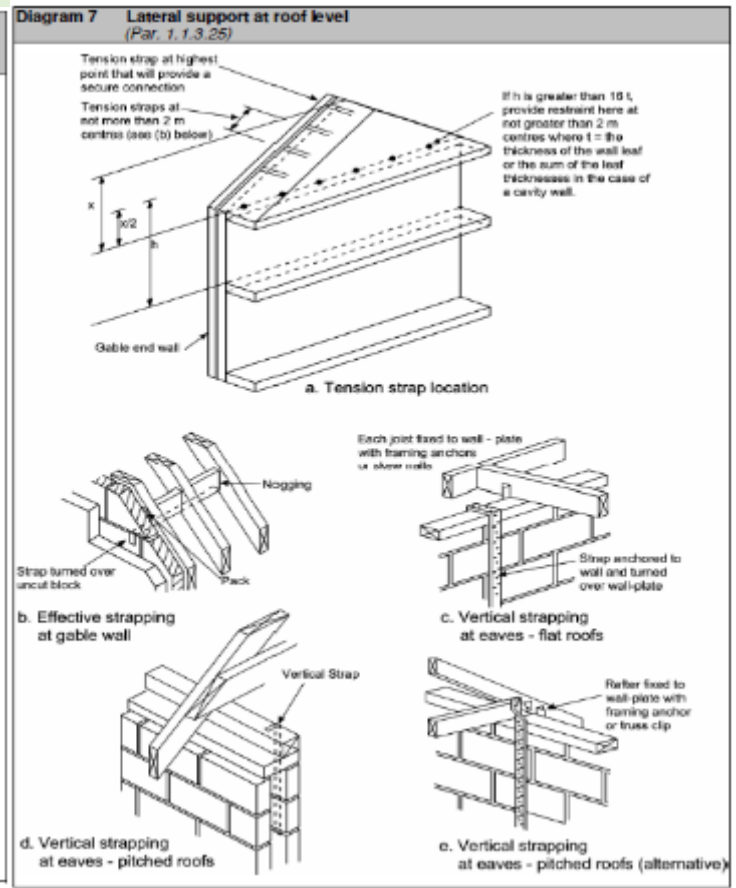


TGD A – Part A Structures

TGD A Section 1; Sub-section 1 - Sizes for certain structural elements for houses and other small buildings
Part 3 -Thickness of masonry walls in houses with not more than two floors including the ground floor

- **Lateral Support and End Restraint**

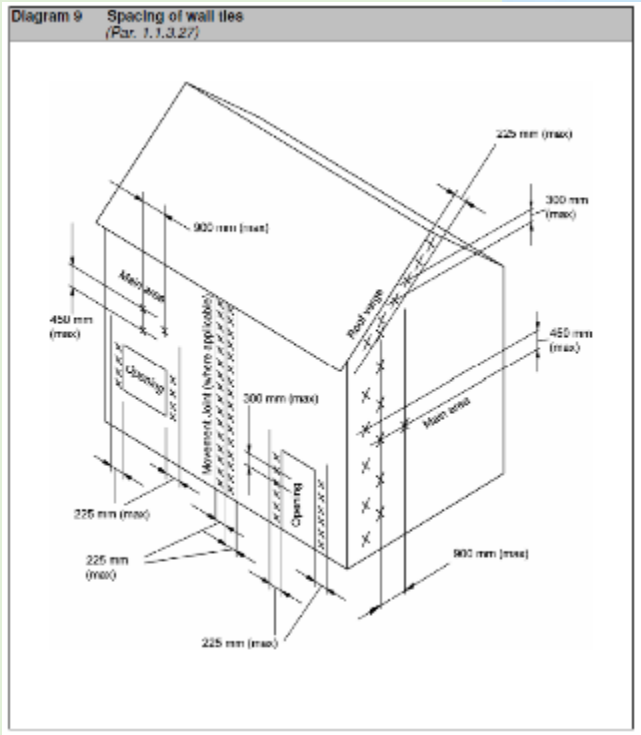


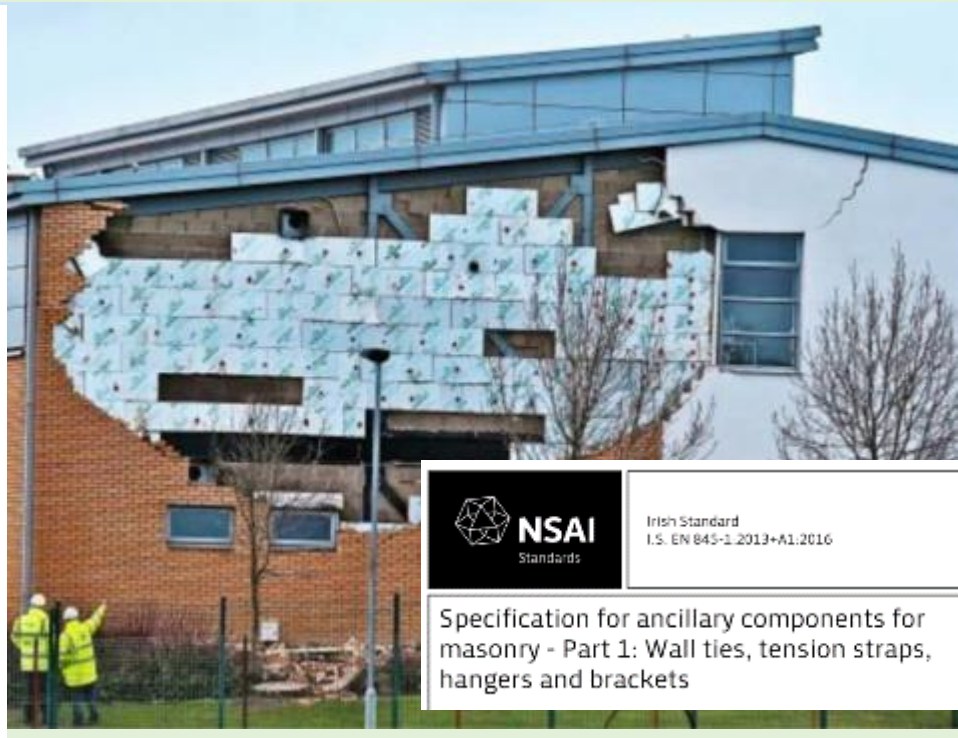


Part A Building Regulations, Challenges

TGD A – Part A Structures

I.S. EN 845-1:2013+A1:2016 is the adopted Irish version of the European Document EN 845-1:2013+A1:2016, Specification for ancillary components for masonry - Part 1: Wall ties, tension straps, hangers and brackets The national annex that accompanied this document has been withdrawn. Guidance on the use of this standard has been incorporated into Annex D of **S.R. 325:2013+A2:2018/AC:2019**





Part A Building Regulations, Challenges

TGD A – Part A Structures

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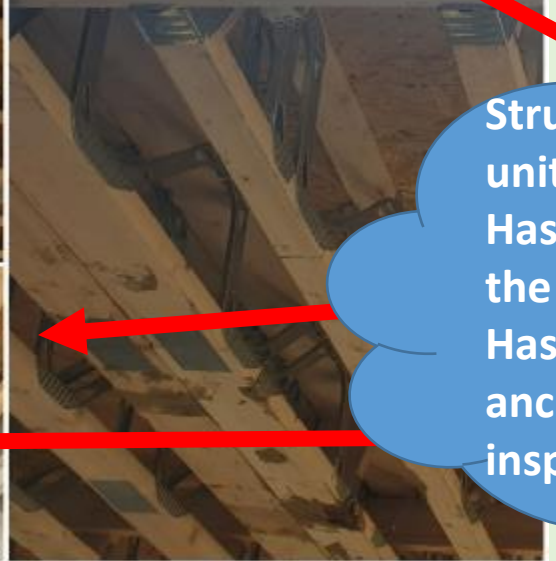
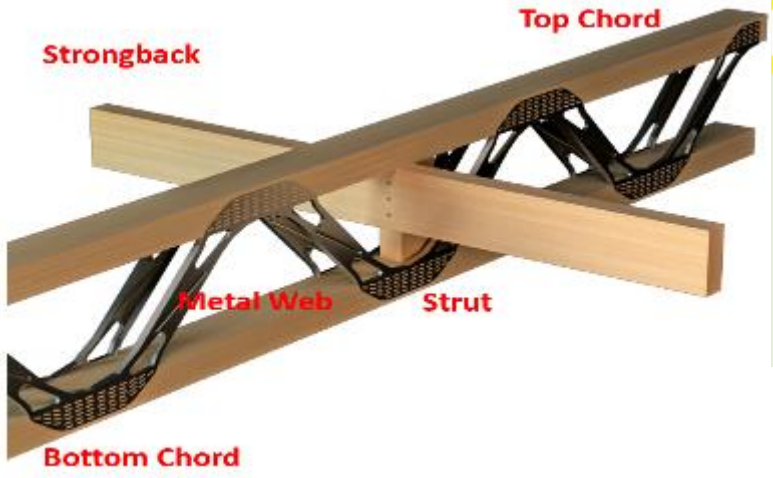
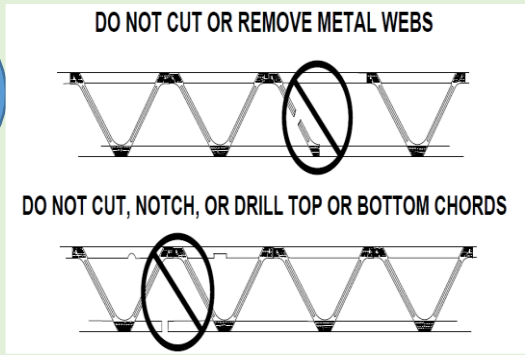




Structural and composite units!!!
Has the designer coordinated the design of others???
Has the AC coordinated the ancillary certification & inspections



Part B - For Dwellings

TGD B – Part B Fire Safety Vol. 2 Dwelling Houses – The Requirement
Floor Joists for Dwellings – Metal web joist.

Internal fire spread (linings). B7

For the purpose of inhibiting the spread of fire within a dwelling house, the internal linings: (a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances; and (b) shall offer adequate resistance to the spread of flame over their surfaces.

Internal fire spread (structure). B8

(1) A dwelling house shall be so designed and constructed that, in the event of fire, its stability will be maintained for a reasonable period.

(2) (a) A wall common to a dwelling house and to one or more adjoining buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings.

(b) A dwelling house shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the dwelling house.

(3) A dwelling house shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary.

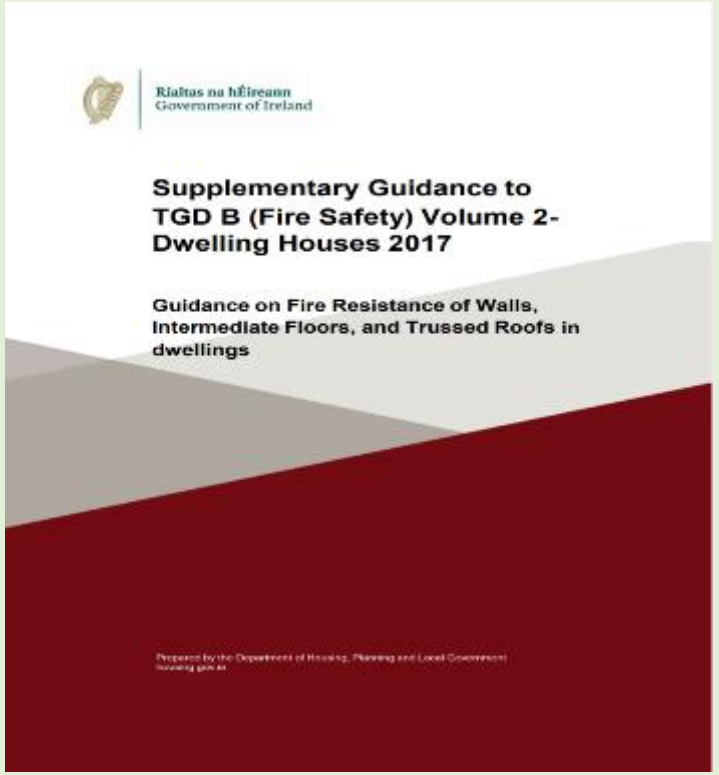
(4) For the purposes of sub-paragraph 2(a), a dwelling house in a terrace and a semi-detached

Part B - For Dwellings

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017

Purpose The purpose of this supplementary guidance document is to support compliance with the fire resistance provisions as specified in Technical Guidance Document B Volume 2 - Dwelling houses (TGD B - Fire Safety Volume - 2 Dwelling houses 2017).

Fire Resistance There is often confusion between Fire Resistance and Reaction to Fire. Fire resistance is the measurement of the ability of a material or system to resist, and ideally prevent, the passage of fire from one distinct area to another. Reaction to fire is the measurement of how a material or system will contribute to the fire development and spread. While individual products used in construction e.g. plasterboard, timber, steel, aluminum, etc. will have a “Reaction to Fire” designation based on various tests carried out, this does not mean that the construction has a fire resistance.



Part B - For Dwellings

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017

Constructions requiring fire resistance must be considered against various criteria in relation to their fire resistance for standard fire exposure.

These are:
R – mechanical resistance i.e. an ability to maintain loadbearing capacity,
E – integrity i.e. an ability to maintain the integrity of the structure,
I – insulation i.e. an ability to provide insulation from high temperatures.

Therefore the fire resistance of any construction is a result of the combination of the materials used, including their thickness, spacing and fixing of the materials (see Appendix A), together with the workmanship employed during assembly. In order to claim a specific fire resistance for a load bearing construction, it must be proven by test to the European test method, EN 1365 (series) Fire resistance tests for load bearing elements.

Appendix 1

Appendix A Performance of Materials and Structures – Summary For Floors in Dwelling houses

Note
For **buildings** in accordance with the **Eurocodes,** the performance specified must be achieved when tested in accordance with the **European test methods** .

For **existing buildings** the performance may be achieved by reference to the **test methods set out in BS 476.**

Table A1 Specific provisions of test for fire resistance of elements of structure, etc in Dwelling Houses

	Part of building	Minimum provisions when tested to the relevant (7) European standard (minutes)	Minimum provisions when tested to relevant parts of BS 476 (1) (minutes)			Method of exposure
			Loadbearing capacity (2)	Integrity	Insulation	
3	**Floors** (a) floor in upper storey of a 2 storey dwelling house (but not over a garage)	R 30, REI 15	30	15	15	from underside (3)
	(b) any other floor including compartment or basement floors	REI 30	30	30	30	from underside (3)

(3) A suspended ceiling should only be relied on to contribute to the fire resistance of the floor if the ceiling meets the appropriate provisions given in Table A2.
(7) The National classifications do not automatically equate with the equivalent classifications in the European column, therefore products cannot typically assume a European class unless they have been tested accordingly.
R is the European classification of the resistance to fire performance in respect of loadbearing capacity
E is the European classification of the resistance to fire performance in respect of integrity, and
I is the European classification of the resistance to fire performance in respect of insulation

Part B - For Dwellings

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017

Guidance on Intermediate Timber Floors in Dwellings

Introduction

Floors are a structural element and their design should be to the Eurocodes Therefore, the fire resistance of the floors must be proven by test to the European Test method, EN 1365 (series)

Fire resistance tests for load bearing elements.

Fire tests on floor constructions using different type joists (@ 400mm c/c (max)) - solid, metal web and timber web, have been carried out by the Trussed Rafter Association, Irish Timber Frame Manufacturers Association and Gypsum Industry, in accredited laboratories in accordance with the appropriate European Test method for load bearing floors. Constructions which have met the required fire resistance for floors in dwelling houses (REI 30), when loaded in accordance with the design imposed load of 1.5 kN /m^2 (UDL) by fire test are detailed below.

Where loadbearing studs are used to support a floor, the stud must also have the same fire resistance as required for the floor (see Figure 4b, 5b, and 6b below, which meet the requirements for REI 30, with studs at 400mm c/c (max)).

Floors with open void space

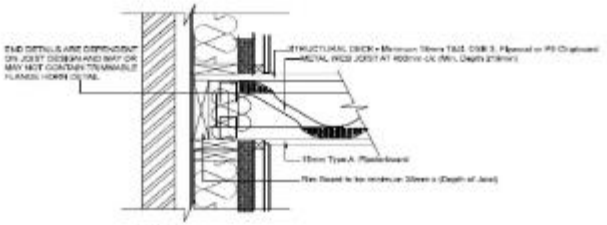
Where floors are constructed to have open void space for the provision of services by the use of "Engineered Joists" or counter battens below traditional solid joists the risk of fire spread within the floor void is greatly increased. Penetrations, such as down-lighters, soil vent pipes or ventilation duct heads, in the plasterboard create vulnerability in the ceiling and as such must be fire stopped by the use of fire collars, fire hoods or fire rated products.

External Wall/Floor Junction – Internal Insulation

Where internal insulation is provided on an external wall, care needs to be taken to ensure that there is no route for fire spread in a hidden space, between the wall and the floor void.

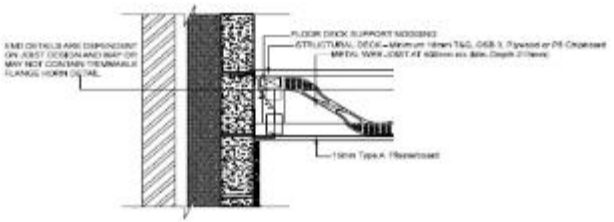
Where a service void is created in the wall build-up, fire stopping, such as a batten not less than 38 mm is necessary at the top of the void. Where continuous insulation with a reaction to fire classification of less than A2, in accordance with EN 13501-1 *Fire classification of construction products and building elements – Part 1: Classification using data from reaction to fire tests*, is used on the face of the wall, fire stopping is achieved by a combination of timber battens (min 38mm thick), and / or the use of insulation in the floor void which has a classification of A2 or better.

Metal Web Joists - External Wall Junction



Section

Figure 2(a) Metal Web Joists @ 400mm c/c



Section

Figure 2(b) Metal Web Joists @ 400mm c/c

NOT TO SCALE

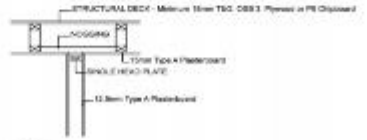
Metal Web Joists - Internal Studs

Section

Figure 6(a) Non Load Bearing

Section

Figure 6(b) Load Bearing



Section

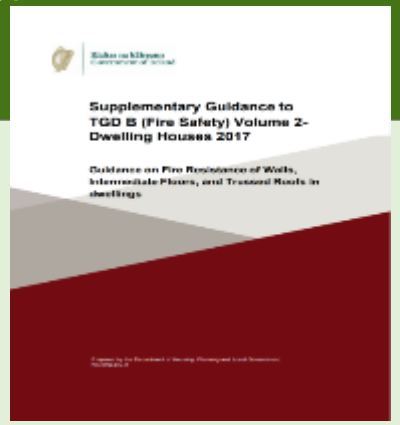
Figure 6(c) Non Load Bearing Parallel to Joist

NOT TO SCALE

14

Part B - For Dwellings

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017



Supplementary Guidance to TGB B (Fire Safety) Volume 2- Dwelling Houses 2017 (2020)

It should be noted that in the case of all separating walls the build-up including linings must be carried out in the factory. Jointing strips may be fixed on site where butt joints (Horizontal or vertical) occur.

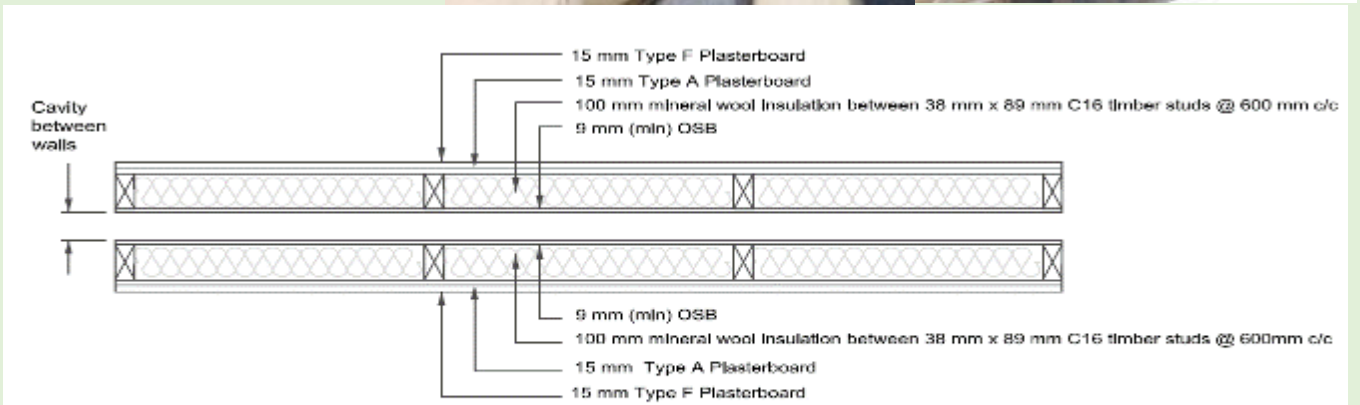


Figure 5 Separating Wall Type 1 (SWT1)

Part B - For Dwellings

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017

Supplementary Guidance to TGB B (Fire Safety) Volume 2- Dwelling Houses 2017 (2020)

It should be noted that in the case of all separating walls the build-up including linings must be carried out in the factory. Jointing strips may be fixed on site where butt joints (Horizontal or vertical) occur.

Part B - For Dwellings

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017

EN 1365 Test

Fire resistance of the floors & wall must be proven by test to the European Test method, EN 1365 (series) *Fire resistance tests for load bearing & Non Load bearing elements.*

Part B - For Dwellings

Supplementary Guidance to TGD B (Fire Safety) Volume 2- Dwelling Houses 2017

Plasterboard substitution

All plasterboards used in the fire tests are classified in accordance with EN 520 Gypsum plasterboards – Definitions, requirements and test methods.

Type F plasterboard may be used where Type A plasterboard is specified, as long as the thickness of the board is not less than the thickness as specified in this guidance, unless otherwise indicated, e.g. solid joists.

A reduction in the thickness of the plasterboard, or a substitution to a board not classified under EN 520, is not acceptable unless the build-up has been proven by test in accordance with the EN 1365 (series).

Appendix A - Fixings

Introduction

Plasterboard to EN 520 *Gypsum plasterboards – Definitions, requirements and test methods* forms a critical part of any fire resisting build up. The following table provides details of the fixings required to achieve the specified fire resistances.

Floors	Figure 1	Solid Joist Floor	15mm Type A or 12.5mm Type F	42mm	150mm (3)
	Figure 2	Metal Web Joist	15mm Type A	55mm	150mm(3)
	Figure 3	I-Joist	15mm Type A	42mm	150mm(3)

(1) All edges supported by timber and fixed
(2) Edges fixed only where backed by timber
(3) Where backed by joists

Part B Building Regulations, Challenges

Fire Stopping

What is Firestopping?

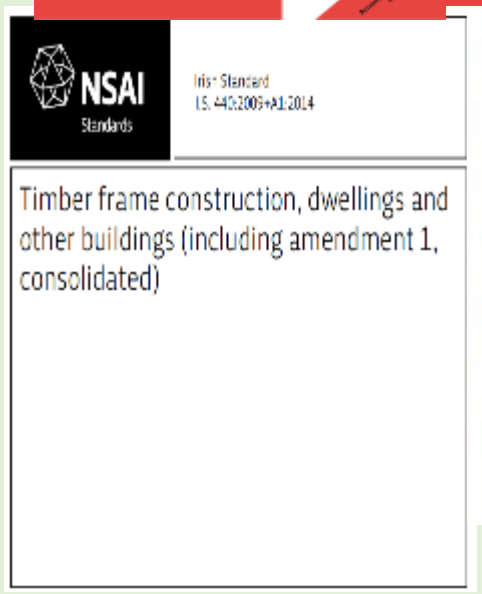
Which of the Following is the Definition of Firestopping?

A) That expensive red goop?

B) A seal provided to close an imperfection of fit or design tolerance between elements or components, to restrict or prevent the passage of fire and smoke

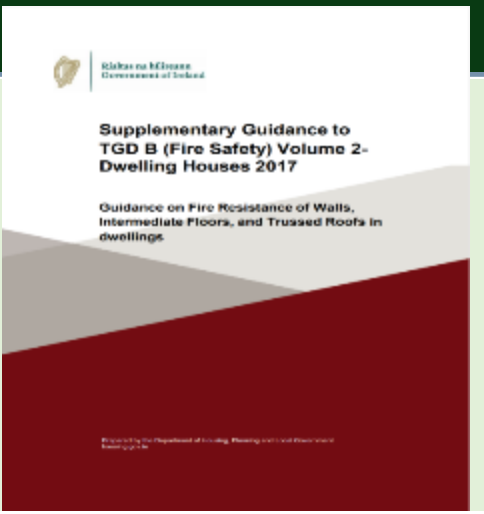
C) Seal provided to close an imperfection of fit or design tolerance between elements or components, to restrict or prevent the passage of fire and smoke. Fire stops shall not be made of combustible materials

D) A huge pain in the neck.



Part B Building Regulations, Challenges

TGD B – Part B Fire Safety Vol. 2 Dwelling Houses
Fire Stopping



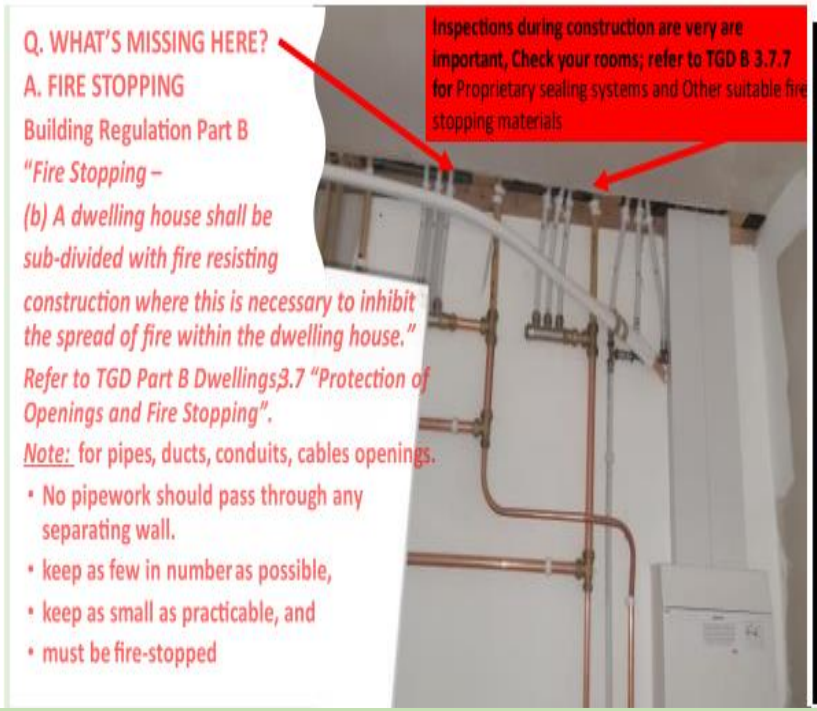

Fire Rated Ceiling Air Valve installed before a fire

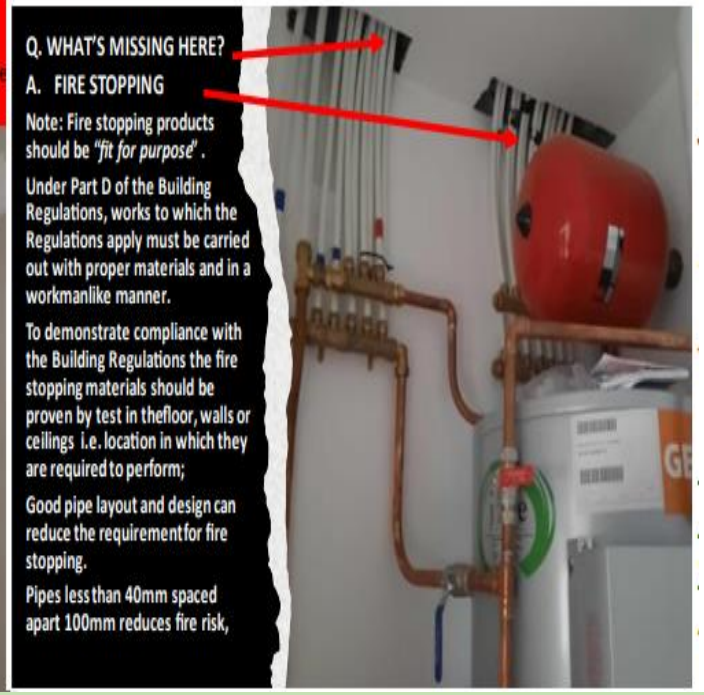

Fire Rated Ceiling Air Valve sealed after a fire

30 minutes fire resistance:
Only openings fitted with an approved light fitting or an appropriate proven penetration system are satisfactory. No other openings are permitted.

Part B Building Regulations, Challenges

TGD B – Part B Fire Safety Vol. 2 Dwelling Houses
Fire Stopping



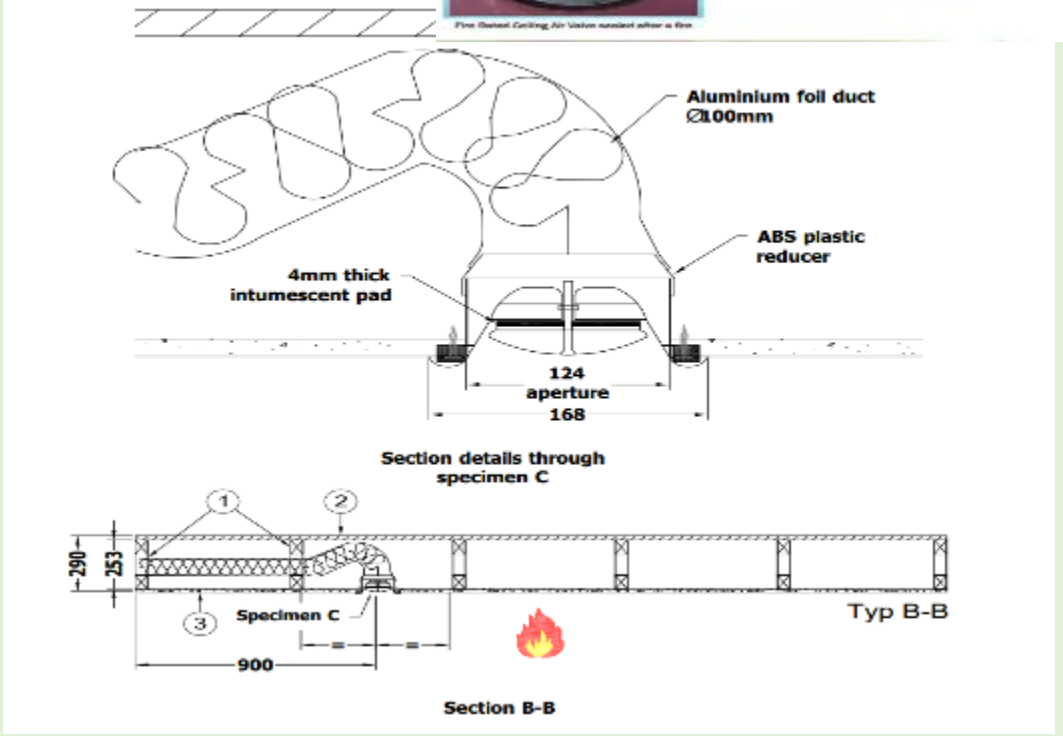


[National Building Control Management Project Quarterly Newsletters]

Part B Building Regulations, Challenges-Supplementary Guidance

TGD B – Part B Fire Safety Vol. 2 Dwelling Houses
Fire Stopping

30 minutes fire resistance:
Only openings fitted with an approved light fitting or an appropriate proven penetration system are satisfactory. No other openings are permitted.



Part B Building Regulations, Challenges-Supplementary Guidance

TGD B – Part B Fire Safety Vol. 2 Dwelling Houses
Fire Stopping

Tenmat

Advanced materials.

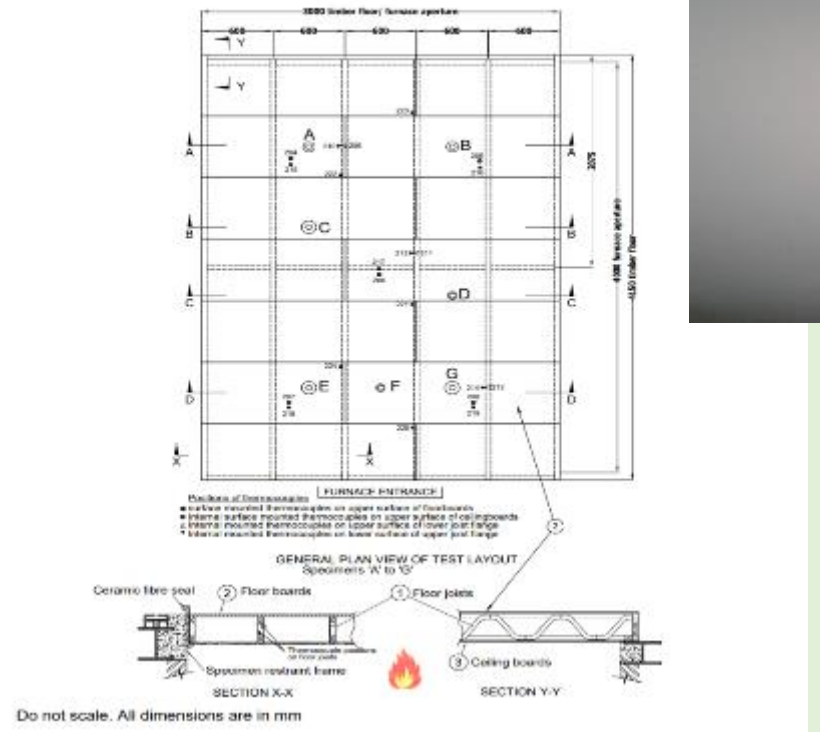
Downlight Fire Hood

Tenmat's Downlight Fire Hoods (DFH) are designed to reinstate the fire resistance performance of ceilings and/or floor joist constructions where downlighters have been installed.

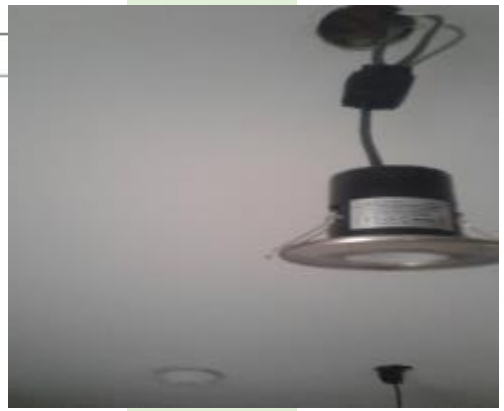
Passive Fire Protection - Ceiling Applications

Test Specimens

Figure 1- General Elevation of Test Specimens



Do not scale. All dimensions are in mm



warringtonfire
Proud to be part of element

Title:

The Fire Resistance Performance of a Loadbearing Timber Floor Assembly Protected by a Plasterboard Ceiling Designed to Provide 30 minutes Fire Resistance, Incorporating 7 services, When Tested Accordance with BS EN 1365 - 2: 2014

WF Report No: 394530

Issue 4

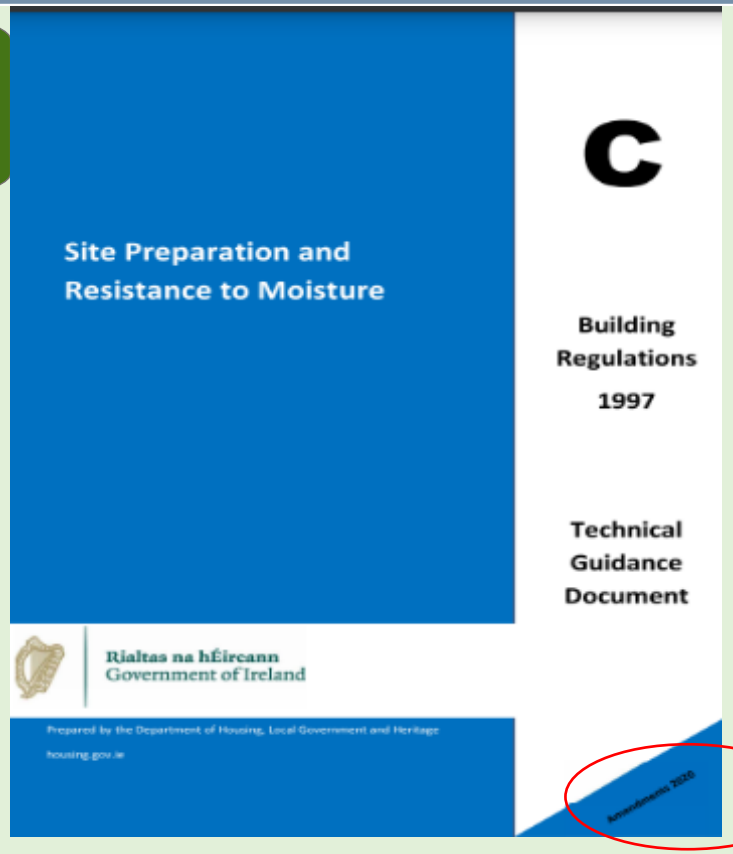
Prepared for:

Tenmat
Ashburton Road West
Trafford Park Manchester
M17 1RU

Part C Building Regulations, Challenges

TGD C

2.7 Radon is a naturally occurring radioactive gas. It enters buildings from the underlying soil and in certain cases can accumulate in a building to such a concentration that it is deemed to constitute a potential health hazard. Radon is deemed to be a risk factor for lung cancer, particularly for smokers.
The National Reference Level (NRL) for long-term exposure to Radon in Dwellings is 200 Becquerels per cubic metre, or 200Bq/m3 . Above this level the need for remedial action should be considered.
The Radiological Protection Act 1991 (Ionising Radiation) Regulations 2019 (SI No. 30 of 2019) transposes the EURATOM Basic Safety Standards Directive – Council Directive 2013/59/EURATOM and sets a National Reference Level for Radon Gas in Workplaces of 300Bq/m3 annual average concentration.



Part C Building Regulations, Challenges

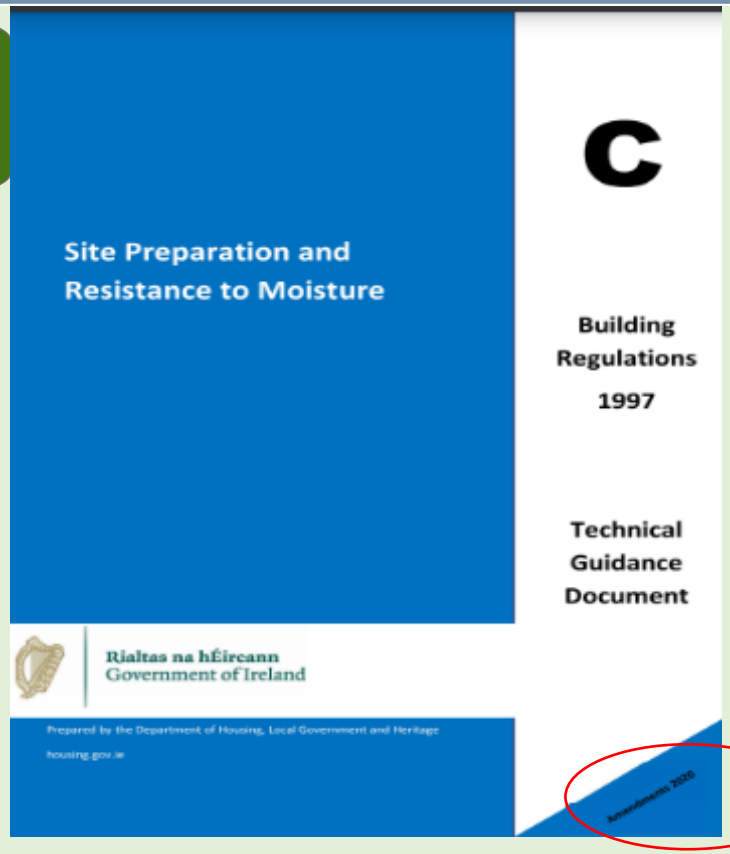
TGD C

C4 Resistance to Weather & 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*

*"**floor**" includes any base or structure between the surface of the ground or the surface of any hardcore laid upon the ground and the upper surface of the floor and includes finishes which are laid as part of the permanent construction;*

*"**moisture**" includes water vapour and liquid water;*

Section 3 addresses moisture ingress.



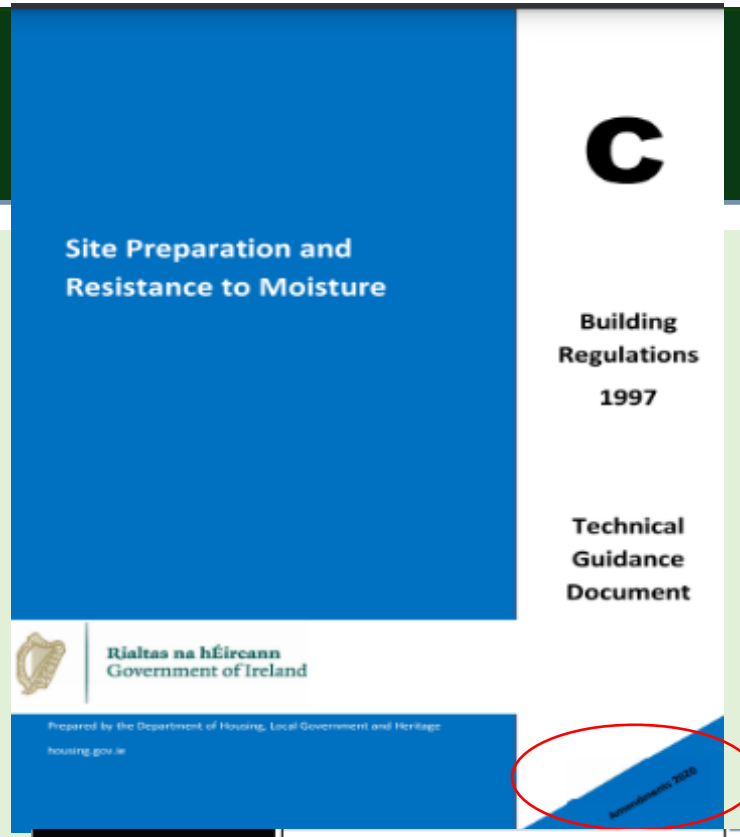
Part C Building Regulations, Challenges

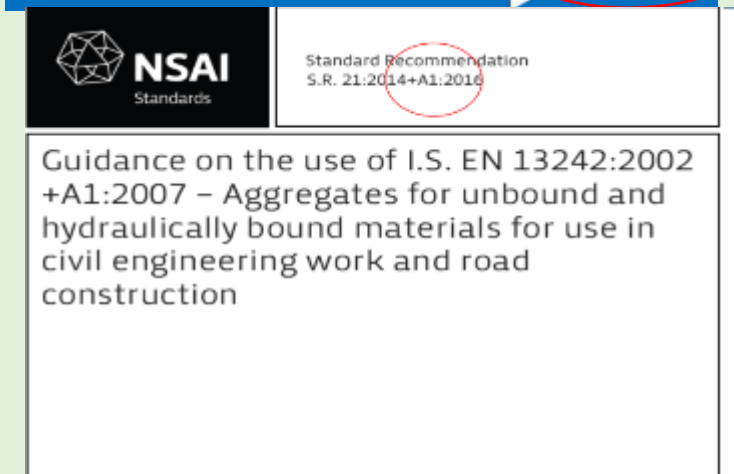
TGD C

3.1.4 (b)

The hardcore bed should be at least 200 mm thick and be gas permeable (T2 Perm as defined in par. 3.1.4(d)). Hardcore should conform with I.S. EN 13242:2002 + A1:2007 and meet the specification as outlined in Annex E of the accompanying guidance document to this standard, S.R. 21:2014 + A1:2016. The layer of hardcore should be well compacted, clean and free from matter liable to cause damage to the concrete. Specific guidance is given in section 3.3 and Annex E of S.R. 21:2014 + A1:2016 on limiting the presence of a reactive form of pyrite which may give rise to swelling or sulfate attack on concrete.

Where a blinding layer is used (See Diagram 4a), it should be provided in accordance with the specification given in Annex E, of S.R. 21:2014 + A1:2016, for fines material. The blinding layer should be of adequate depth to fill surface voids thus creating an even surface and avoiding sharp projections, which may damage radon or damp-proof membranes.





Part C Building Regulations, Challenges

TGD C

3.1.4 (d)

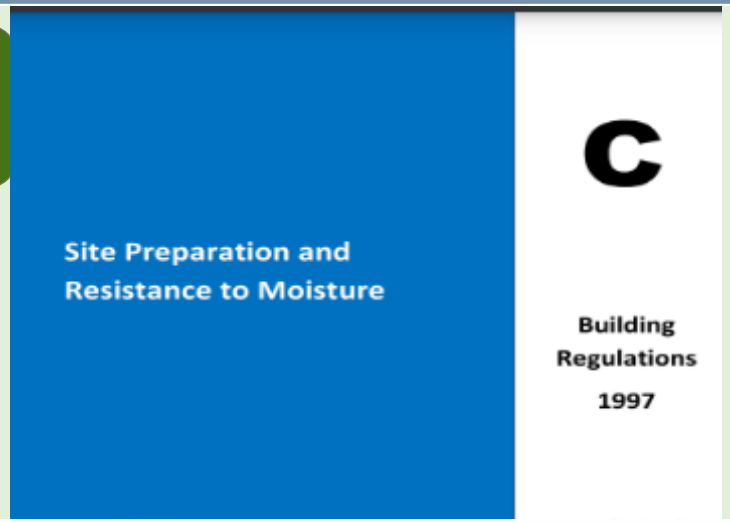
Hardcore should be placed as outlined in Diagram 4. Hardcore should be graded in accordance with S.R. 21:2014+A1:2016, as follows:

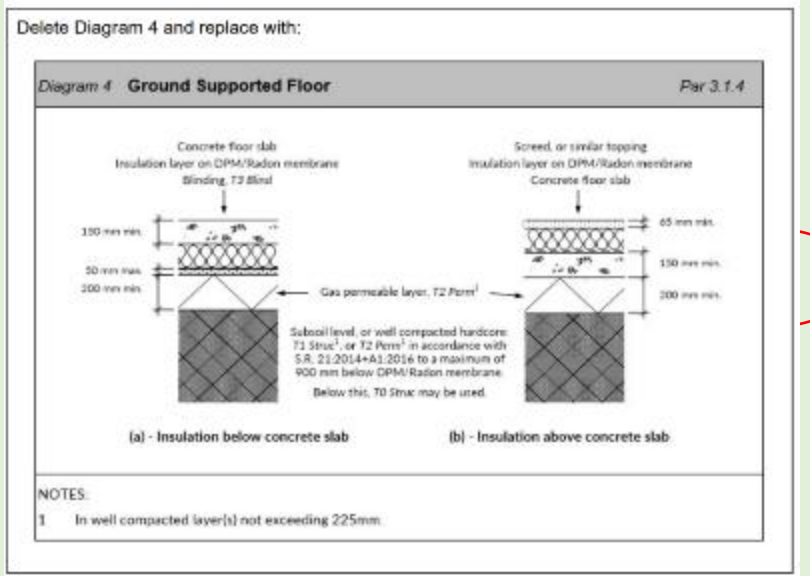
T0 Struc Suitably graded structural unbound granular fill (hardcore) material (0/125 mm), for use at depths greater than 900 mm below the radon barrier/Damp Proof Membrane (DPM).

T1 Struc Structural unbound granular fill (hardcore) material is an all in graded aggregate (0/32 mm) or gravel (0/40 mm) to facilitate placing and compactability.

T2 Perm Suitably graded unbound granular fill (hardcore) material (4/40 mm) to facilitate the free movement of gas within the hardcore layer.

T3 Blind Fine aggregate (0/4 mm, GF80), for blinding the top surface of the Annex E granular fill.





Part D Building Regulations, Challenges

TGD D – Part D Materials and Workmanship

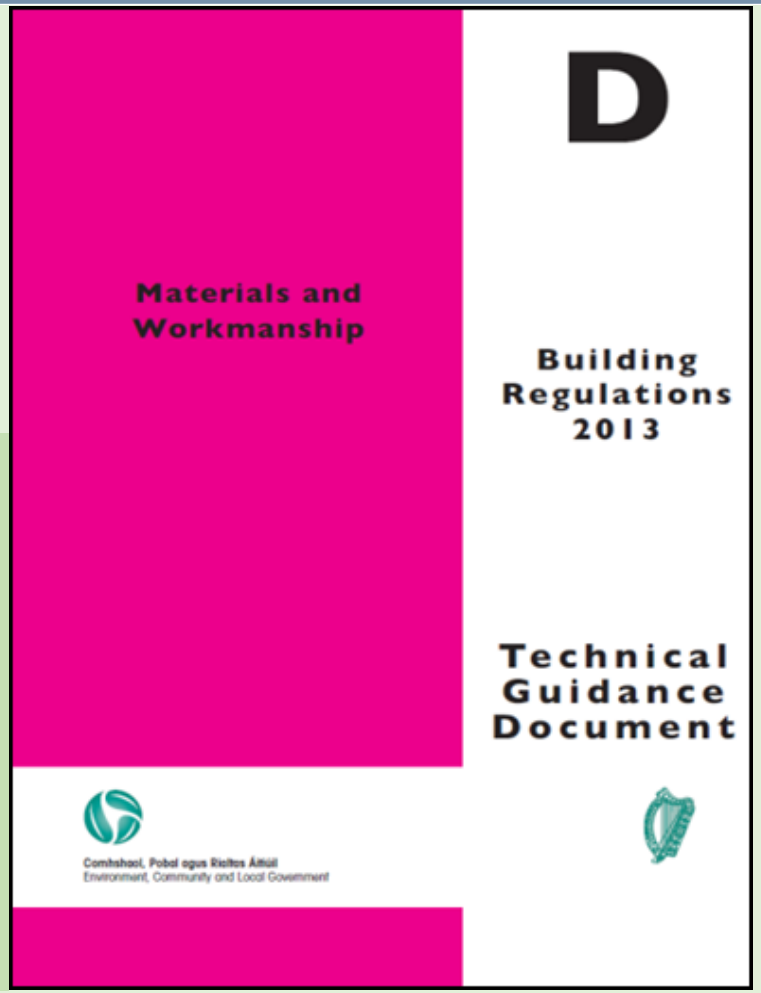
D1 Materials and workmanship.

All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.

Fitness of Materials 1.1 Requirement

D3 defines what is meant by “proper materials” for use in works. In assessing the fitness for use and conditions of use of a material/ product, consideration should be given to durability, safety, local climatic conditions (e.g. wind driven rain, humidity etc.) and other such issues.

While the primary route for establishing the fitness of a material for its intended use is through the recognised standardisation procedures referred to in paragraphs (a), (b) or (c) of Requirement D3, other methods may also be considered in establishing fitness including:

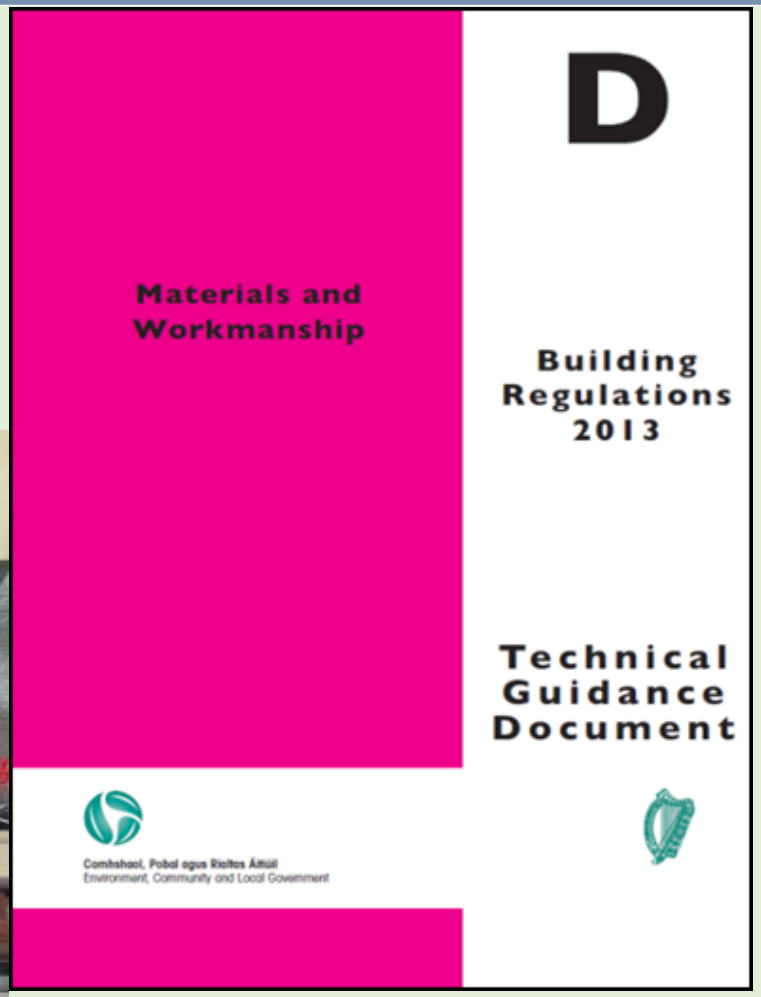


Part D Building Regulations, Challenges

TGD D – Part D Materials and Workmanship

D1 Materials and workmanship.

All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.



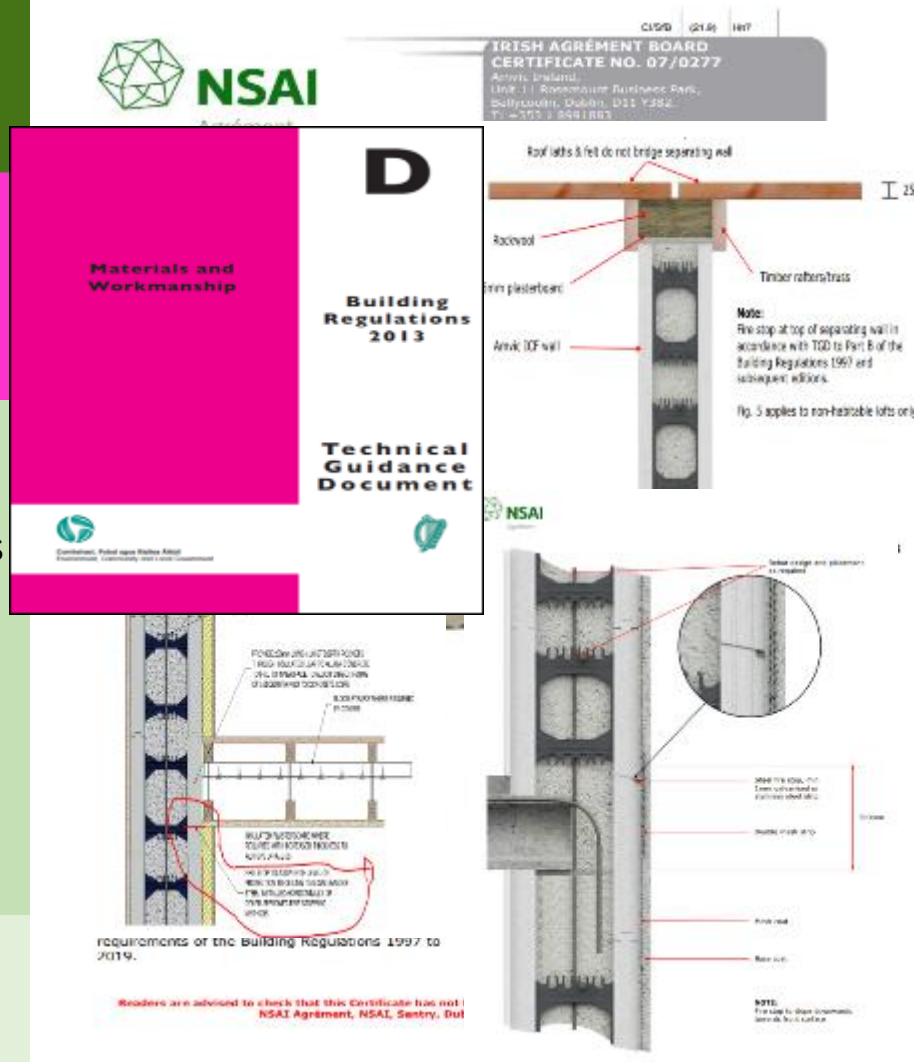
Part D Building Regulations, Challenges

TGD D – Part D Materials and Workmanship

D1 Materials and workmanship.

All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.

(a) Independent certification schemes by approved bodies e.g. the National Standards Authority of Ireland (NSAI). Such certification schemes may provide information on the performance of a product or certify that the material complies with the requirements of a recognised document and indicates it is suitable for its intended purpose and use. Accreditation of the body, by a member of the European cooperation for Accreditation (EA) such as the Irish National Accreditation Board (INAB), offers a way of ensuring that such certification can be relied on. All such certification schemes may be in addition to, but not conflict with, CE marking;

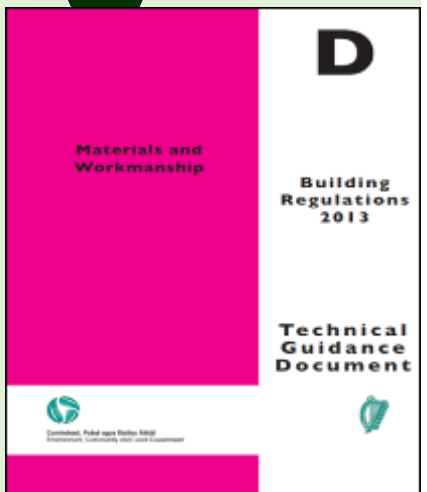


Part D Building Regulations, Challenges

IRISH AGRÉMENT

D1 Materials and workmanship.

All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.



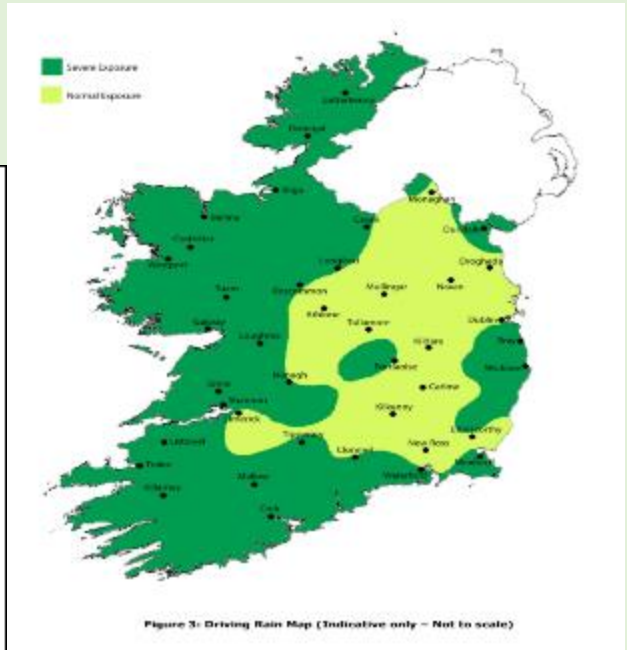


Figure 3: Driving Rain Map (Indicative only – Not to scale)

3.5.2.1 Assessment of Exposure Zones
During the assessment phase of new buildings for cavity wall insulation the topography factor of the site must be taken into account in all exposure zones. The topography factor takes account of local features such as hills, cliffs, escarpments or ridges where dwellings are located, which can significantly affect the wind speed in their vicinity. It should be derived for each wind direction considered. Reference should be made to BS 8104[4] for guidance in this regard. Appendix C of that code makes reference to the topography factor which details the method of calculation of the wind driven rain index for exposed sites in all zones.

It is only after all relevant factors are considered and calculations carried out that a true assessment of the work content for a particular building be determined. Figure 3 identifies the two exposure zones for wind driven rain appropriate to this certificate as follows:

NSAI Agrément

IRISH AGRÉMENT BOARD
CERTIFICATE NO. 05/0226
Kingspan Century, t/a Kingspan EcoBead
Askeaton, Co. Limerick
Tel: +353 61 604600
Fax: + 353 61 604601
Email: mail@aerobord.ie

Search Agréments Certificates

Manufacturer Name: | Product Name: | Certificate Number:

Product Area: Thermal Insulation

SEARCH

2.4.3 Approved Installers
Installation of the Kingspan EcoBead Cavity Wall Insulation System shall be carried out by Kingspan EcoBead or by their Approved Installers who:

1) Are registered with the NSAI Agrément CWI scheme.
2) Are approved by Kingspan EcoBead and NSAI Agrément to install the product.
3) Have undertaken to comply with the Kingspan EcoBead Installation Procedure.
4) All technicians and surveyors have been trained and issued with appropriate identity cards by Kingspan EcoBead. All members of each installation team must carry a card verifying this training and registration.
5) Are subject to supervision by Kingspan EcoBead, including unannounced site inspections, in accordance with the NSAI Agrément Assessment/Surveillance Scheme.

2.4 INSTALLATION PROCEDURE
2.4.1 Site Survey
A survey, as defined in Appendix A of the NSAI Agrément Assessment & Surveillance Scheme for Cavity Wall Insulation (CWI), is carried out prior to installation by a trained Kingspan EcoBead Cavity Wall Insulation surveyor, acting on behalf of the Manufacturer/ Approved Installer who will ascertain the suitability of the property or properties for the Kingspan EcoBead Cavity Wall Insulation System.

A complete survey report (including a borescope survey) is prepared before installation and held at the Approved Installer's offices. Particular problems are specifically identified and any reasons for rejection of the work are noted.

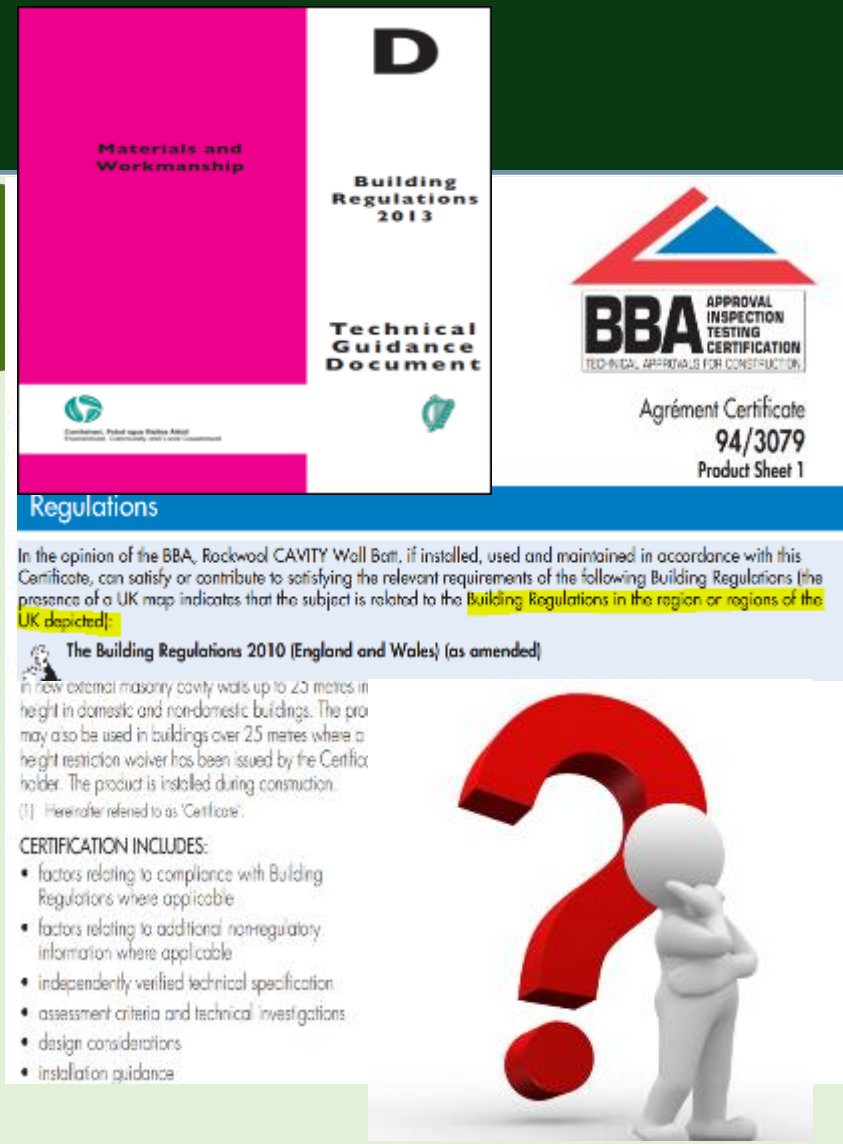
Quotations, tenders and invoices shall bear the NSAI Agrément identification mark incorporating the number of this Certificate and the installer's registration number.

Part D Building Regulations, Challenges

TGD D – Part D Materials and Workmanship

Technical Guidance Documents D (Part D 2013 states in 0.10 The process of Agrément certification applies to those products and processes which do not fall within the scope of existing construction standards, either because they are innovative or because they deviate from established norms. NSAI Agrément assesses, specifies testing, and where appropriate, issues Agrément certificates confirming that new building products, materials, techniques and equipment are safe and fit for purpose **in accordance with the Irish Building Regulations** and with the terms of the certificate. Such certificates may be in addition to, but not conflict with, CE marking.

NSAI (National Standards Authority of Ireland) is an national certification authority for CE Marking and they may be of assistance to you;
ref: https://www.nsai.ie/certification/product-certification/ce-marking-construction-products/



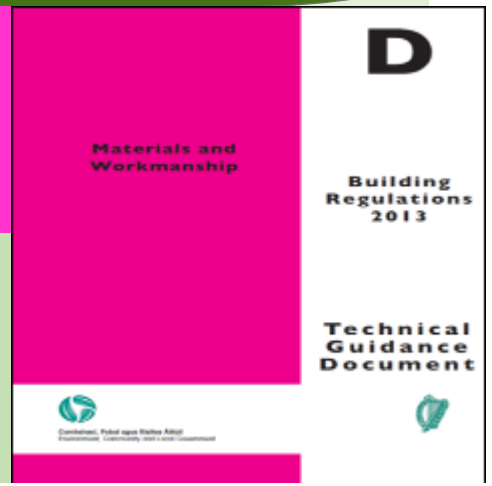
Part D Building Regulations, Challenges

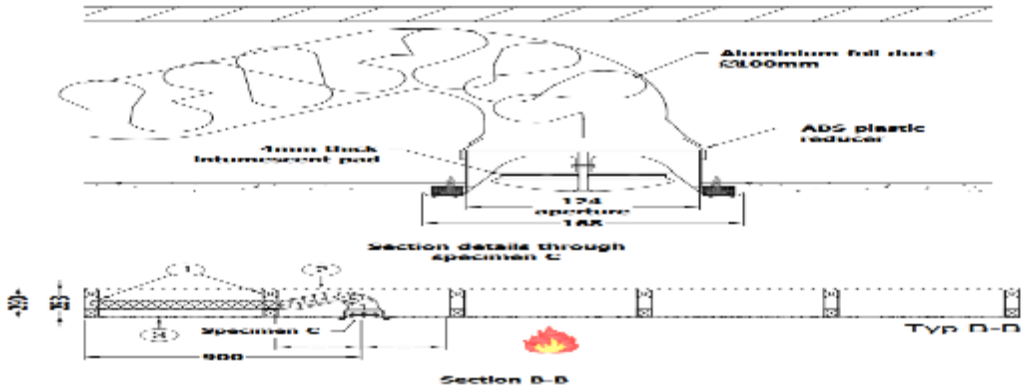
TGD D – Part D Materials and Workmanship

D1 Materials and workmanship.

All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.

(b) Tests and calculations carried out by an accredited laboratory, showing that the material is capable of performing the function for which it is intended. Accreditation by a member of the European cooperation for Accreditation (EA) such as the Irish National Accreditation Board (INAB) offers a way of ensuring that tests are conducted in accordance with recognised criteria and can be relied on;





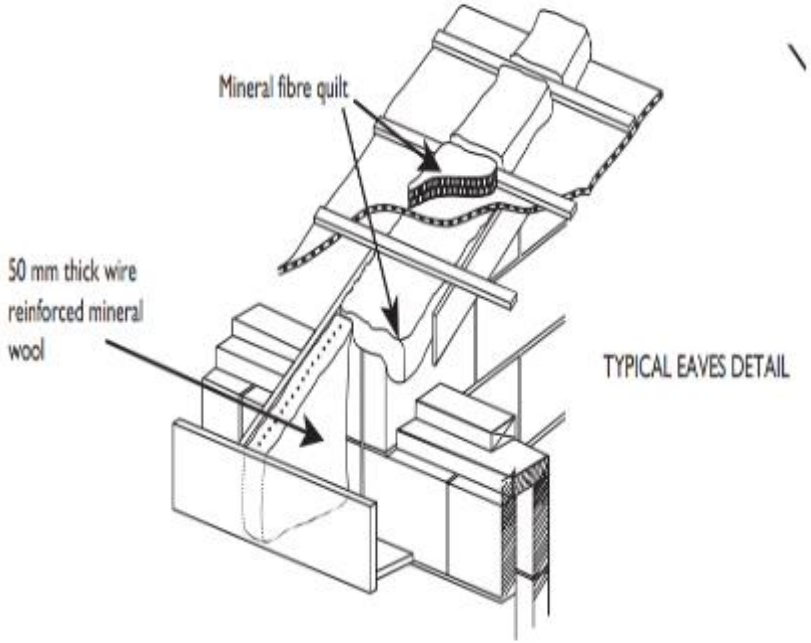
Part D Building Regulations, Challenges

TGD D – Part D Materials and Workmanship

D1 Materials and workmanship.

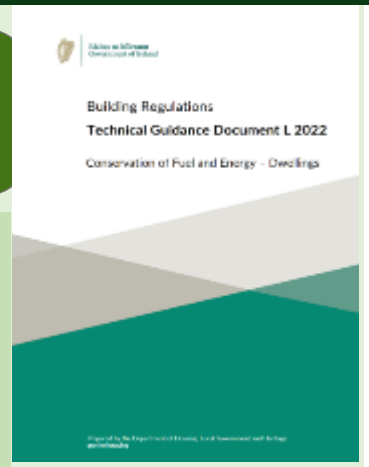
All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.

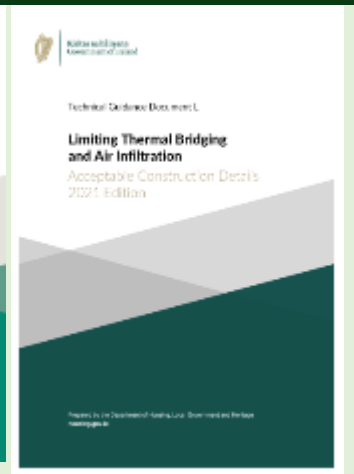
(c) Performance in use, i.e. that the material can be shown by experience, such as its use in a substantially similar way in an existing building, to be capable of enabling the building to satisfy the relevant functional requirements of the Building Regulations.



Part L Building Regulations, Challenges

TGD L – Part L Conservation of Fuel and Energy - Dwellings





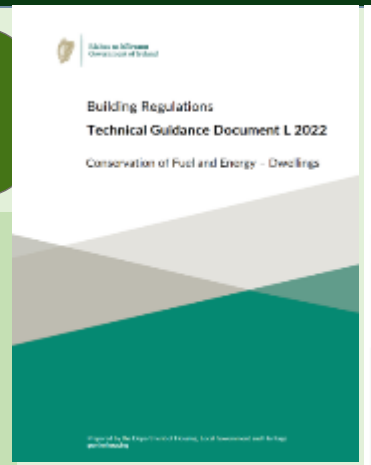
- **New Dwellings**
- Submit such plans, documents, and information to demonstrate compliance with the appropriate requirements of **L6 2022 (Dwellings)** are being complied with in relation to your building.
- Use of Renewable Energy Sources
- Limiting Heat Loss
- Air Infiltration
- Thermal Bridging
- Air Pressure Testing
- Space Heating and Hot Water Supply System Controls
- Energy efficient artificial lighting systems
- Water Conservation measures

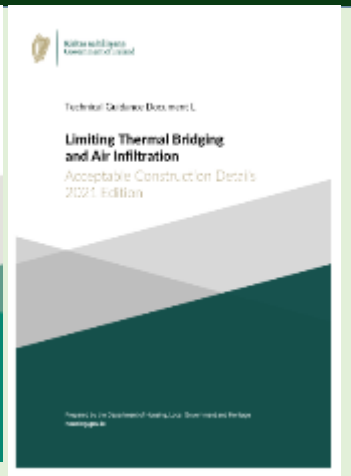
Part L Building Regulations, Challenges

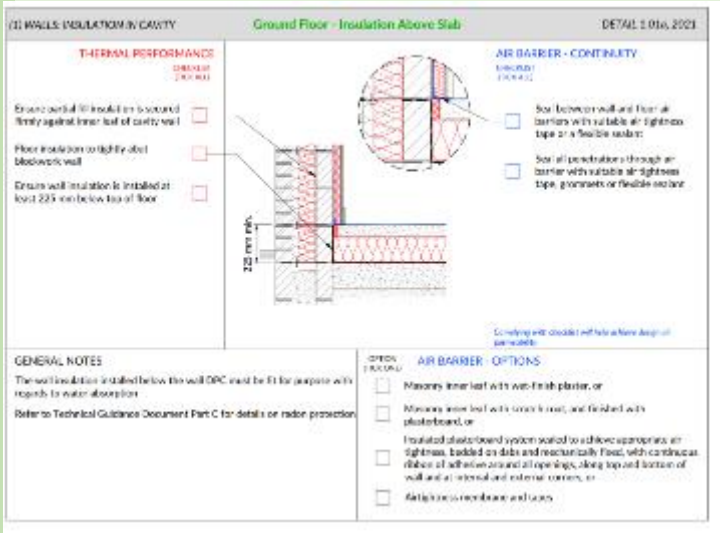
TGD L – Part L Conservation of Fuel and Energy - Dwellings

- Submit appropriate drawings and products used, which shows how the building has been designed and constructed that in a building shall be designed and constructed so as to ensure:
- Energy Calculations: Energy consumption and CO2 emissions levels to be calculated in accordance with the Dwelling Energy Assessment Procedures (DEAP) published by the Sustainable Energy Authority of Ireland (SEAI). Detailed calculation sheets are to be submitted to demonstrate compliance with the necessary standard.
- Use of Renewable Energy Sources: Describe the use of renewable technologies and state the minimum level of contribution such technologies will make to the energy use of the dwelling per annum.
- Limiting Heat Loss: Demonstrate compliance with minimum acceptable U-Values for the various elements of the building fabric.
- Air Infiltration and Thermal Bridging: Take all care to limit air infiltration and thermal bridging in the building design construction. Adopt details that are similar to, or demonstrated as equivalent to, generic details that have been assessed as limiting thermal bridging to an equivalent level to that set out in Table D1 of Appendix D of TGD L. A set of such details for typical constructions has been developed in consultation with relevant construction industry organisations and is available in a document “Limiting Thermal Bridging and Air Infiltration – Acceptable Construction Details” (available on www.environ.ie).
- Air Pressure Testing: Air pressure testing is required on a proportion of dwellings on all development sites. Submit the results of the required air pressure test. A maximum upper limit of air permeability of 5m3 /(h.m2) must be achieved. If one dwelling is being built, that dwelling must be tested.

Space Heating and Hot Water Supply System Controls: Show how control systems comply with the minimum Building Regulation requirements to ensure efficient use of energy.





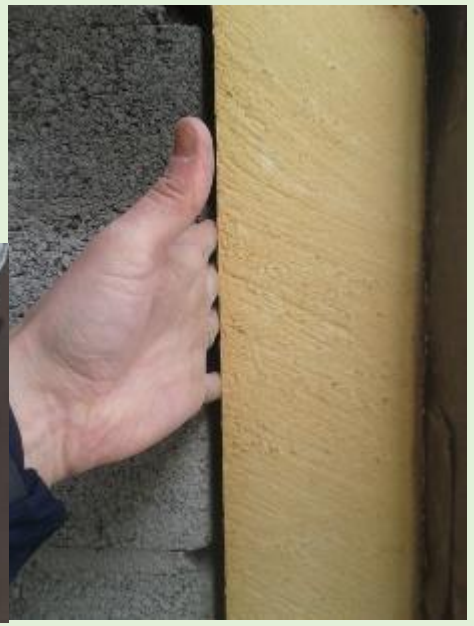


Part L Building Regulations, Challenges

TGD L – Part L Conservation of Fuel and Energy - Dwellings

Insulation Fitted correctly?

Who is Checking? Designers, Builders?



Part L ACDs and Thermal Modelling - For Non Complex Buildings

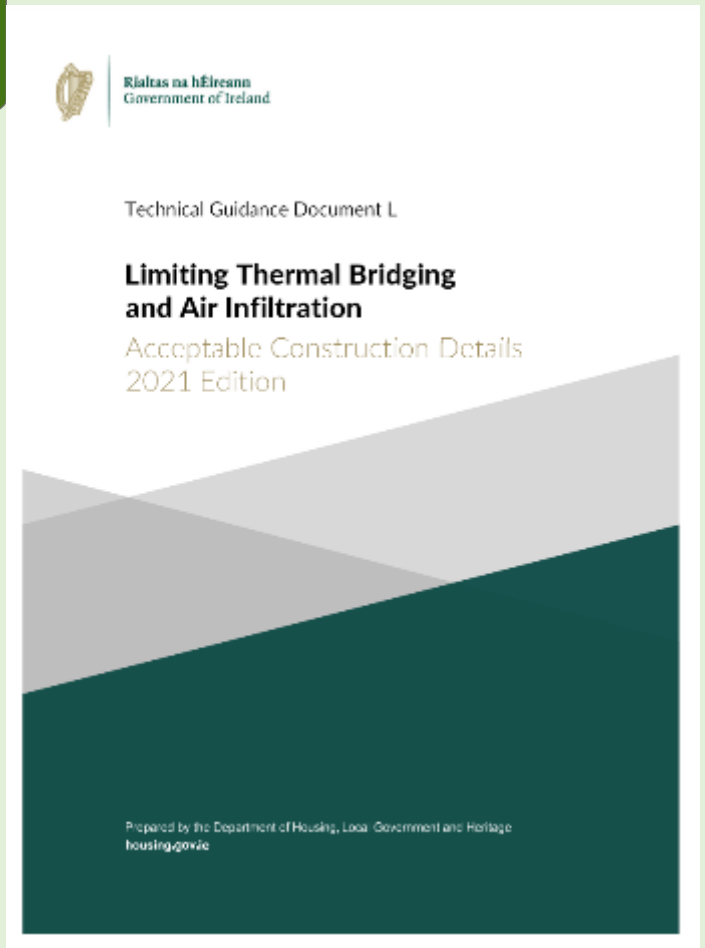
Acceptable Construction Details (2021 ACD's)

These Acceptable Construction Details (ACDs) focus on thermal bridging and airtightness. This guide will help appropriate persons to achieve the performance standards in the Building Regulations Technical Guidance Document L 2021 – Conservation of Fuel and Energy – Dwellings.
The guide is presented in 2 Parts.

Part 1 discusses the general theory of insulation continuity and airtightness in construction.

Part 2, in seven separate sections, provides indicative detail drawings of thermal insulation and airtightness provisions for specific construction interfaces.

General Details
Cavity Wall Insulation
External Wall Insulation
Internal Wall Insulation
Timber Frame Insulation
Steel Frame Insulation
Cavity Block Insulation



Part L ACDs and Thermal Modelling - For Non Complex Buildings

Options after assessed for conformance with the relevant ACD's (2021)– Designers Role

Options for Y are:

1. If the Key Junctions details are **Not** in conformance with the relevant ACD's (2021)- must use a default Y = 0.15 (or alternatively use option 3 below) *(Note: Junctions detail all needs to be assessed for mould growth and surface condensation to an acceptable level as set out in paragraph D.2 of Appendix D for all junctions.)*

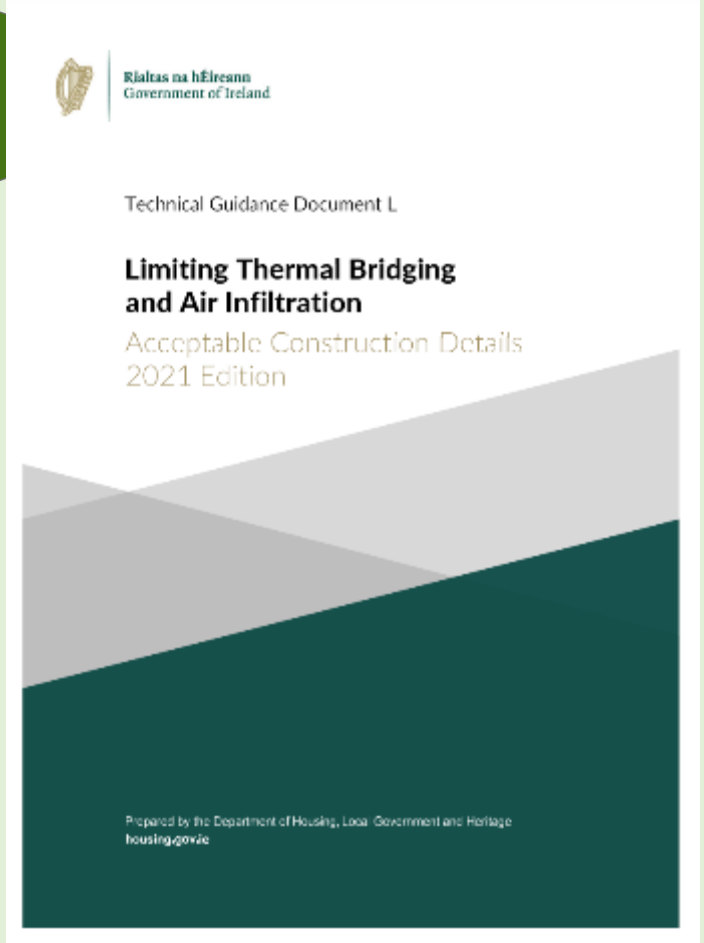
2. If all the Key Junctions details are in conformance with the relevant ACD's (2021) -default Y=0.08 (Or to get a Better Y value calculate it)

3. If **some or all** Key Junctions details are **Not** in conformance with the relevant ACD's (2021) – Calculated Y value is required. *(Use certified details which have been assessed inaccordance, and comply, with Appendix D, e.g.certified by a third party certification body such as Agrément or equivalent or certified by a member of an approved thermal modelers scheme (to bedeveloped) or equivalent for all key junctions)*

Part L ACDs and Thermal Modelling - For Non Complex Buildings

Why should you use the ACD's

- Where works are carried out in accordance with the guidance in this document, this will, **prima facie**, indicate **compliance with Part L of the Second Schedule to the Building Regulations**. However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with. Those involved in the design and construction of a building **may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Regulations are being complied with.**



Part L ACDs and Thermal Modelling - For Non Complex Buildings

Summary of what required…..

Y- Value	Part L Report	Drawing of Key Junctions	Details of Key Junctions (or ACDs)	F_{rsi} Calculations	Calculations of Y- Value Table
0.15 Default	Yes	Yes	Yes	Yes	No
0.08	Yes	Yes	Yes	No	No
Less 0.08	Yes	Yes	Yes[1]	No[2]	Yes
Note 1	Only if not approved ACD				
Note 2	Only if not approved ACD				

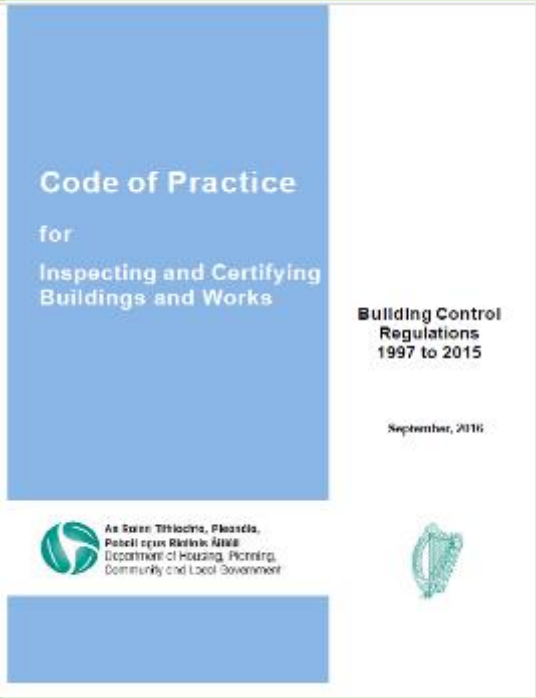
Part F Building Regulations, Challenges

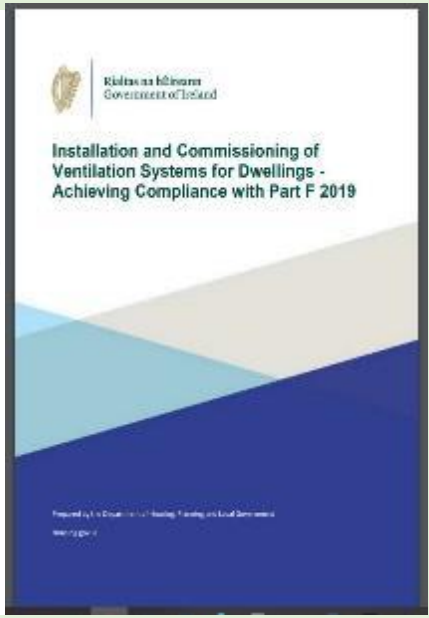
TGD F – Part F Ventilation

DWELLINGS

- General
- Centralized Continuous Mechanical Extract Ventilation
- Centralized Mechanical Ventilation with Heat Recovery
- Natural Ventilation

1.2.1.10 Ventilation systems should be designed by competent designers. Systems should be installed, balanced and commissioned by competent installers





Habitable room: A room in a dwelling used for living or sleeping purposes but does not include a kitchen having a floor area of less than 6.5 m2

Installation and Commissioning of Ventilation Systems for Dwellings Achieving Compliance with Part F

Part F Building Regulations, Challenges

TGD F – Part F Ventilation

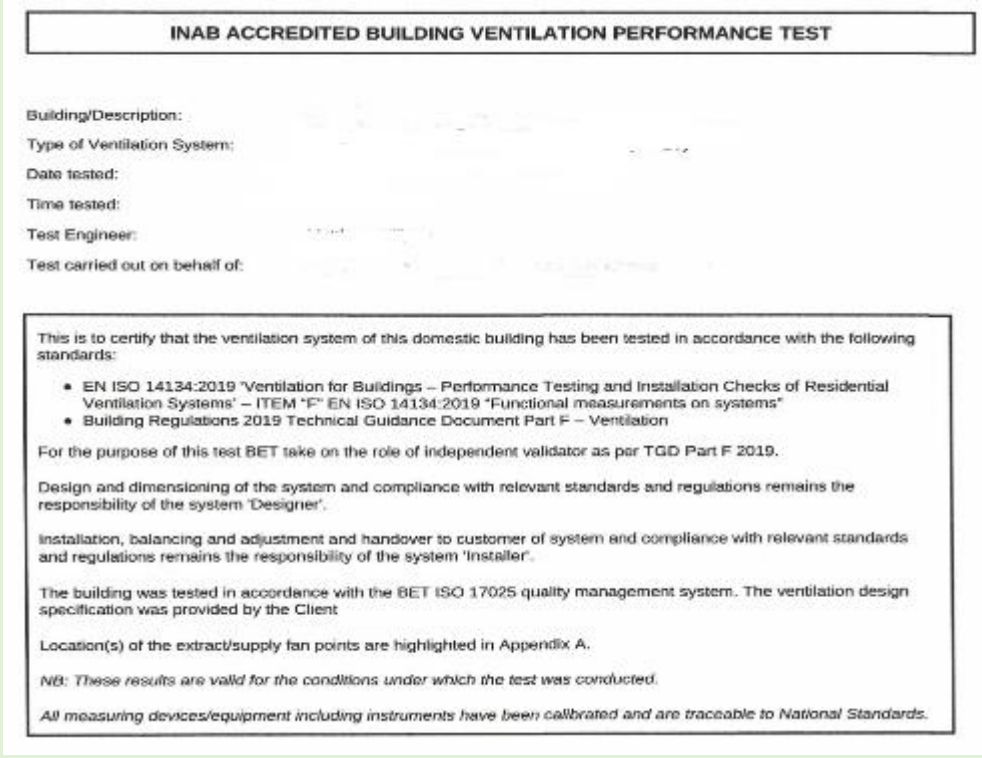
Submit such plans, calculations, documents, and information to demonstrate compliance with the appropriate requirements of **F1 Means of ventilation** are being complied with in relation to your building.

(In relation to the following:)

(a) ventilation system
(b) Testing

Submit appropriate drawings, calculations, products used, testing form an approved tester and user information. Which shows how adequate means of ventilation will be provided in the building.

Where the intended design is greater than 3 m3/h.m2 and the actual construction achieves a lower value, then appropriate additional measures should be implemented to ensure adequate ventilation



INAB ACCREDITED BUILDING VENTILATION PERFORMANCE TEST

Building/Description:
Type of Ventilation System:
Date tested:
Time tested:
Test Engineer:
Test carried out on behalf of:

This is to certify that the ventilation system of this domestic building has been tested in accordance with the following standards:

- EN ISO 14134:2019 'Ventilation for Buildings – Performance Testing and Installation Checks of Residential Ventilation Systems' – ITEM "F" EN ISO 14134:2019 "Functional measurements on systems"
- Building Regulations 2019 Technical Guidance Document Part F – Ventilation

For the purpose of this test BET take on the role of independent validator as per TGD Part F 2019.

Design and dimensioning of the system and compliance with relevant standards and regulations remains the responsibility of the system 'Designer'.

Installation, balancing and adjustment and handover to customer of system and compliance with relevant standards and regulations remains the responsibility of the system 'Installer'.

The building was tested in accordance with the BET ISO 17025 quality management system. The ventilation design specification was provided by the Client

Location(s) of the extract/supply fan points are highlighted in Appendix A.

NB: These results are valid for the conditions under which the test was conducted.

All measuring devices/equipment including instruments have been calibrated and are traceable to National Standards.

Part F Building Regulations, Challenges

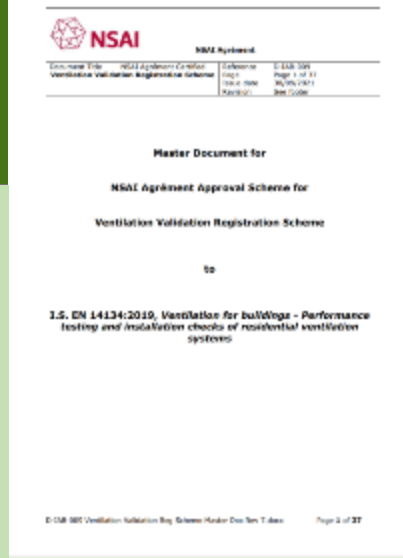
TGD F – Part F Ventilation

A competent independent third party to validate that a ventilation system has been installed, balanced and commissioned to meet the minimum requirements of Technical Guidance Document (TGD) F - Ventilation (2019)

I.S. EN 14134: 2019: Ventilation for buildings – Performance testing and installation checks of residential ventilation systems.

Ventilations systems must be designed and commissioned to provide adequate and effective means of ventilation to satisfy the minimum requirements of F1 of TGD to Part F of the Irish Building Regulations.

Further information is available in the NSAI “Ventilation Validation Registration Scheme Master Document”.


NSAI

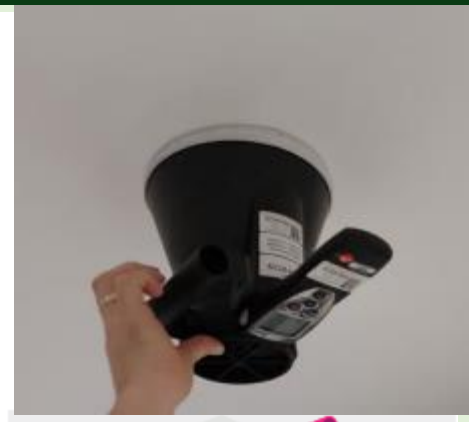
Master Document for

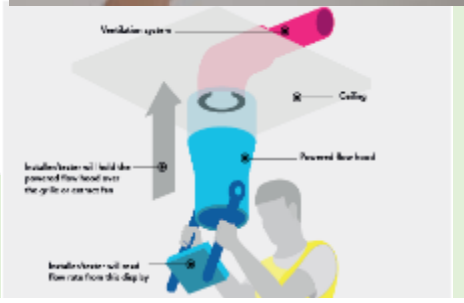
NSAI Agrément Approval Scheme for

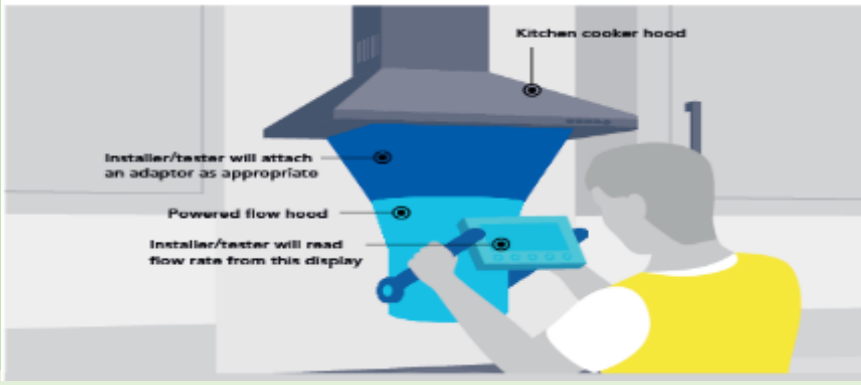
Ventilation Validation Registration Scheme

to

I.S. EN 14134:2019, Ventilation for buildings - Performance testing and installation checks of residential ventilation systems







Part F Building Regulations, Challenges

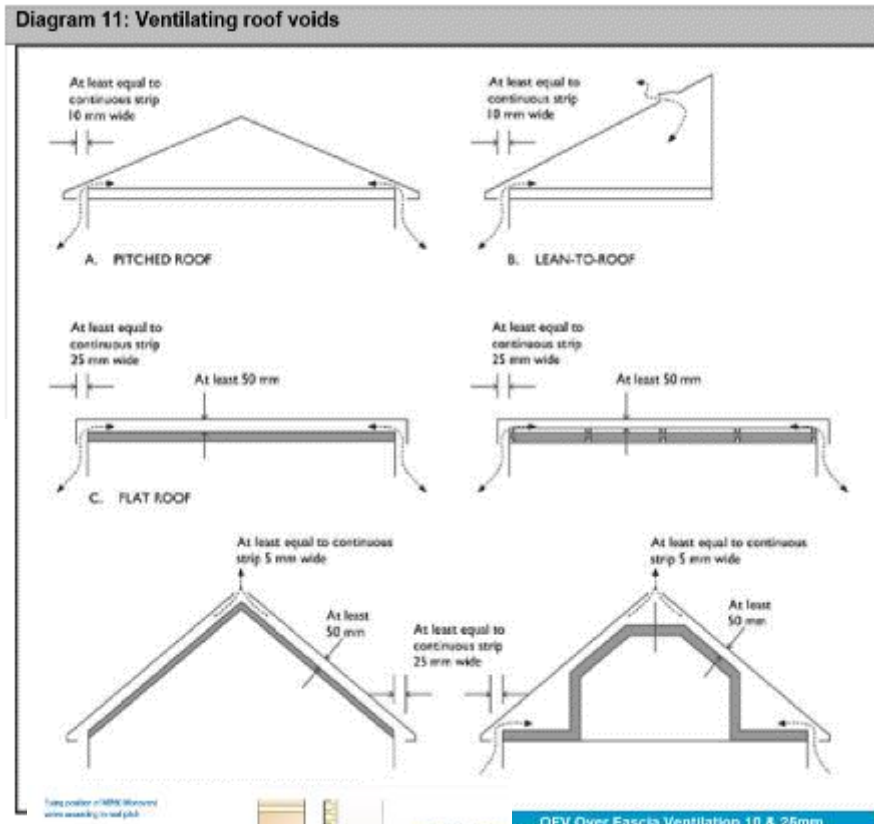
TGD F – Part F Ventilation

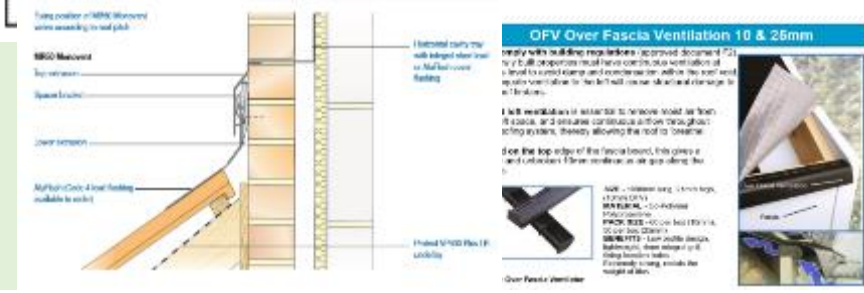
Condensation in roofs.	F2	Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.

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.



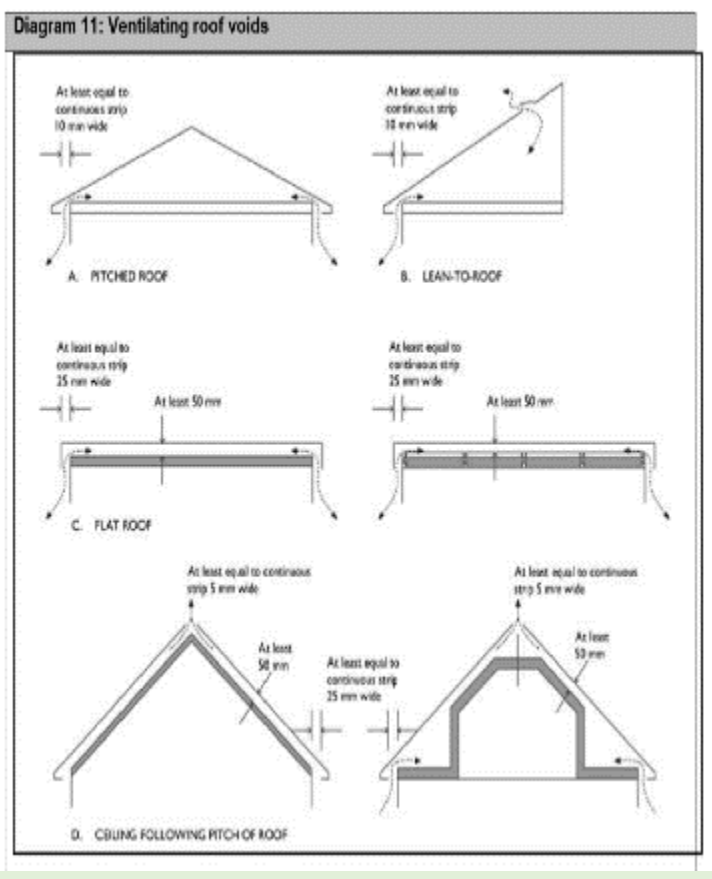


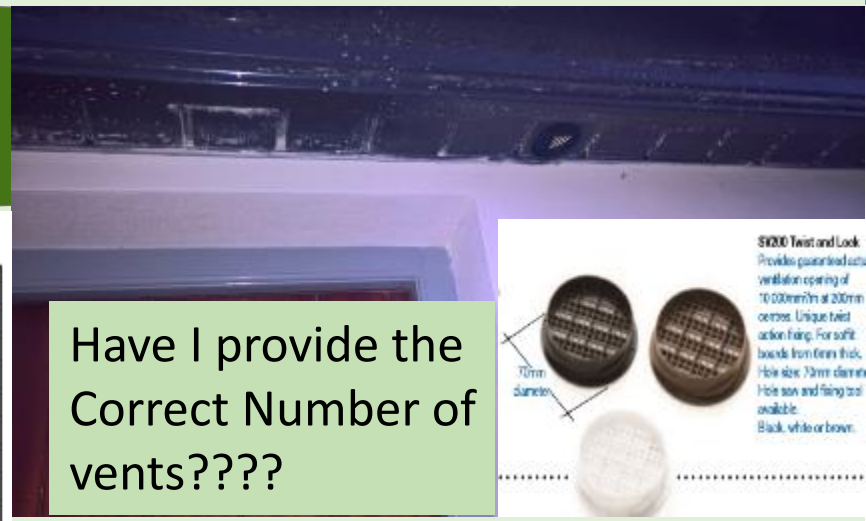
Part F Building Regulations, Challenges

TGD F – Part F Ventilation

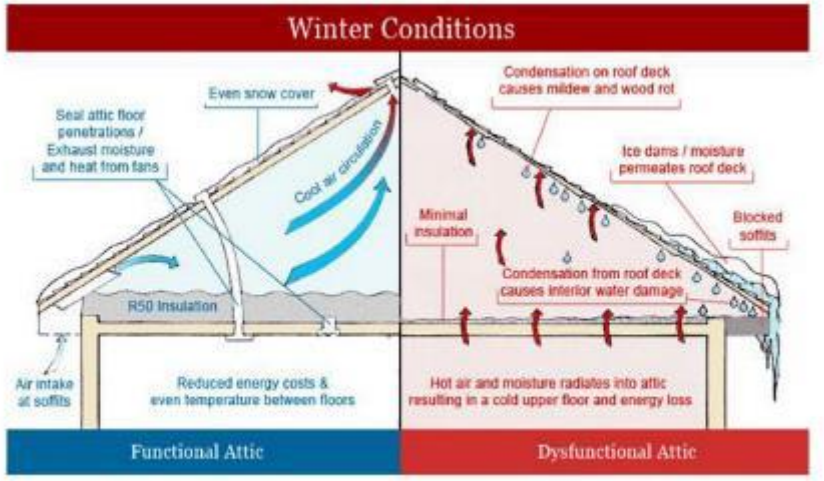
Part F Ventilation Roof

- Roof Type? (Refer Diagram 11)
- Ventilation Requirement?





Have I provide the Correct Number of vents????



BER Requirements….

S.I. No. 243/2012 - European Union (Energy Performance of Buildings) Regulations 2012.

S. 13. Production of a BER certificate to a building control authority "authorised officer" may mean either a person authorised by a Building Control Authority or by the Issuing Authority under Regulation 29;

Part 3 of these Regulations provides that a Building Energy Rating (BER) certificate be secured when:—

•**Sale or Rent-** a new building is offered for sale or for let after 9 January 2013. The Regulations provide that a provisional BER certificate be secured which will be replaced by a final BER certificate on completion of construction.

•**Display-** This Part also requires that a building's energy performance indicator be stated in advertisements relating to the sale or letting of the building. Buildings from the 9 July 2015, in excess of 250 m2 frequently visited by the public when occupied by public bodies.

Draft Sample BER Compliance Request
National [illegible]ding Control Management Project (NBCMP)

Comhairle Contae [Name]
[Name] County Council

Re: Request for Building Energy Rating (BER) Certificate

RE: Advertising of BER

Dear Sir or Madam,

XXXXX County Council wishes to inform you of the regulations relating to the advertisement of properties for sale or lease and the requirement to state the BER in any advertisements displayed.

Part 3 Paragraph 12 of S.I. No. 243 of 2012 European Union (Energy Performance of Buildings) Regulations 2012

'Advertising of BER Paragraph 12.

(1) A person who offers for sale or letting (whether in writing or otherwise)—

(a) a new dwelling, the construction of which commences on or after 9 January 2013, or

(b) a dwelling that is in existence on or before 9 January 2013, and any agent acting on behalf of such person in connection with such offering, shall ensure that the energy performance indicator of the current BER certificate for the dwelling is stated in any advertisements, where such advertisements are taken relating to the sale or letting of that dwelling.

(2) A person who offers for sale or letting (whether in writing or otherwise)—

(a) a new building other than a dwelling, the construction of which commences on or after 9 January 2013, or

(b) a building other than a dwelling that is in existence on or before 9 January 2013, and any agent acting on behalf of such person in connection with such offering, shall ensure that the energy performance indicator of the current BER certificate for the building is stated in any advertisements, where such advertisements are taken relating to the sale or letting of that building.'

(5) A Building Control Authority, or an authorised officer thereof, may demand from—

(a) an owner, or

(b) an agent acting on behalf of such owner, of a dwelling, or as appropriate a building other than a dwelling, which is situated within the functional area of that Building Control Authority, such evidence as it deems necessary or expedient for the purposes of demonstrating compliance with the provisions of this Regulation.

In this regard you are requested to submit to this Authority

Name [ ]; e: buildingcontrol@localauthority.ie

relating to the advertising of properties are published on the below website http://www.seai.ie/Your_Building/BER/Advertising_of_BER/.

If you have any queries in relation to the above, please do not hesitate to contact this office.

Yours sincerely

Building Control Officer

Page 1 | 1

Code Of Practice

Code Of Practice for Inspecting and Certifying Buildings and Works

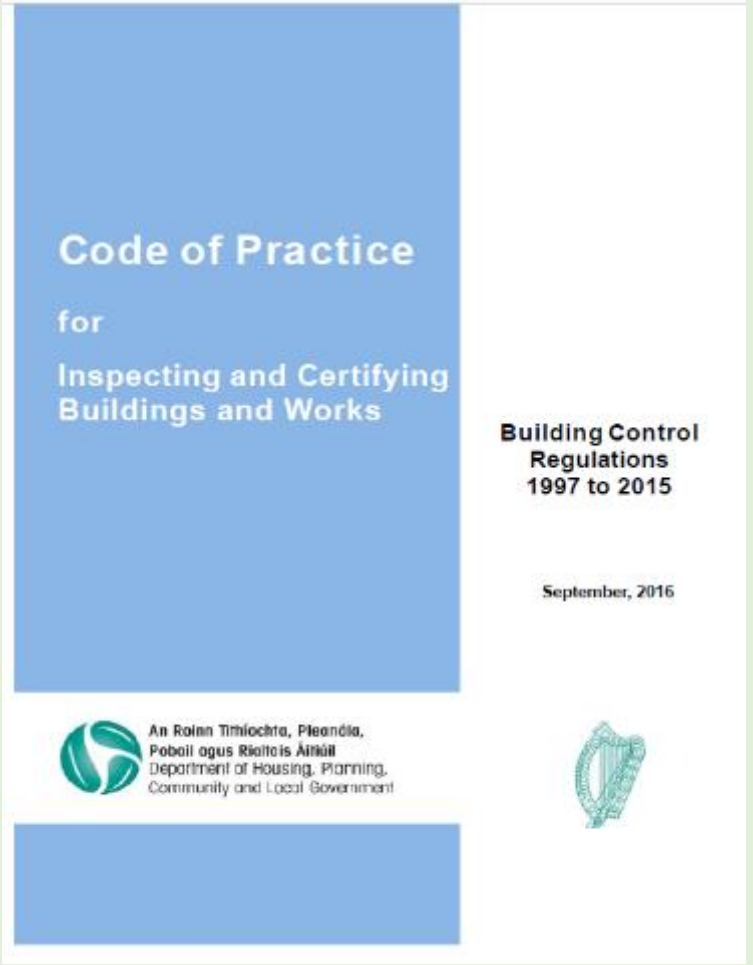
Section 3.6 Role of Building Control Authority p9

The Building Control Authority should:

(a) process applications for Fire Safety Certificates and Disability Access Certificates and issue decisions on those applications;

(b) validate and register CN/ 7-day Notices and the accompanying Certificates, notices of assignment and notices of undertakings.

(c) undertake a risk analysis of each commencement notice submitted in order to inform its own inspection arrangements;



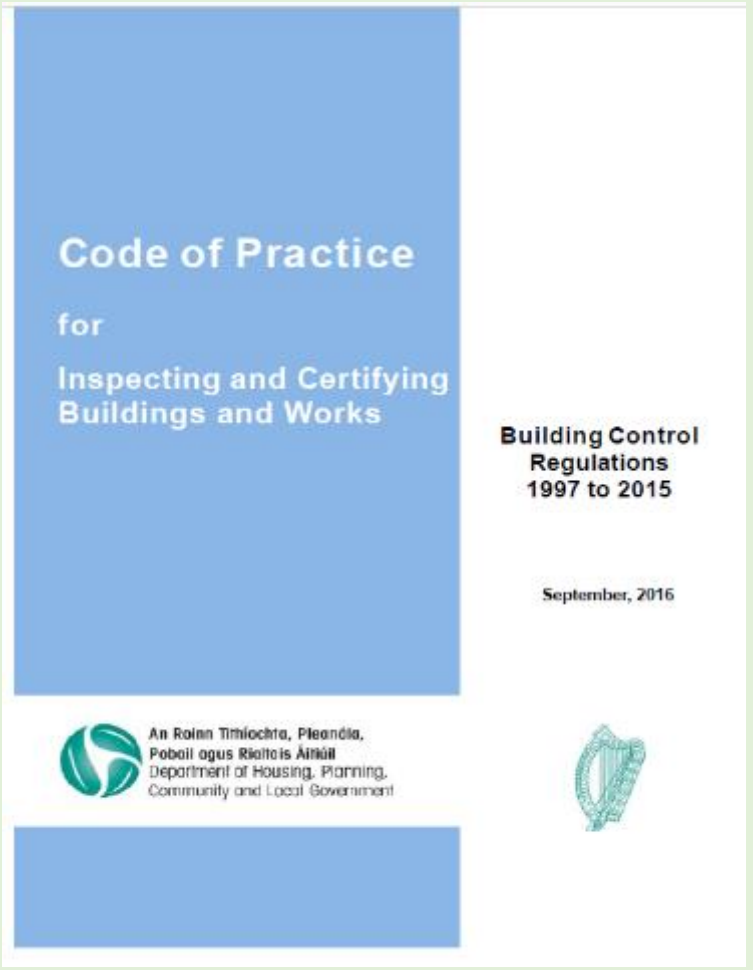
Code Of Practice

Code Of Practice for Inspecting and Certifying Buildings and Works

Section 3.6 Role of Building Control Authority

The Building Control Authority should:

- **(d) advise the Assigned Certifier, in relation to issues of compliance relating to the building or works that are disputed by parties to the construction project;**
- **(e) validate and register the Certificate of Compliance on Completion and accompanying documentation submitted in support of same;**
- **(f) maintain a public register of Building Control decisions and activity; and**
- **(g) maintain records, including records of inspection**



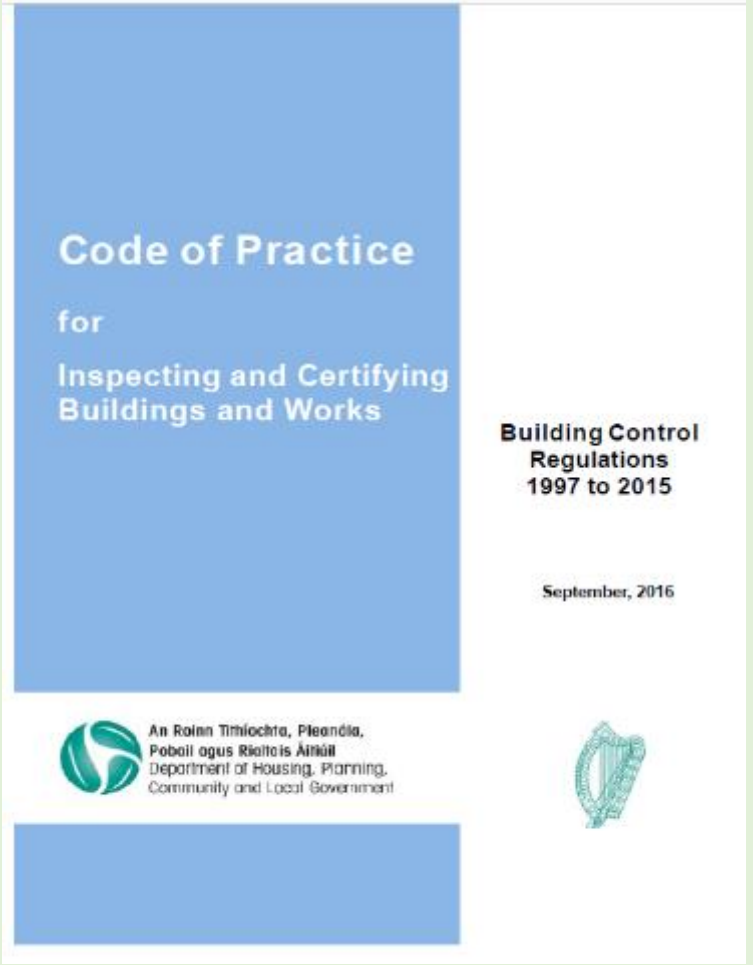
Code Of Practice

Code Of Practice for Inspecting and Certifying Buildings and Works

Under the Act of 1990 Building Control Authorities have strong powers of inspection, enforcement and prosecution.

While Building Control Authorities use enforcement and the courts to effect compliance where reasonable and appropriate, desired results can also be achieved, and often are, through discussion and persuasion with the threat of legal action.

It is expected that Building Control Authorities will undertake an appropriate level of assessment and inspection informed by the risk analysis of commencement notices submitted via the BCMS, thereby ensuring that available inspection resources are targeted towards projects carrying the greatest risks.



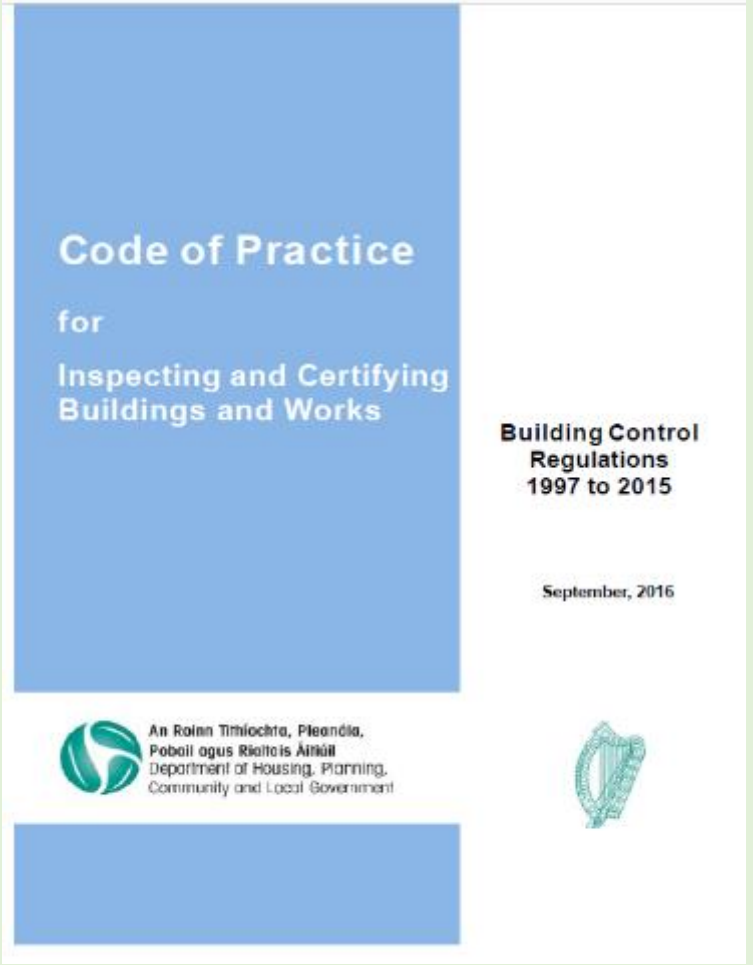
Code Of Practice

Code Of Practice for Inspecting and Certifying Buildings and Works

Inspections by Building Control Authorities are undertaken in the interests of **public safety** and **law enforcement.**

This does not relieve building owners, builders, designers or assigned certifiers of their statutory obligations to build and construct in compliance with the requirements of the Building Regulations and to demonstrate through inspection, certification and lodgement of documentation how compliance has been achieved in practice.

Where inspections are carried out by Building Control Authorities they should make their inspection reports available to Assigned Certifiers and the Builders on an ongoing basis.



NBCMP

National Building Control Management Project

Building Control Data

Building Control Inspections

Inspection Type	2021	Q1 2022	Q2 2022	Q3 2022	Q3 2023	Total Inspections 2022 % compared to 2021
Number of Inspections, prior to commencement of work (desktop)	6,818	1,552	1,685	1617	1133	5987 (88%)
Number of Commencement Notices where plans, specifications, or other compliance Documents were requested. S11(3) requests	2,3 07	618	631	682	458	2389 (104%)
Number of Inspections of buildings in progress (onsite)	28,700	9,591	9576	8147	7118	34432((120%)
Number of Inspections (other)- e.g., Part G (Hygiene), J (Flues), H (Drainage/Wastewater)	789	37	97	504	80	718 (91%)
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)	20,437	4,266	5,083	7969	8573	25891 (127%)

Building Control Data

Building Control Inspections (NOAC)

Building Control Data

Revolving Door Syndrome

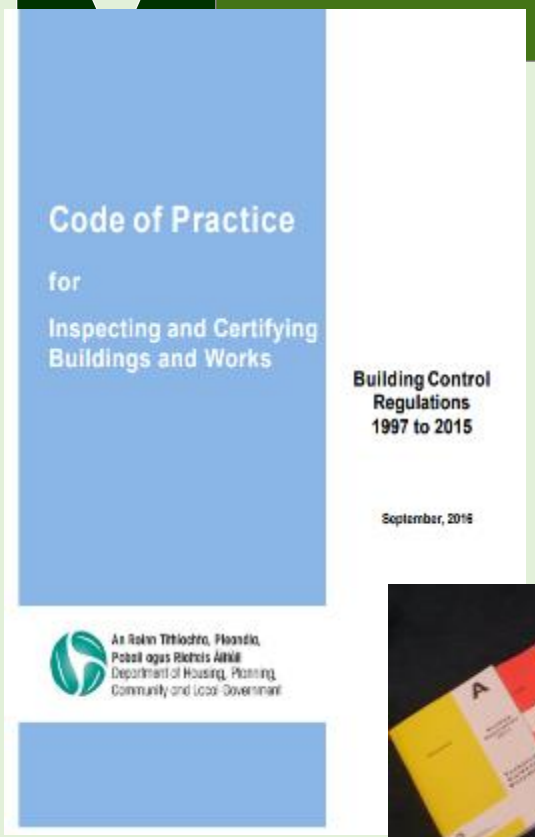
How end **the revolving door syndrome** so our employees stay in Building Control?

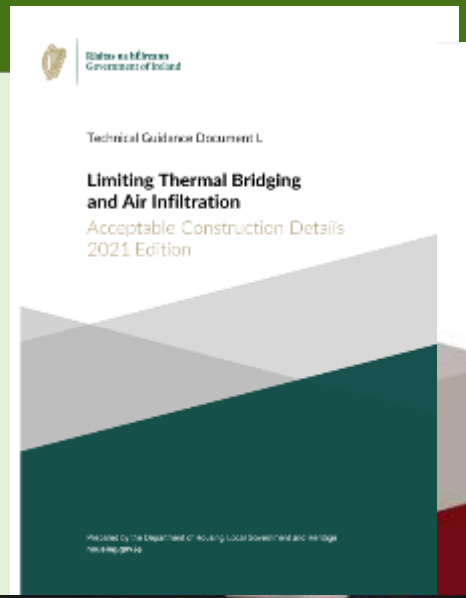
Does this sound familiar?

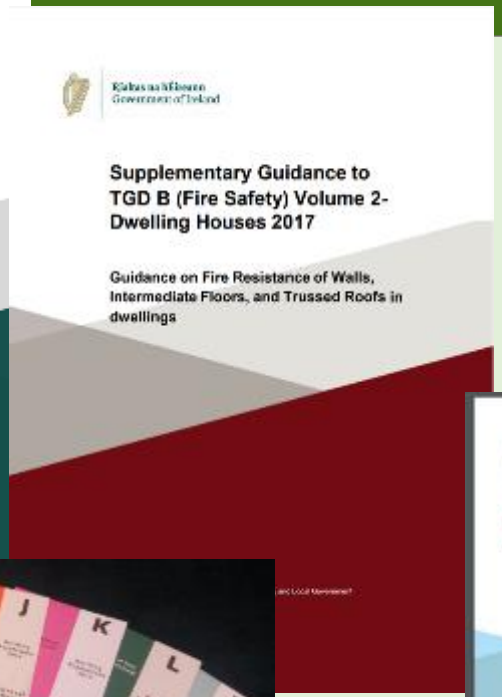
- ❑ “Our employees are leaving as quickly as we train them.”
- ❑ “We’re stressed out from being understaffed.”
- ❑ “We’re losing too many people.”

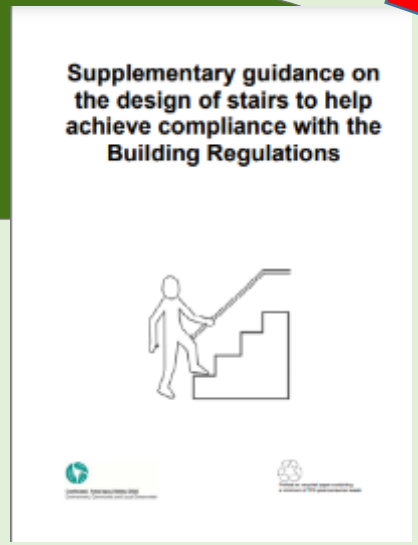
We have the Guidance to comply….!!!

Recommended Guidance for Compliance

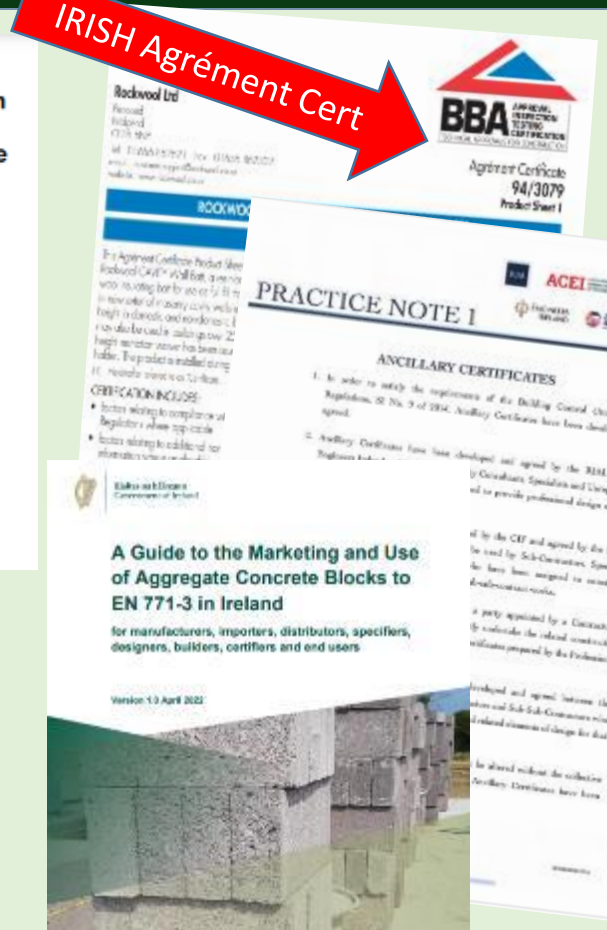








IRISH Agrément Cert



Building Regulations, Challenges

Prescribed Forms - Understand Exactly What you are Signing

Forms of Declarations-

(Article 9)
DECLARATION OF INTENTION TO OPT OUT OF STATUTORY CERTIFICATION
Unique Identifier: _____ *(for official use only)*
Building Control Authority:
_____
1. This declaration relates to the following dwelling or extension:
_____
_____ Planning Permission No.: _____
2. As the owner of the dwelling or extension, **I hereby declare that, having regard to the provisions of Article 9(5) of the Building Cont Regulations 1997 to 2015, I have decided to opt out of the require to subject the above building works to statutory certification as comprehended by Part II and Part IIIC of the Building Control Regulations 1997 to 2015.**
3. I understand my statutory obligation as owner to ensure that the dwelling or extension is designed and constructed in accordance with the relevant requirements of the Second Schedule to the Building egulations 1997 (as amended).
welling Owner's Signature: _____ **Date:** _____
lame of Dwelling Owner(s):
_____
ddress:
_____
el: _____ Fax: _____ Email: _____

Article 20C(2)
FORM OF STATUTORY DECLARATION FOR A REGULARISATION CERTIFICATE
Building Control Acts 1990 and 2007
Regularisation Certificate Statutory Declaration
OFFICIAL USE **Building Control Authority:** Register Ref.
_____
I/We
of
do solemnly and sincerely declare that the drawings, documents and information supplied in relation to the attached application for a Regularisation Certificate for
necessary to enable the Authority to issue a Regularisation Certificate.
I/We accept that where the conditions attached to the Regularisation Certificate are not fully complied with to the satisfaction of the Building Control Authority within a period of 4 months from the date of issue of the Regularisation Certificate, the Certificate shall not have effect.
Signed:
Date:
Signed in the presence of Commissioner of Oaths:-
Name:
Address:
Signature:
Commissioner of Oaths
Warning: It is an offence for a person to knowingly or recklessly make a Statutory Declaration that is false or misleading in a material respect.

Warning: It is an offence for a person to knowingly or recklessly make a Statutory Declaration that is false or misleading in a material respect.

Article 20A(2)
FORM OF 7 DAY NOTICE STATUTORY DECLARATION
Building Control Acts 1990 and 2007
7 Day Notice Statutory Declaration
OFFICIAL USE
Building Control Authority:
Date Received _____
_____ Register Ref. _____
Entered on _____ Entered by _____ Fee Received
_____
I / We
of
do solemnly and sincerely declare that I / we have made an application to the above Building Control Authority for a Fire Safety Certificate in respect of mmencing not less than 7 days from this date.
on of works:
t pursuant to Article 12 of the Building Control Regulations 1997 to I / we solemnly declare that the application has been completed in omplies in all respects with the relevant provisions of the Building egulations.
ther solemnly declare that any works that have commenced before of the Fire Safety Certificate will comply fully with the Building ns and I /we will, within such period as may be specified by the Building Control Authority, carry out any modification of such works that is required by or under the Fire Safety Certificate, including any condition(s) attached to the Fire Safety Certificate when granted by the Building Control Authority.
Signed:
Date:
Signed in the presence of Commissioner of Oaths:—
Name:
Address:
Signature:
Commissioner of Oaths
Warning: It is an offence for a person to knowingly or recklessly make a Statutory Declaration that is false or misleading in a material respect.

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eastern & midlands
southern region
INSPECTIONS EDUCATION TRAINING MARKET SURVEILLANCE COMPLIANCE SUPPORT IS-BCMS
An Oifig Náisiúnta um Rialú Foirgniochta
NATIONAL BUILDING CONTROL OFFICE

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- BCMS
- Market Surveillance

support@nbco.gov.ie

SUSTAINABLE DEVELOPMENT GOALS

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GO RAIBH MAITH AGAT