



The Work of Building Control



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Pat Nestor MSCSI MRICS

Senior Building Surveyor
Head of Building Control



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



OECD Regulatory Enforcement and Inspections Toolkit

- Evidence-based enforcement
- Selectivity
- Risk focus and proportionality
- Responsive regulation
- Long-term vision
- Co-ordination and consolidation
- Transparent governance
- Information integration
- Clear and fair process
- Compliance promotion
- Professionalism
- Reality check

OECD (2018), *OECD Regulatory Enforcement and Inspections Toolkit*, OECD Publishing, Paris, <https://doi.org/10.1787/9789264303959-en>.



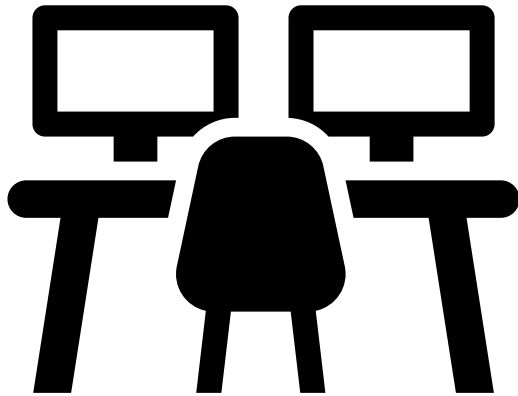


The Building Control Team in Dublin City Council

- 1 x Senior Staff Officer
- 1 x Staff Officer
- 3 x Clerical Officers
- 2 x Senior Executive Building Surveyors
- 4 x Executive Building Surveyors
- 2 x Building Inspectors
- 1 x Engineering Technologist
- 1 x Senior Building Surveyor
- 6,000+ other colleagues



Building Control Activity in Dublin City Council 2023



- 1,076 Notices
 - 390 7 Day Notice or Commencement Notice with documentation (larger projects)
 - 686 CN with Opt Out or CN without documentation (smaller projects)
- c.390 Disability Access Certificates or Revised DACs
- 5 Dispensation / Relaxation applications
- c.594 Fire Safety Certificates, Revised FSCs, Regularisation FSCs

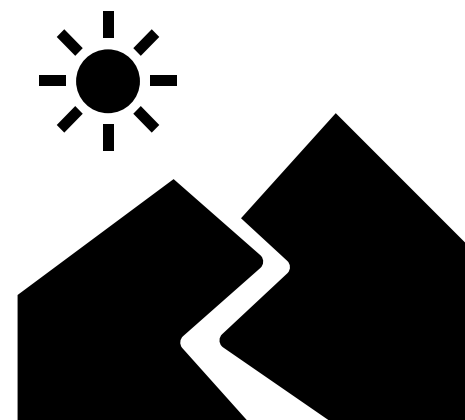
On Site Activity

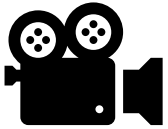


- **2023**
 - c.5,388 new dwellings commenced
 - c.7,646 new dwellings across all the phases of those schemes
 - 1,475 on site building control inspections
 - NOAC KPI P1 exceeds 79%
- **2024 to date**
 - 225 notices of all types
 - 1,244 new dwellings commenced in these phases
 - 1,821 new dwellings across all phases
 - 300 inspections on site so far this year

Our Building Control Inspection Policy

- Driven by the impact of building failures on People
- We Prioritise
 - New Build multi-unit residential
 - Change of Use to multi-unit residential
 - Schools
 - Hospitals
 - Places of Assembly
 - Large complex new build developments
 - Lower proportions of all other developments
 - Respond to all complaints
- We have a particular focus on Part B compliance with a specialist Building Surveyor inspection team





How we record our work

- System developed in-house between GIS Unit and Building Control
- Using mobile tablets and GIS based app
- Records in real time the inspection activity
- Produces high quality inspection report in word or pdf format





What do we generally find? The Positives

- High quality work underway
- Organised, safe, tidy construction sites
- Knowledgeable and competent people on site
- A willingness to correct issues noted or brought to attention
- Excellent record keeping aided by technology
- Pride in delivering a quality project





Our current focus

- MMC – essential for contractors to be aware of the characteristics of their system
- Correct sequencing of work to avoid damage caused by exposure to rain or moisture
- Avoiding the conditions leading to mould growth within building fabric
- Correct management of materials even before delivery to site
- Recognising and dealing with issues promptly
- **QUALITY**





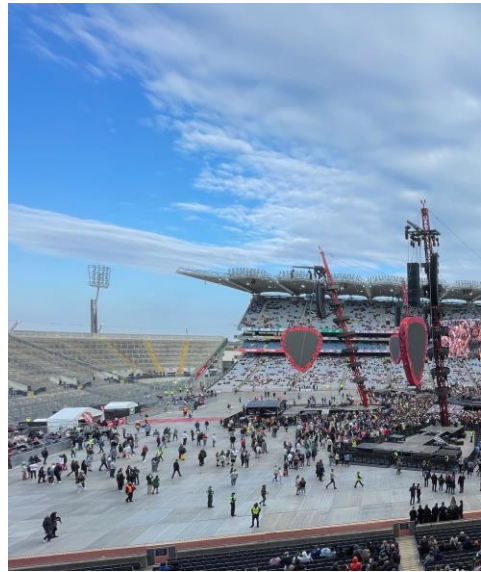
If things go wrong

- Where defective work is identified and not rectified
 - The Building Regulations will be effectively enforced
 - Enforcement Notices will be served where necessary
- Failure to comply with Building Control regulations is an offence with potentially serious legal and practical consequences
 - Prosecutions are taken and the Courts have previously convicted for; failure to give notice of work, misleading a Building Control Authority, opening without a CCC



Other functions

- Temporary Structures at Outdoor Events - s.37 Public Health Acts Amendment Act of 1890
- Market Surveillance Authority for Construction Products Regulations
- Energy Performance of Buildings Regulations
- Access Officer for Dublin City Council
- Any other task requested by the Chief Executive



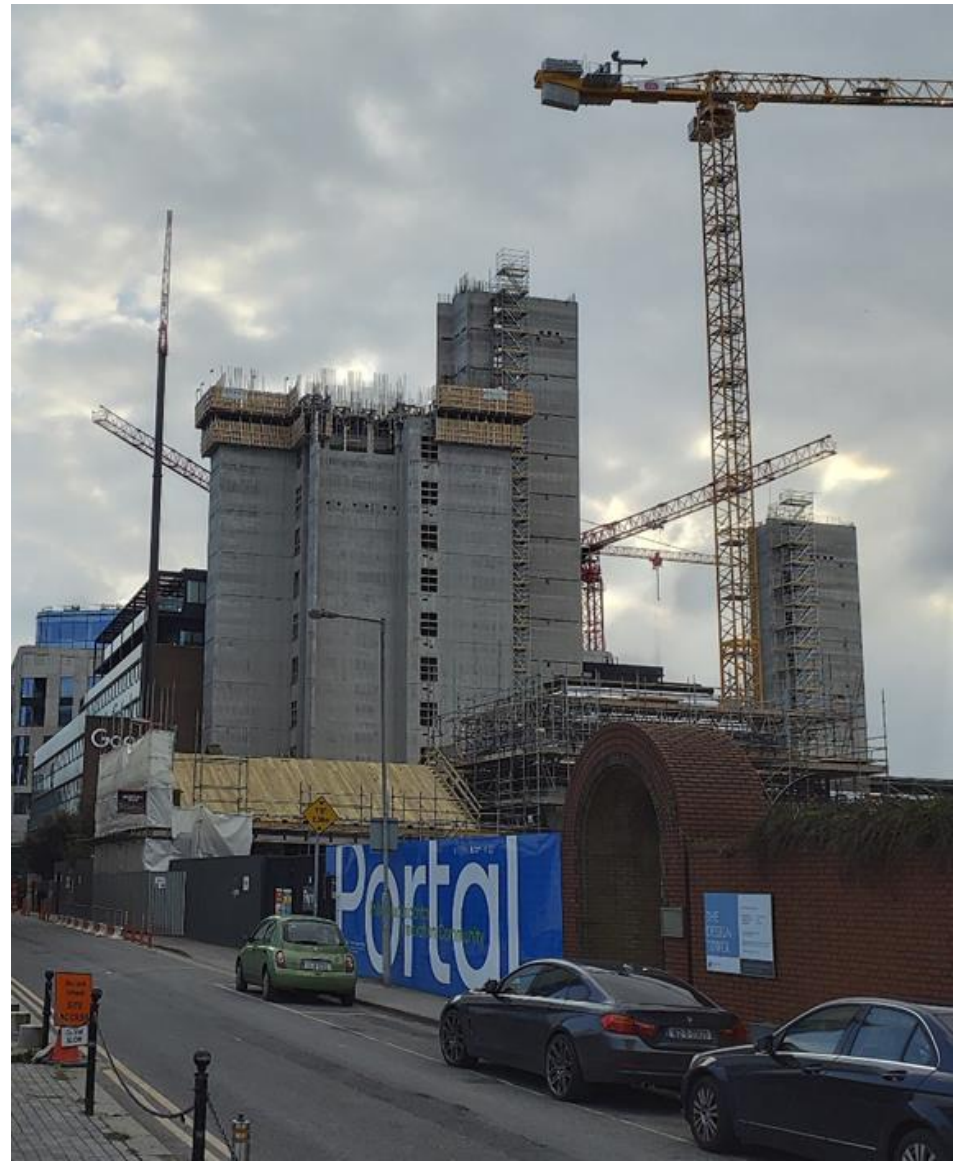


Sample projects – recent years in Dublin



We enjoy some great views



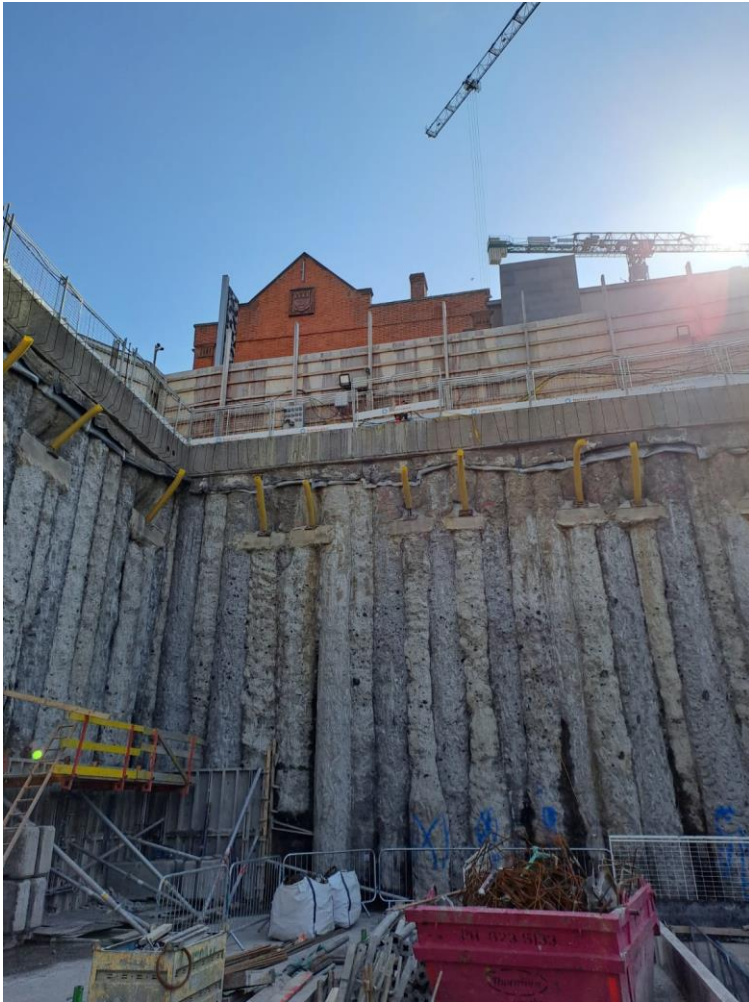


Getting Taller

IBCI Conference March 2024



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



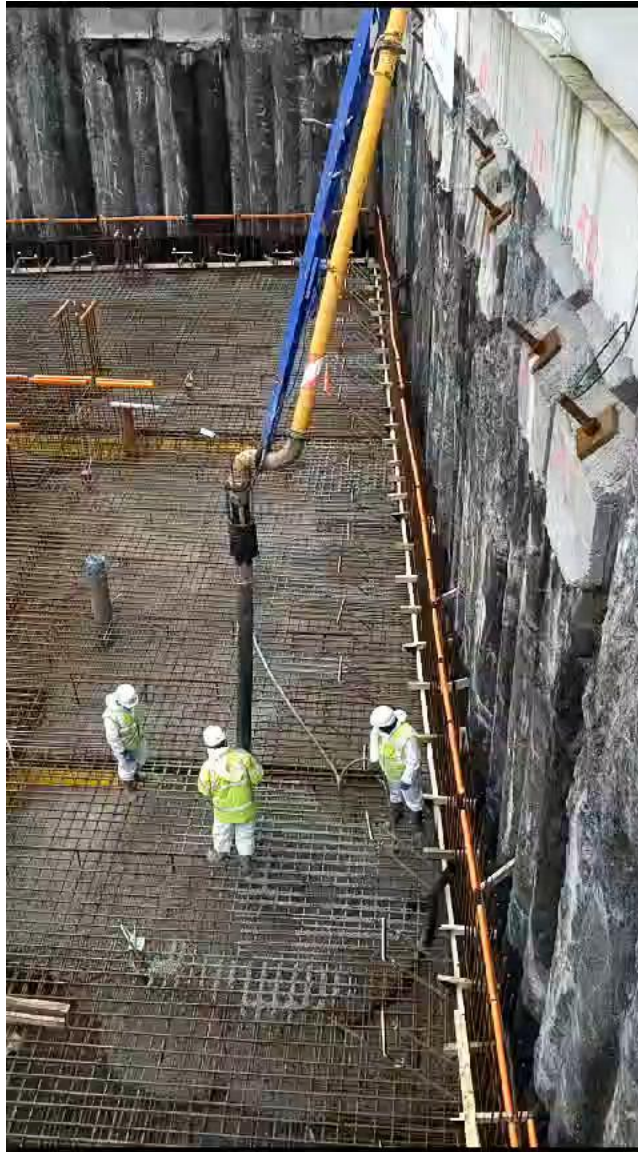
Going Deeper





There's a lot of steelwork







Engineering and groundwork



Attention to Detail is Essential





Roofs and terraces are getting complicated



Lots of progress





Contrasting Locations

IBCI Conference March 2024



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

High Quality Residential Units

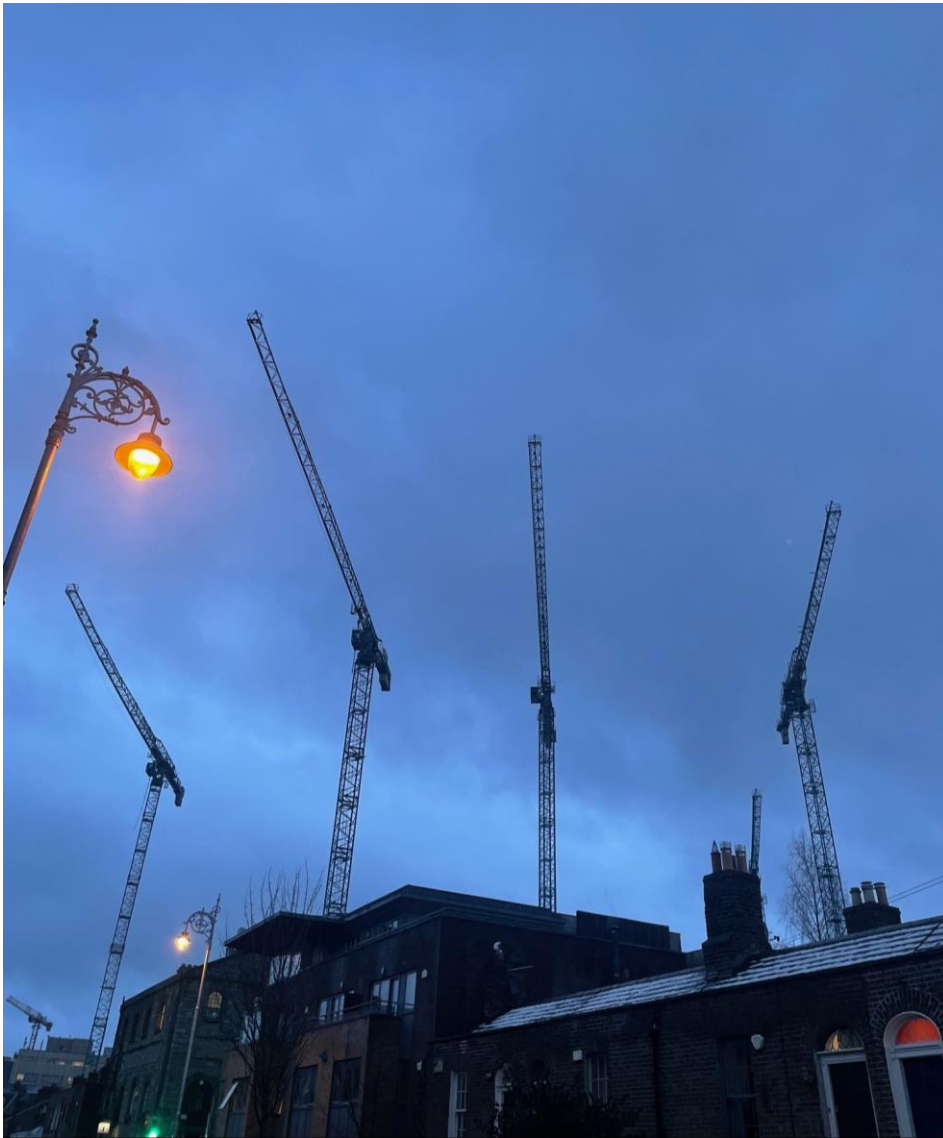




The latest car park entrance

The next major development





Sites are easy to find



Collaboration

- Design Teams
- Contractors
- Our Colleagues
- Our Managers
- Our Councillors
- Other Local Authorities
- Central Government
- Professional Bodies
- Anyone looking for a quality outcome



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Thank you

Pat Nestor

Dublin City Council

087 752 6563

pat.nestor@dublincity.ie

buildingcontrol@dublincity.ie

