



Cumann Lucht Bainistíochta Contae agus Cathrach  
County and City Management Association

**NBCMSO**

National Building Control and Market Surveillance Office (Mairéad Phelan)



# National Building Control

An Oifig Náisiúnta um Rialú Foirgníochta

&/ agus um

# Market Surveillance of Construction Products Office

Fhaireachas Margaidh táirgí Foirgníochta

Update/ nuashonrú (NBCO/NMSO)

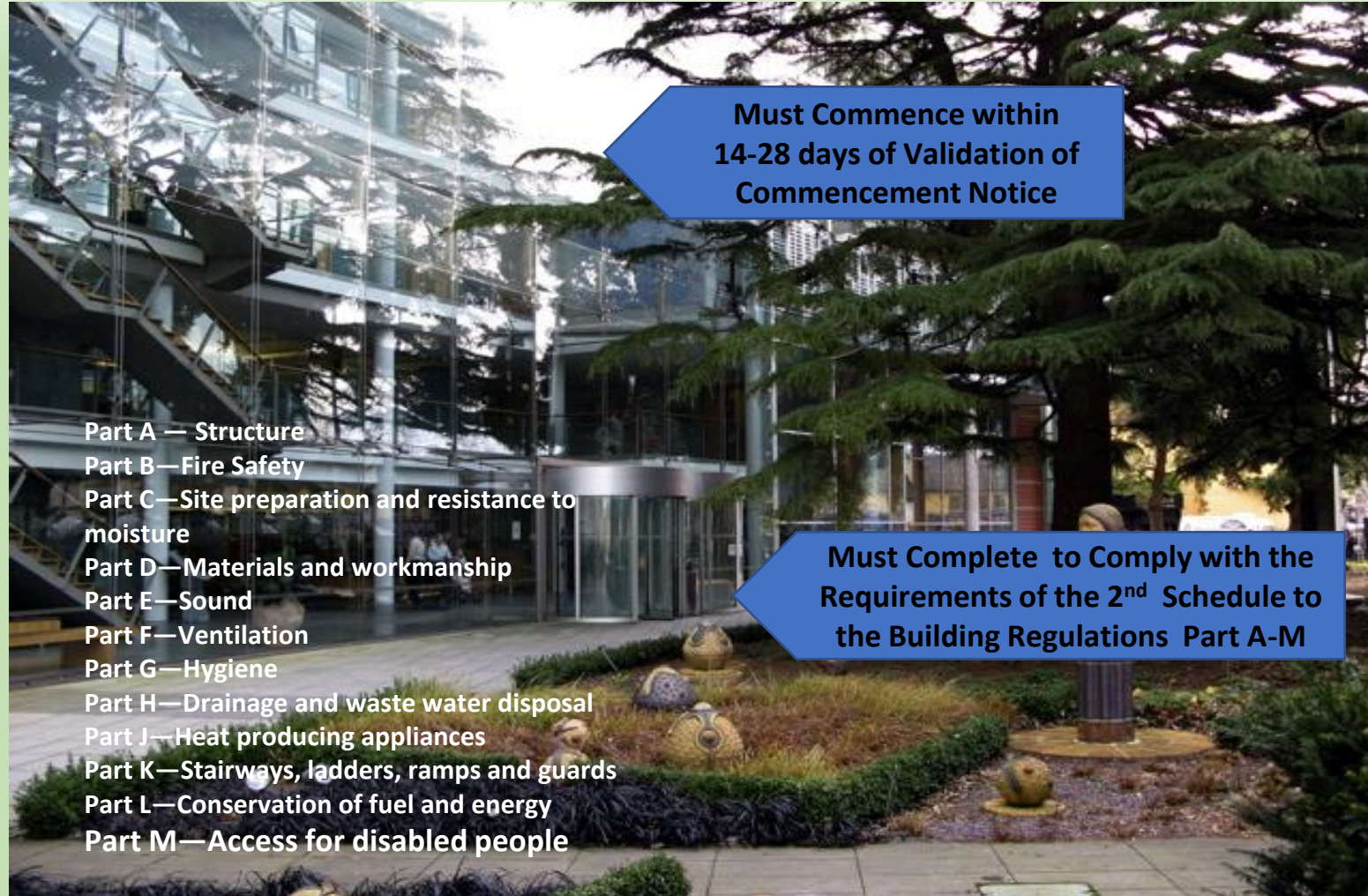


Date: 13<sup>th</sup> March 2024

Title: Update Lead Building Control & Market Surveillance Office  
Mairéad Phelan, BE, CEng, FIEI, MBA, Head NBCMSO

# Compliant Buildings – Collaboration between many Stakeholders

Buildings in Context-  
Interdisciplinary field-  
Planning, Building Control,  
Fire, Environment,  
No Profession or Academic  
Discipline has a Monopoly-  
Planning & Strategic  
Development  
Environment, Structures,  
Design, Aesthetics, Economics,  
Contract Management &  
Use...  
Other Regulatory  
Compliances include Health &  
Safety, Taking In Charge,  
Roads, Services ,  
Derelict/Dangerous Structures  
Acts, Multi Unit  
Developments Act, Housing  
Provision...



- Connections to water, waste water, surface water, -Utilities - electricity, community heating, gas, broadband etc.
- Service roads, places of refuge-fire, emergency vehicles, access etc.
- Phased development must stand alone for full compliance
- Waste permits etc...

## NBCMSO-National Building Control & Market Surveillance Office

### MONITORING COMPLIANCE WITH BUILDING REGULATIONS, BUILDING CONTROL REGULATIONS, THE CONSTRUCTION PRODUCTS REGULATION AND THE ENERGY PERFORMANCE OF BUILDINGS DIRECTIVE

(NBCMO) National Building Control & The National Market Surveillance (Construction Products) Office

Lead Authority Shared Service, (Dublin City Council-Independent Business Unit) covering the

- Northern & Western,
- Eastern Midlands and
- Southern Regions

31 Building Control &  
31 Market Surveillance Authorities  
Lead by the NBCMSO

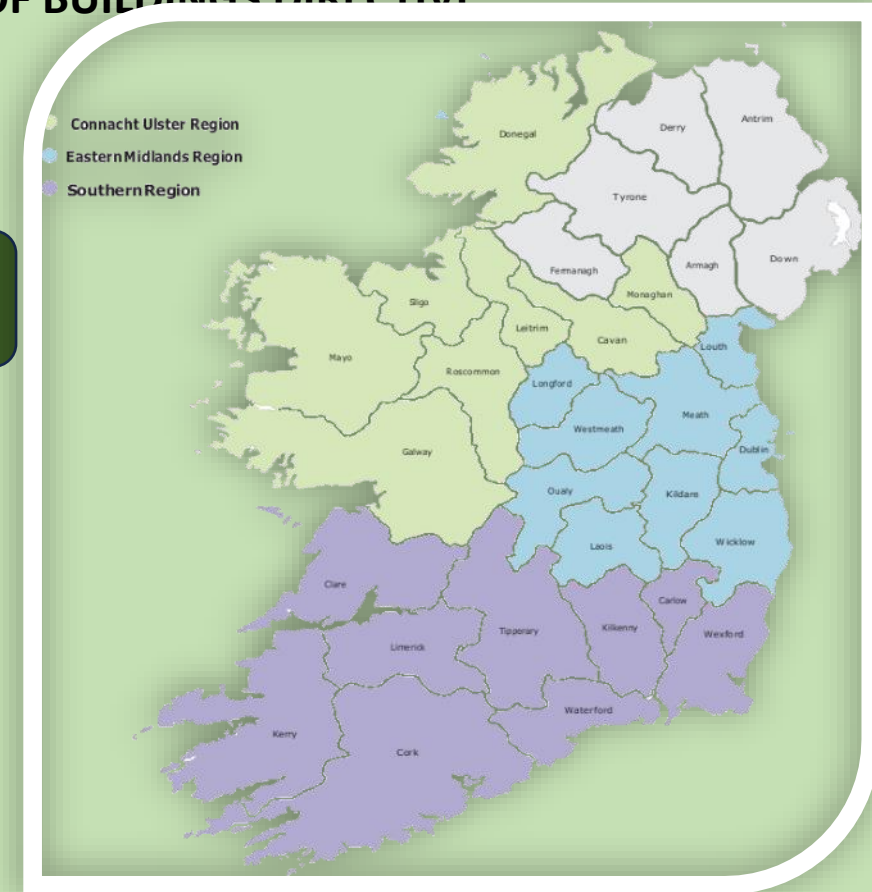
established in 2017 and 2020 respectively with responsibility for;

co-ordinating the activities of Building Control and Market Surveillance Activities of local authorities,

setting priorities and common objectives for Building Control and Market Surveillance for;

ensuring consistency (standardisation of protocols and policies) of enforcement/inspections of Building Control & Market Surveillance (Construction Products) legislation while

Leaving the 31 Building Control Authorities (BCAs) & 31 Market Surveillance Authorities (MSAs) designated as the principal BCAs & MSAs within their administrative areas;





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# 31 Building Control Authorities & 31 Market Surveillance Authorities

## 3 REGIONAL COMMITTEES



Northern & Western

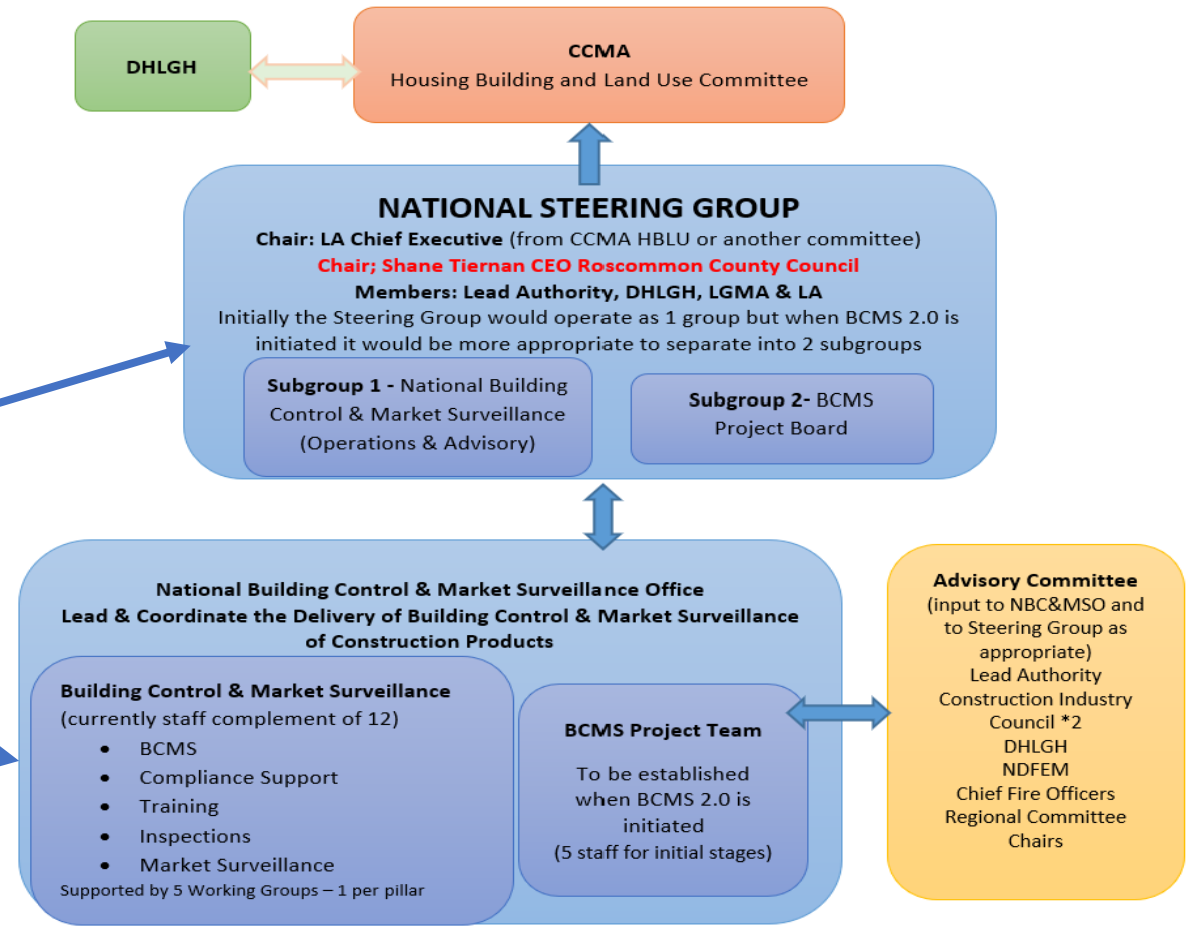
Eastern & Midlands

Eastern & Midlands

## NBCMSO

### Governance Structure

#### National Building Control Management Project



**STAKEHOLDERS** CFOs, CIF, CIC, IBCI, NDFEM, EI, ACEI, RIAI, SCSi, CFOA, ABP, BCAs, LA Planners, NSAI, TII, GSI, DoT, Owners Builders, Designers, Assigned Certifiers

**Note:** The four work-streams will be managed by the Lead Authority with working groups assembled from time to time as required from experts within the stakeholder groups. The working group shall solicit technical expertise as appropriate from, but not-limited to, representatives from the Department of Housing Planning Community and Local Government, the RIAI, EI, the SCSi, the IBCI, ACEI, CFOA, BCOs, NDFEM, Local Authority officials, planners, building owners, managers, designers, assigned certifiers the building industry, the NSAI, steel, timber and concrete industries, and any other interested parties.



# BUILDING CONTROL AUTHORITIES & AUTHORISED OFFICERS

Compliance with the Building Control Acts

## 1. Building Control Regulations –

**Shall** Administration of Notices/Applications/Certificates of Compliance Validation of Notices, Assessment of Applications, Granting of Certificates of Compliance, Placing Valid Notices/Applications/Certificates and decisions of the courts and An Bord Pleanála on the Register

**Shall Maintain the [Statutory Public Building Register](#).**

Building Control Authorities also have functions under the

## 2. [Construction Products Regulations](#) and are

**Market Surveillance Authorities** for Construction Products

## 3. [European Union Energy Performance of Buildings Directive](#).

## 4. Building Regulations. Part A-M – **May** Enforce Compliance by **scrutinising building proposals-**

**Inspect works in progress- note a discretionary power**

**Request such evidence** as necessary to establish compliance with requirements of the Building Regulations.

**Serve enforcement notices** for non-compliance.

**Institute legal proceedings** for breaches of regulatory requirements.

**Seek Circuit or High Court injunctions** for non-compliance

**“Authorised Person” has the meaning assigned to it by section 11 Building Control Act 1990-2020. S11 Powers of inspection by authorised persons.**

*“Building Control Authority” means a Local Authority to which section 2 of the Act of 1990 applies; 31 BCAs*



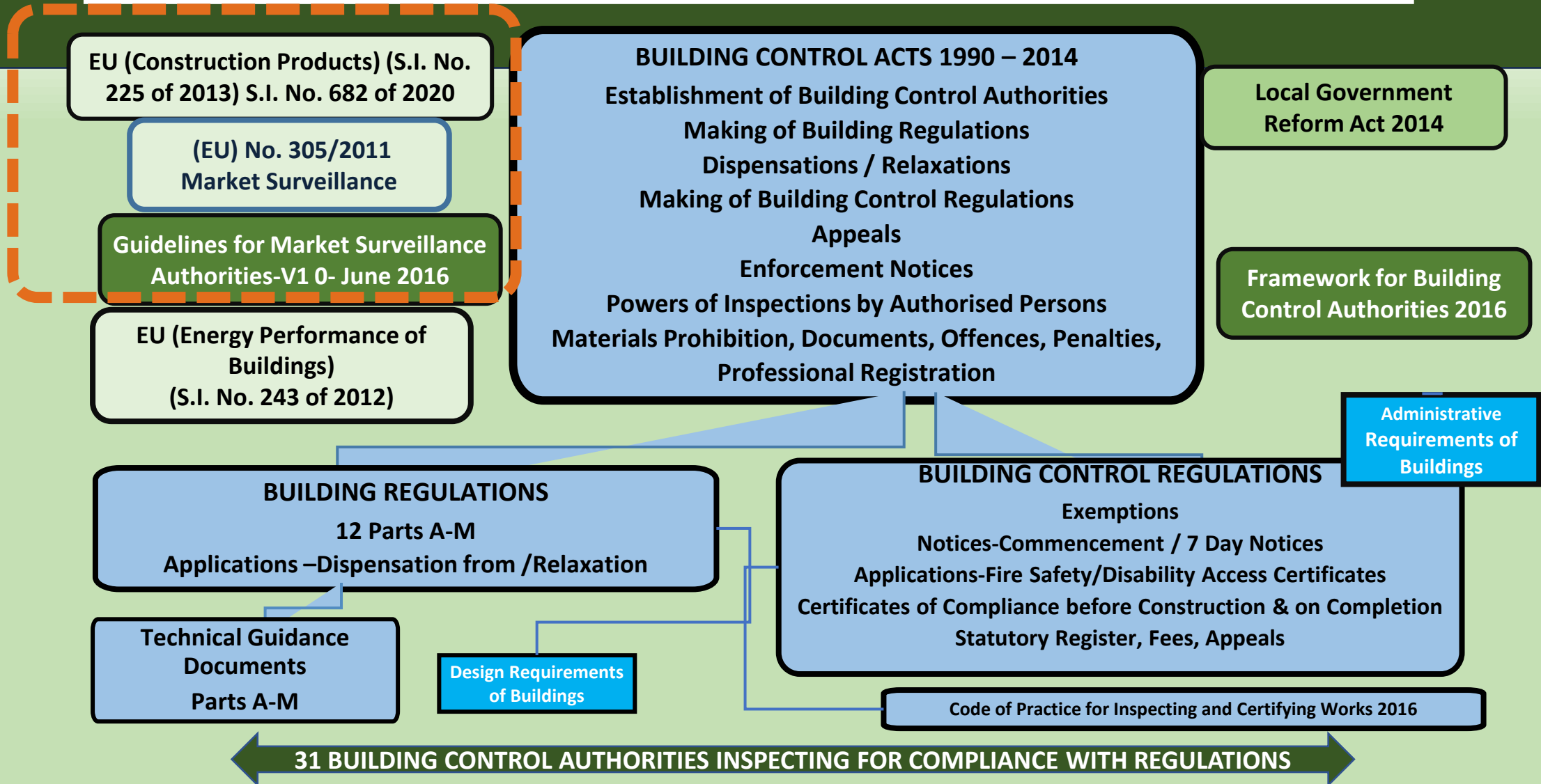


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# WHAT IS THE BUILDING CONTROL LEGISLATION FRAMEWORK?





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County and City Management Association

NBCMSO

National Building Regulator Office (Mairéad Phelan)

<https://www.gov.ie/en/publication/755e6-market-surveillance-of-construction-products/>

# Market Surveillance of Construction Products Legislative Framework

Requires economic operators: When Placing Construction Products (hENs/EADs) on the market  
**to provide CE Marking label/declarations of performance, and instructions and safety information, in a language which can be easily understood by users when making a construction product available on the market in the State.**  
**to cooperate** with requests for information from competent national authorities when seeking confirmation of the conformity of construction products with their declarations of performance and compliance with other applicable requirements in the Construction Products Regulation.

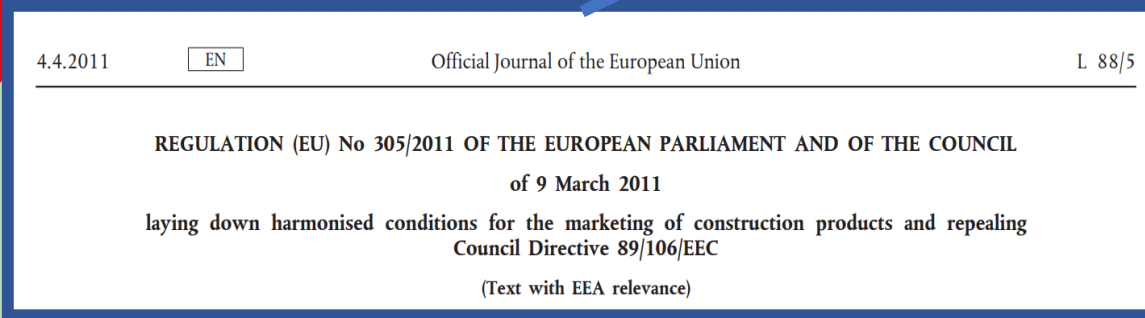
[Construction Products Regulation \(CPR\) | Internal Market, Industry, Entrepreneurship and SMEs \(europa.eu\)](#)

[CE Marking Step by Step](#)

National Competent Authority  
**Dublin City Council**

National Market Surveillance Office  
**Dublin City Council**

31 Local Authorities (MSAs)  
**TII & GSI Competent Authority**



[Good practice for market surveillance EN MSAs](#)

[Guidelines for Market Surveillance Authorities 2016](#)

[Risk assessment. Market surveillance, construction products](#)

<https://nbco.localgov.ie/>

[Product Safety - DETE](#)

[Commission Implementing Decision \(EU\) 2019/417 RAPEX](#)

[DELEGATED REGULATION \(EU\) No 157/2014 DoP-website.](#)

[DELEGATED REGULATION \(EU\) No 574/2014 of 21 February 2014 amending Annex III -drawing up a DoP.](#)

<https://www.gov.ie/en/publication/7069d-construction-products-regulation-cpr/>

[https://ec.europa.eu/growth/sectors/construction/construction-products-regulation-cpr\\_en](https://ec.europa.eu/growth/sectors/construction/construction-products-regulation-cpr_en)

# NATIONAL BUILDING CONTROL MANAGEMENT PROJECT

**(NBCMSO)**

**National Shared Services Office Hosted by DCC (Lead Authority)**

*Vision: “to promote a culture of compliance with the requirements of the Building Regulations”*

*Purpose: Lead Authority to Lead and Coordinate*

*oversight, support and direction for the development, standardisation and implementation of Building Control as an effective shared service in the 31 Building Control Authorities, through the five pillars,*

**3 Regional Building Control committees**

1. 31 Building Control Authorities
2. 31 Market Surveillance Authorities
- 3 Competent National Authorities



*An Oifig Náisiúnta um Rialú Foirgníochta agus  
Faireachas Margaidh*

**NATIONAL BUILDING CONTROL AND  
MARKET SURVEILLANCE OFFICE**



# 5 Pillars to the NBCO&MSO

1. Building Control Management System (BCMS)



2. Inspections



3. Market Surveillance of Construction Products

Underpinned by

4. Education & Training

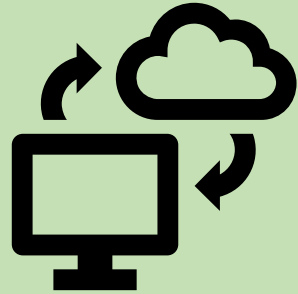


5. Compliance Support



## 5 Pillars to the NBCOMSO

### 4. Building Control (Administration) Management System (BCMS)



## Electronic Administration BUILDING CONTROL



*Information System - Building **Control** Management System (IS-BCMS): development and management of the information technology-based system hosted by the Local Government Management Agency which facilitates the **electronic** administration of building control matters by building control authorities as the preferred means of building control administration.*

*(controls which demonstrate how compliance with the relevant requirements of the building regulations is achieved)*

**Notices to Commence, Applications, Certificates of Compliance, Register**





Cumann Lucht Buidéilochta Contae agus Cathracha  
County and City Management Association

# NBCMSO

National Building Control and Market Surveillance Office (Mairéad Phelan)

National Building Contr...  
nbco.localgov.ie

# National Building Control and Market Surveillance Office

English Gaeilge

# Welcome to the Building Control Management System (BCMS)

Log In Sign Up

Search the Statutory Register here

NOTICES	<b>ENFORCEMENT NOTICE</b> Section 8 of the Building Control Act 1990 - 2014 Where: (1) the construction of any building or the carrying out of any works to which building regulations apply is commenced or has been completed or any material charge takes place in the process for any building or building work, and (2) the building or works are not designed or have not been, or are not being constructed in conformity with building regulations, and (3) the person to whom building regulations do not apply is liable in relation to a building the building control authority would be prepared to grant a dispensation or relaxation pursuant to section 4 of the Act, the building control authority may serve a notice under section 8.	<b>DISPENSATION OR RELAXATION</b> Section 4 of the Building Control Act 1990 - 2014 (1) Subject to the provisions of section 4, a building control authority may, if it considers reasonable, having regard to the design details of the work, grant a dispensation from, or a relaxation of any requirement of building regulations in relation to buildings or works which are constructed or carried out by or on behalf of the building control authority. (2) In relation to which an application for such dispensation or relaxation has been submitted pursuant to section 4, subsection (2).	<b>CERTIFICATE OF COMPLIANCE (DESIGN)</b> Section 6 (2)(a)(i) of the Building Control Act 1990 - 2014 Having the submission to building control authority of a certificate in the Act referred to as "certificate of compliance" being certified relating to compliance with the building regulations (other than any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed prior to the commencement of design and after the completion of the construction of any building, classes of buildings, works or classes of works, to which such building regulations apply.	CERTIFICATES
	<b>7 DAY NOTICE</b> Section 8(2A)(2)(b) of the Building Control Act 1990 - 2014 The submission (after grant of the notice) to the building control authority of an application for a certificate in the Act referred to as "a safety certificate" that building if constructed in accordance with the plans, documents and information submitted, would be in the opinion of the building control authority, comply, subject to any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed with such provisions of building regulations as they are prescribed.	<b>FIRE SAFETY CERTIFICATE</b> Section 8(2)(a)(ii) of the Building Control Act 1990 - 2014 Having the submission to building control authority of an application for a certificate in the Act referred to as "a fire safety certificate" that building if constructed in accordance with the plans, documents and information submitted, would be in the opinion of the building control authority, comply, subject to any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed with such provisions of building regulations as they are prescribed.	<b>CERTIFICATE OF COMPLIANCE (UNDERTAKING BY ASSIGNED CERTIFIER)</b> Section 6 (2)(a)(ii) of the Building Control Act 1990 - 2014 Having the submission to building control authority of a certificate in the Act referred to as "certificate of compliance" being certified relating to compliance with the building regulations (other than any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed prior to the commencement of design and after the completion of the construction of any building, classes of buildings, works or classes of works, to which such building regulations apply.	
	<b>COMMENCEMENT NOTICE</b> Section 8(2)(b) of the Building Control Act 1990 - 2014 Having the giving of notice to building control authority of the nature of such building, or classes of buildings, or the carrying out of such works, or classes of works, as are specified in the regulations.	<b>REVISED FIRE SAFETY CERTIFICATE</b> Section 8(2)(a)(ii) of the Building Control Act 1990 - 2014 Having where an application for a fire safety certificate in respect of the construction of a building or an extension of a building has been submitted before planning permission has been granted in respect of such construction, extension or alteration, the submission, if received by the building control authority, of a further application to a building control authority for a fire safety certificate in the Act referred to as "a revised fire safety certificate" that the construction of such building or extension of such building, or the carrying out of such works or classes of works, would be in the opinion of the building control authority, comply, subject to any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed with such provisions of building regulations as they are prescribed.	<b>CERTIFICATE OF COMPLIANCE (UNDERTAKING BY BUILDER)</b> Section 6 (2)(a)(iii) of the Building Control Act 1990 - 2014 Having the submission to building control authority of a certificate in the Act referred to as "certificate of compliance" being certified relating to compliance with the building regulations (other than any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed prior to the commencement of design and after the completion of the construction of any building, classes of buildings, works or classes of works, to which such building regulations apply.	
	<b>ASSIGNMENT OF PERSON TO INSPECT AND CERTIFY WORKS (ASSIGNED CERTIFIER)</b> Section 6(2)(c) of the Building Control Act 1990 - 2014 The designation of the person or the classes of persons to whom certificates of compliance may be given, and the classes of building or works to which such certificates may be given.	<b>REGULATION CERTIFICATE</b> Section 6(2)(d) of the Building Control Act 1990 - 2014 Having where work has been commenced or completed in respect of the construction of a building, or an extension of a building, or an alteration to a building, and no application has been made for a fire safety certificate that is required under building control regulations, the submission, if received by the building control authority, of an application for a certificate in the Act referred to as "a regulation certificate" which shall be deemed to be a certificate of compliance with the building regulations (other than any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed prior to the commencement of design and after the completion of the construction of any building, classes of buildings, works or classes of works, to which such building regulations apply).	<b>CERTIFICATE OF COMPLIANCE (UNDERTAKING BY BUILDER)</b> Section 6 (2)(a)(iii) of the Building Control Act 1990 - 2014 Having the submission to building control authority of a certificate in the Act referred to as "certificate of compliance" being certified relating to compliance with the building regulations (other than any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed prior to the commencement of design and after the completion of the construction of any building, classes of buildings, works or classes of works, to which such building regulations apply).	
	<b>ASSIGNMENT OF BUILDER</b> Section 6(2)(e) of the Building Control Act 1990 - 2014 The designation of the person or the classes of persons to whom certificates of compliance may be given, and the classes of building or works to which such certificates may be given.	<b>DISABILITY ACCESS CERTIFICATE</b> Section 6(2)(f) of the Building Control Act 1990 - 2014 Having the submission to a building control authority of an application for a certificate of compliance with regard to requirements under building regulations, for provisions relating to building for persons with disabilities, in relation to a building, or an extension of a building, or an alteration to a building, or the carrying out of such works or classes of works, to which such certificate is to be given, the submission, if received by the building control authority, of an application for a certificate in the Act referred to as "a disability access certificate" that the construction of such building, or extension of such building, or the carrying out of such works or classes of works, would be in the opinion of the building control authority, comply, subject to any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed with such provisions of building regulations as they are prescribed.	<b>CERTIFICATE OF COMPLIANCE ON COMPLETION</b> Section 6 (2)(a)(iv) of the Building Control Act 1990 - 2014 Having the submission to building control authority of a certificate in the Act referred to as "certificate of compliance" being certified relating to compliance with the building regulations (other than any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed prior to the commencement of design and after the completion of the construction of any building, classes of buildings, works or classes of works, to which such building regulations apply).	
	<b>NOTIFICATION OF CHANGE OF ASSIGNED CERTIFIER OR BUILDER</b> Articles 10(4) & 10(5) of the Building Control Regulations 1997 - 2015 For whatever reason, having submitted the commencement 7 day notice in respect of works on a building subject to paragraph 1(1)(a), a building owner changes either the person assigned to inspect and certify the works or the assigned builder from the building owner shall within 14 days notify the building control authority of the change by submitting, electronically or otherwise, the appropriate notification and forms of undertaking referred to under paragraph 1(1)(c) reflecting the appropriate arrangements in this regard.	<b>REVISED DISABILITY ACCESS CERTIFICATE</b> Section 6(2)(f) of the Building Control Act 1990 - 2014 Having the submission to a building control authority of an application for a fire safety certificate in the Act referred to as "a revised fire safety certificate" that the construction of such building, or extension of such building, or the carrying out of such works or classes of works, would be in the opinion of the building control authority, comply, subject to any relevant dispensation or relaxation already granted under section 4 of 5 or to any appeal under section 7 which has been allowed with such provisions of building regulations as they are prescribed.		

Manage your submissions

Log In Sign Up

Search within the statutory register

- Any - Enter search word

## BCMS Search results

115047 results

The information requested and supplied was compiled by this office for the purposes of fulfilling the statutory obligation to maintain a publicly available register of building control activity. As a holder of this information it is important that you should be aware of your obligations as a data controller under the Data Protection Acts 1988 and 2003.

While the provisions of the Data Protection Acts 1988 and 2003 are outside the scope of the Local Government Management Agency/Building Control Authority it is understood that they place clear limits on the use of publicly available data for marketing or other purposes. Any person who proposes to use such information in this way is considered to be a data controller for the purposes of the Data Protection Acts. Section 2(8) of the Data Protection Acts provides that where a data controller anticipates that personal data will be processed or used for the purposes of direct marketing, including personal data that is required by law to be made available to the public, the data controller shall inform the persons to whom the data relates so that they may object, by means of a request in writing to the data controller and free of charge, to such use.

Breaches of Data Protection legislation are a matter for the Data Protection Commissioner who has the power to investigate such matters and, where appropriate, prosecute offences under the Acts.

<b>Dwelling at Roo West, Ardnacrusha, Co. Clare</b>	Roo West, Ardnacrusha, clare
<b>Description:</b>	Dwelling house, garage, bored well, waste water treatment system, percolation area, shared entrance and all associated site works
221033	<a href="#">View details</a>
<b>New Dwelling House, Killeena, Knockraha, Co. Cork</b>	Killeena, Knockraha, cork
<b>Construction of dwelling house - Callacoon, Caher, Louisburgh, Co. Mayo</b>	Callacoon, Caher, mayo

### Filters

Notice type

- 7 Day Notice
- Commencement Notice With Compliance Documentation
- Commencement Notice With Opt Out Declaration
- Commencement Notice Without Compliance Documentation

Local authority

- Carlow County Council
- Cavan County Council
- Clare County Council
- Cork City Council
- Cork County Council
- Donegal County Council
- Dublin City Council
- Dún-Laoghaire Rathdown County Council
- Fingal County Council
- Galway City Council
- Galway County Council
- Kerry County Council
- Leitrim County Council
- Limerick City Council
- Limerick County Council
- Longford County Council
- Mayo County Council
- Monaghan County Council
- North Dublin Council
- North Kerry Council
- North Tipperary Council
- Roscommon County Council
- Sligo County Council
- South Dublin Council
- South Kerry Council
- South Tipperary Council
- Wick County Council

Search in fields

- Submission date
- Commencement date
- Decision Date

NBC&MSO Open Data Portal

## Search Building Control Data

Search for data...

2 Datasets

Explore Building Control Data

- [Commencement Notices](#)
- [Applications](#)

**NBC&MSO Data Portal**

The NBC&MSO Open Data Portal provides a centralised location for information relating to data submitted through the Building Control Management System (BCMS), in the form of Commencement Notices, Applications for Fire and Disability Access Certificates and Certificates of Compliance on Completion, to Building Control Authorities. This portal facilitates the accessibility of raw data on building control activity.

SI. 9 of 2014 legislated for the "Building Control Management System" (BCMS), the information technology-based system developed to facilitate the electronic administration of building control matters by building control authorities as the preferred means of building control administration.



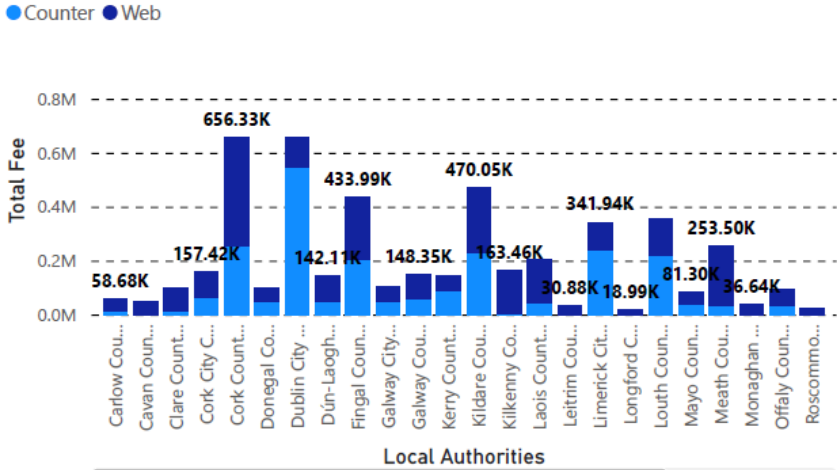
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County and City Management Association

NBCMSO

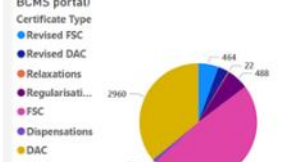
National Building Control and Market Surveillance Office (Mairéad Phelan)

# Information Charts-Notices, Applications, Certificates

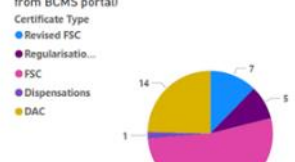
Payment Source by Local Authorities for 2023



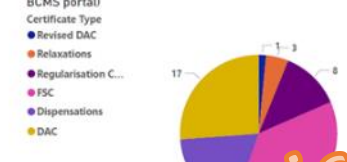
Total Number Of Certificates for 2023 (\*data from BCMS portal)



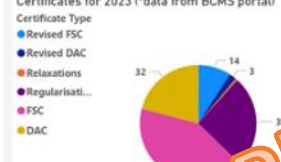
Total Number Of Invalid Certificates for 2023 (\*data from BCMS portal)



Total Number Of Refused Certificates for 2023 (\*data from BCMS portal)



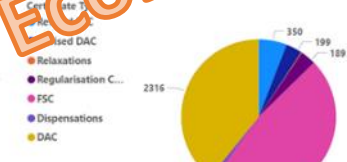
Total Number Of Required Information Certificates for 2023 (\*data from BCMS portal)



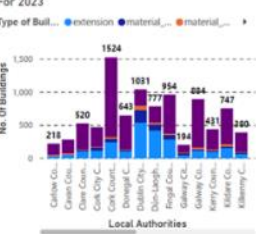
Total Number Of Revised Information Required Certificates for 2023 (\*data from BCMS portal)



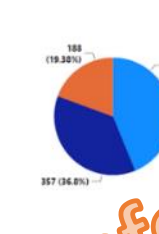
Total Number Of Fee Certificates for 2023 (\*data from BCMS portal)



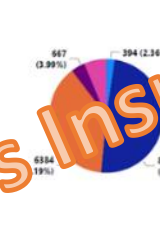
Type Of Buildings Or Works by Local Authorities For 2023



Registration Type For 2023



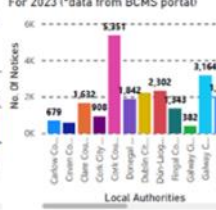
Construction Type For 2023



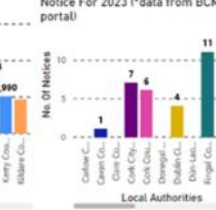
No. of Buildings Covered by a Valid Commencement Notice For 2023 (\*data from BCMS portal)



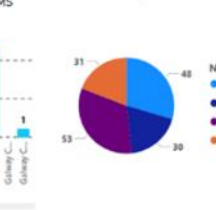
No. Valid Opt Out Commencement Notice For 2023 (\*data from BCMS portal)



No. Invalid Opt Out Commencement Notice For 2023 (\*data from BCMS portal)



Total Number of Invalid Notices For 2023 (\*data from BCMS portal)



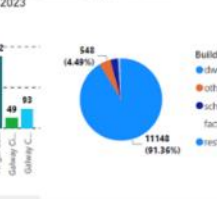
Proposed Use Of Buildings By Local Authorities 2023



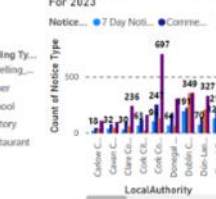
Local Authorities



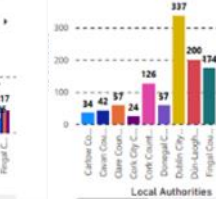
No. of Buildings Covered by a Valid Commencement Notice For 2023 (\*data from BCMS portal)



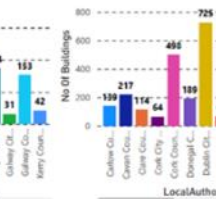
No. Valid Commencement Notice without Documentation For 2023 (\*data from BCMS portal)



No. Invalid Commencement Notice without Documentation For 2023 (\*data from BCMS portal)



Total Number Of Valid Notices For 2023 (\*data from BCMS portal)



Application Type	Application Fee
TOTAL DAC	1,626,600.00
TOTAL DAC-RV	139,200.00
TOTAL Dispensation	22,500.00
TOTAL FSC	9,928,548.06
TOTAL FSC-RG	1,729,541.15
TOTAL FSC-RV	728,908.91
TOTAL Relaxation	5,625.00
Overall Total	14,180,923.12
Notice Type	Fee
TOTAL CN	600,810.00
TOTAL CN Opt Out	201,420.00
TOTAL 7 Day Notice	5,281,268.97
TOTAL Short CN	71,890.00
Overall Total	€ 6,155,388.97

*Data informs Inspections, Planning, Economic Development etc*



### 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

[View details](#)

### 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

221490

[View details](#)

### 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

[View details](#)

### Construct domestic garage at Kilnacrott, Ballyjamesduff

Kilnacrott, Ballyjamesduff, cavan

#### Description:

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

22324

[View details](#)

Rubbish In



Rubbish Out



User Training

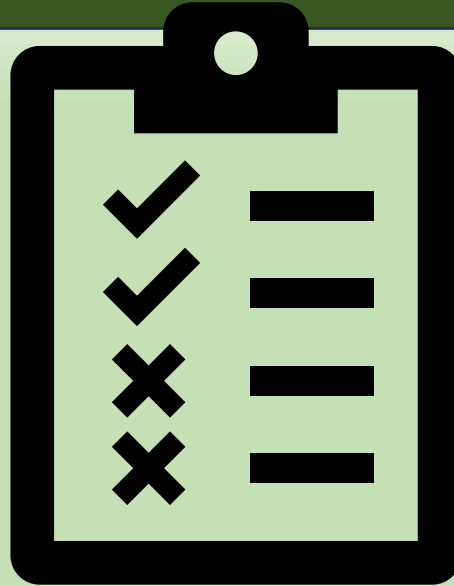
GDPR/DPIA

Security

Service Level Agreements

## 5 Pillars to the NBCOMSO

# 1. Inspections





NBCMSO



€3,000,000,000 – Remediation!!!!?????????  
*A compliance function without a  
monitoring programme....*

**BOOTS ON THE GROUND  
INSPECTIONS**



# 1. Inspections



1. Desktop
2. Onsite

1. Risk Based
2. Random Based
3. Complaint Based

## Inspections

for Compliance with the

1. Building Control Regulations –Administration of the Design & Construction of Buildings and Works as prescribed in the Building Control Acts –(Prosecutions)
2. Building Regulations –Design & Construction of Buildings & Works-(Enforcement)
3. Other- Compliance with Notices, Requests by Building Control Authorities (Prosecutions)

*Prosecutions or Enforcement to Bring into Compliance*



Inspections- Chair  
**John Sweeney**, Head Building  
 Control Meath

“Promote Good Practice  
 Inspections”

Targeted Risk-Based Inspections

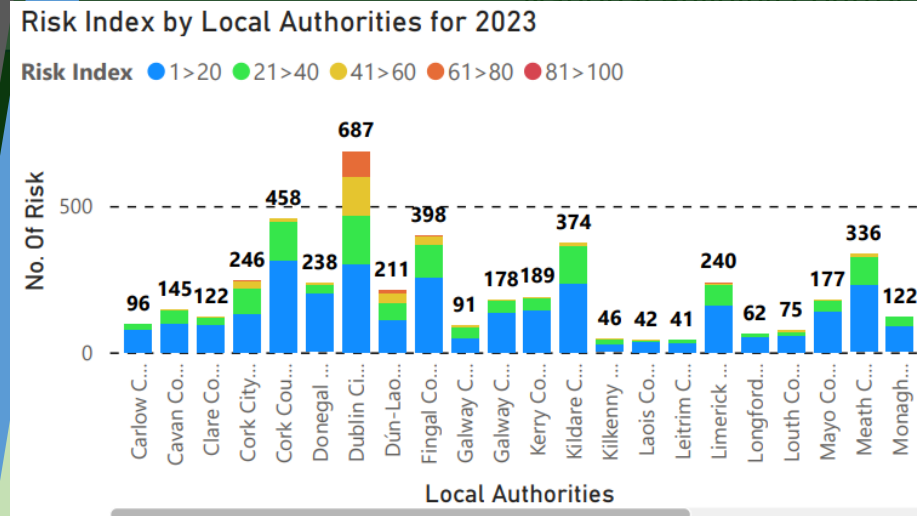
Inspectors, Administrators  
 Professionals

Four Key Delivery Areas

- 1. Standardised Inspection Programme/Review Targeting
- 2. Standardised Inspection Methodology/Review
- 3. Inspector Competency.
- 4. Mobile Inspection App. Promote Use

**NBCMSO**

National Building Control and Market Surveillance Office (Mairéad Phelan)



Compliance through  
 Communication/Consistency/Competency

Standardised National Building Control Inspection Template

Date and Time of Inspection  
 1/10/2024 01:32 AM

Inspected by (Authorised Officer):\*

Local Authority:\*

Source of Inspection:\*

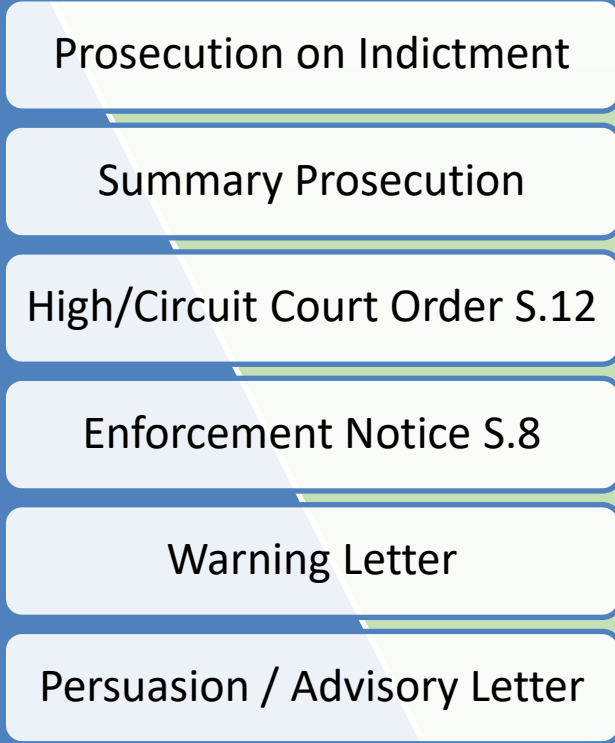
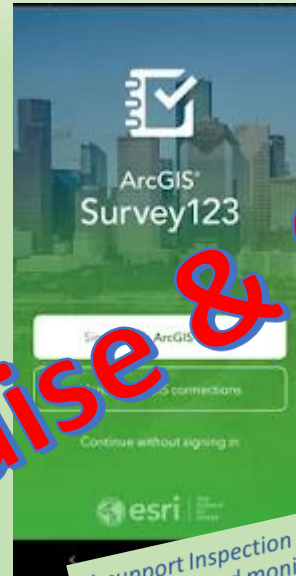


Figure 1. An Enforcement Pyramid for Regulatory compliance.  
 Source: Reducing the risk of policy failure. Challenges for Regulatory Compliance. OECD

# Supporting Local Authorities through Joint Inspections



Building Control Inspections - 2021

Local Authority: [dropdown]

Submission Number: [input]

CN Ref No.: [input]

CN Ref No.: [input]

Compliance Documentation  
 Compliance Documentation  
 Compliance Documentation without Compliance Documentation  
 Compliance Documentation with C/O: Out Declaration  
 7 Day Notice

Number of Buildings covered by CN: [input]

Number of Buildings inspected on this visit: [input]

Number of Buildings inspected for NOAC:  
 New Apartment Block to be treated as one unit for NOAC numbers: [input]

Development Type: [input]

Weather on Day: [input]



**Standardise & Coordinate**



Working with  
Building Control  
Authorities  
in Promoting a  
Culture of Compliance  
with the Building  
Regulations

A support inspection by the NBCO with Local Building Control Officers is an opportunity to strengthen the promotion and monitoring of compliance with Building Control Regulations, Building Regulations, Construction Products Regulations and the European Union Energy Performance of Building Regulations and provides the means to

- Support the Implementation of the Standardised of Inspection Methodology in 31 Building Control Authorities,
- Identify the Training Needs of Building Control Authority Staff
- Develop training supports and
- Share findings and best practice through Regional meetings & Working Groups

To achieve the goal of

- Ensuring that all new buildings (including dwellings), extensions to existing buildings, material alterations and certain material changes of use to existing buildings in the State are constructed in a workmanlike manner with "proper materials" to ensure they are accessible and sustainable and provide for the health, safety and welfare of people in or about these buildings.



Inspection Type	2021	2022	2023
Number of Inspections, prior to commencement of work (desktop)	6,818	5,987	6,383
Number of Commencement Notices where plans, specifications, or other compliance Documents were requested. S11(3) requests	2,307	2,389	2,568
Number of Inspections of buildings in progress (onsite)	28,700	34,432	25,456
Number of Inspections (other) - e.g., Part G (Hygiene), J (Flues), H (Drainage/Wastewater)	789	718	243
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	25,891	22,300
<b>Total</b>	<b>59,051</b>	<b>69,417</b>	<b>56,950</b>

**Standardise & Coordinate**



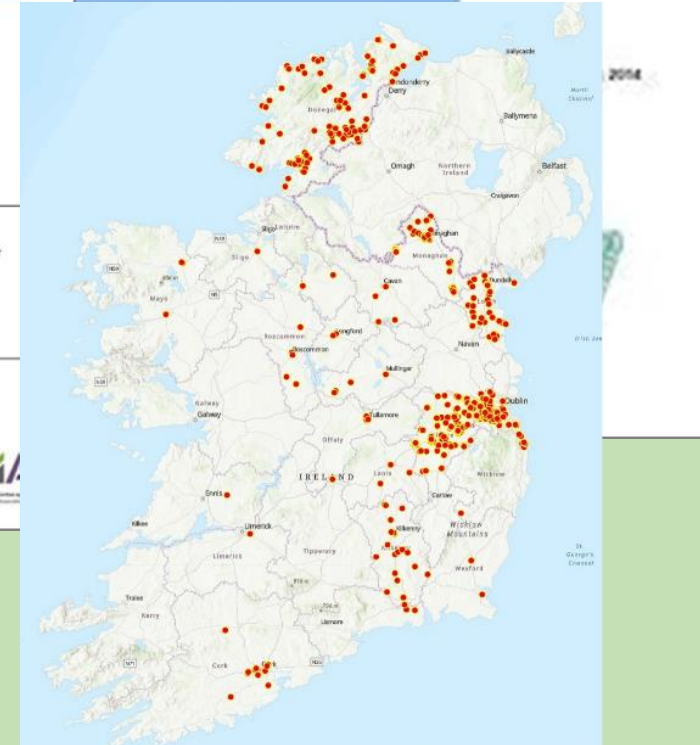
# Inspections-Challenges

## Main Issue: Competency of Staff

- All new/existing staff must complete the [Certificate in Building Control Management](#), approved by the CCMA as the recommended minimum competency for Building Control staff
- Building Control Inspection must have allocated days (or times) for the Site visits. To ensure Compliance with Building Control/Building Regulations
- FSC and DAC, a Risk based number of inspections must be carried out to ensure compliance
- Specific Training for Inspectors &
- Review of Inspection Programme, Protocol
- Standardised & meaningful recording of inspections and collation of KPIs
- How to deal with Health, Safety & Welfare of persons in accommodation for refugees & S.I. 306 (Ukraine) packing bunks into vacant factories, buying empty buildings in streets, hotel change of use; Advice!



**Standardise & Coordinate**





# NBCMSO

National Building Control and Market Surveillance Office (Mairéad Phelan)





**NBCMSO**

National Building Control and Market Surveillance Office (Mairéad Phelan)

## 5 Pillars to the NBCOMSO

Compliance Support Working Group- Chair

**Paddy Mullin**, Head Building Control Donegal County Council

### 5. Market Surveillance of Construction Products

For further information search: <https://nbco.localgov.ie/> or contact: [support@nbco.gov.ie](mailto:support@nbco.gov.ie)



Scan for full text – Market Surveillance Regulations



Scan for full text – Construction Product Regulations



# European Union (Construction Products) (Amendment) Regulations 2023



*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*

*‘MARKET SURVEILLANCE’ means the activities carried out and measures taken by a market surveillance authority to ensure that construction products comply with the requirements set out in the Construction Products Regulation and do not endanger health, safety or any other aspect of public interest protection;*

[Market surveillance \(europa.eu\)](https://europa.eu)

## Regulation - 2019/1020 - EN - EUR-Lex - European Union

Members of states **must** nominate or establish authorities to be responsible for market surveillance.

These authorities need to have **necessary recourses and powers** for their surveillance activities, ensure **technical competencies** and professional integrity of their personnel, **and act in an independent and non-discriminatory way, respecting the principle of proportionality.**

Market Surveillance is the essential tool for the enforcement of the directives.







# NBCMSO

National Building Control and Market Surveillance Office (Mairéad Phelan)

## ICSMS-Uploading all MS Inspections

European Commission | ICSMS Private Area

English (en) Inspector [9400] n00f451k Logout

Dashboard

- Passed Batons
- Received Batons
- RAPEX
- Safeguard

**Create**

**Search**

**Baton Management**

**Communication**

**Info**

If you are an Authority Admin, or National Admin, or Single Liaison Officer, you can forward these Instructions to your new User:

1. Access the EU Login page: <https://webgate.ec.europa.eu/cas> and click on "Create an account"
2. Complete the Create an account page, and then click Create an account
3. Open your email Inbox. You should have received a new message with a link to confirm your registration
4. Clicking on the link in the email brings you to a page to set a password of your choice
5. Once the registration is done please send an email to [GROW-APPLICATION-SUPPORT@ec.europa.eu](mailto:GROW-APPLICATION-SUPPORT@ec.europa.eu) indicating your Authority.
6. Once approved by your Authority Admin or National Admin or Single Liaison Officer your EU account will be synchronized with ICSMS.
7. Users of the ICSMS Internal area are supposed to have taken note of the ICSMS privacy statement. Users of the ICSMS Internal area are supposed to have read and accepted the ICSMS terms of use.

Best regards,  
The ICSMS Team  
[GROW-APPLICATION-SUPPORT@ec.europa.eu](mailto:GROW-APPLICATION-SUPPORT@ec.europa.eu)

Quick Search

Search over: PI, CI, Product name (notifying country), Product name (English), Type / Model, GTIN (EAN) Code / Barcode, Brand

Please enter your search criteria

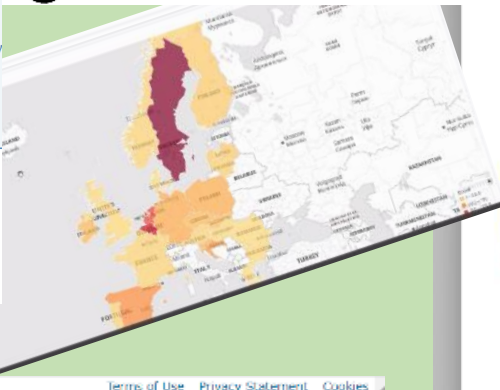
18 [225]

SCHEDULE 2  
COMPETENT NATIONAL AUTHORITIES

For the purpose of Articles 11(7), 11(8), 12(2), 13(7), 13(9), 14(4) and 14(5) of the Construction Products Regulation and having regard to Regulation 9 of these Regulations, the bodies set out in Column 1 have been specified as being competent national authorities in respect of the area codes set out in Column 2 and, subject to the exclusions set out in Column 4, the associated product areas set out in Column 3.

COLUMN 1 COMPETENT NATIONAL AUTHORITY	COLUMN 2 AREA CODE(S)	COLUMN 3 PRODUCT AREA(S)	COLUMN 4 EXCLUSIONS
Geological Survey of Ireland	24	Aggregates	
National Roads Authority	12	Circulation Fixtures: Road Equipment	EN 12676-1 EN 14723 EN 12352 EN 12368 EN 12699-2 EN 12899-3
	23	Road Construction Products	EN 14188-1 EN 14188-2 EN 14188-3 EN 13877-3 EN 15322 EN 14945
	24	Aggregates	EN 13139 EN 13055-1 EN 13055-2 EN 13450 EN 13384-1

L.S. GIVEN under my Official Seal,  
27 June 2013.



webgate.ec.europa.eu

ta-Driven, In... EUR-Lex - 320...

Login  
account, many EU services

English (en)

icsms\_internal requires you to authenticate

### Sign in to continue

Welcome back

[mphelan@nbco.gov.ie](mailto:mphelan@nbco.gov.ie)  
(External)

[Sign in with a different e-mail address?](#)

Password

.....

[Lost your password?](#)

Choose your verification method

Password  
Authenticate to EU Login with only your password.

Sign in

European Commission | ICSMS Private Area

English (en) Inspector [9400] n0034890 Logout

Dashboard

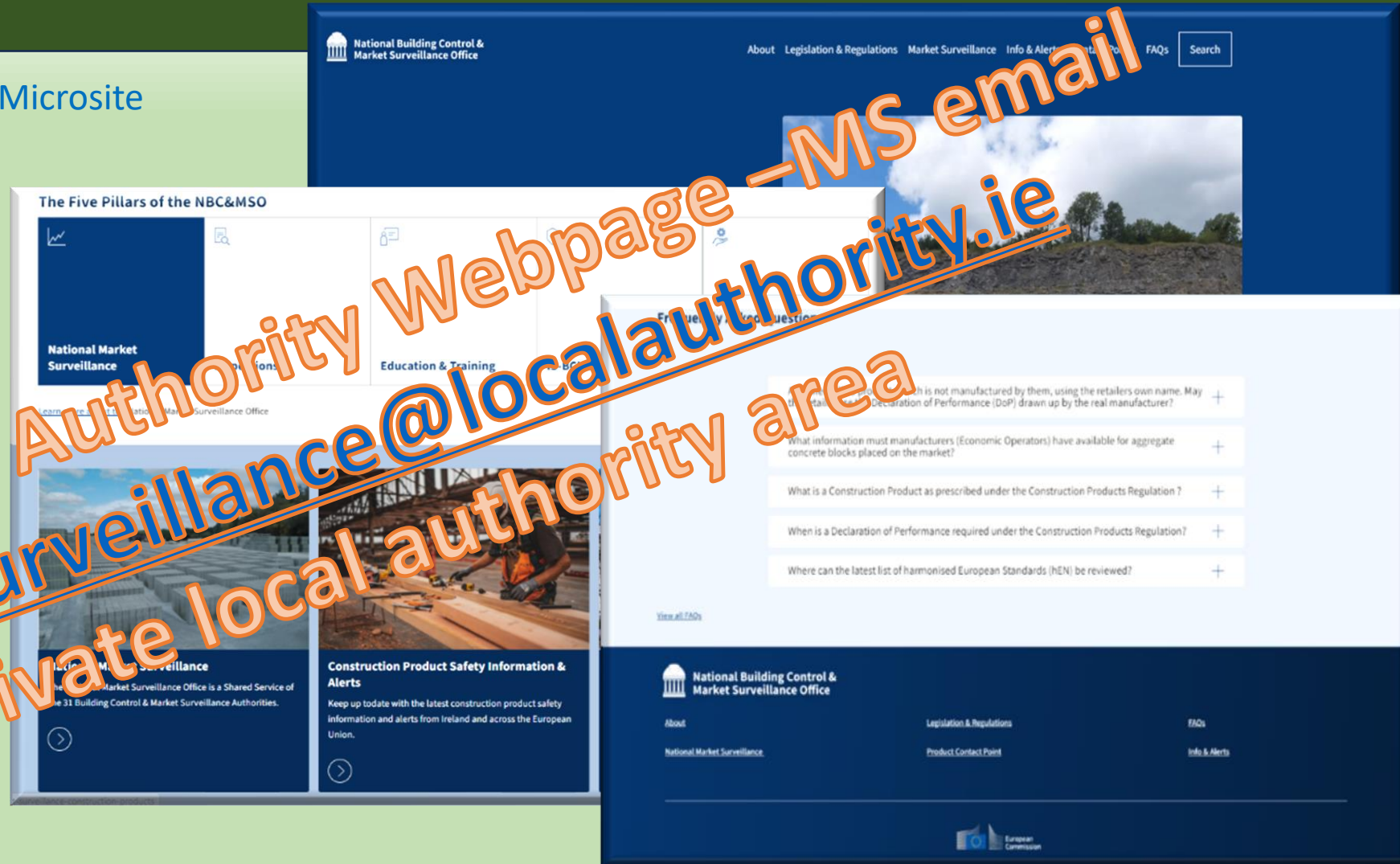
- Passed Batons
- Received Batons
- RAPEX
- Safeguard

**Create**

## National Market Surveillance of Construction Products website

### Status update: Market Surveillance Microsite

- ❖ The site focuses on providing information on the applicable legislation & regulations, ongoing market surveillance activities by the NBC&MSO, information & alerts for construction products, who to contact if a construction product is suspected to be or has been confirmed to be defective and also hosts a FAQ section.
- ❖ Aimed at those across industry, including Economic Operators and Authorised Officers or Market Surveillance Authorities.



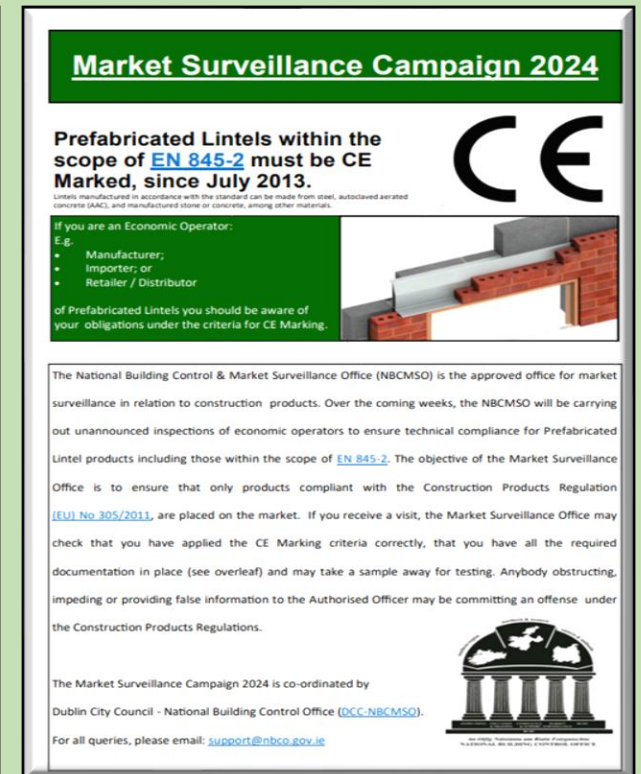
# National Market Surveillance of Construction Products-Strategy

Status update: National Market Surveillance Strategy for Construction Products – Ireland 2024

Strategy launched for 2024, expansion on previous edition, includes series of information notes for Economic Operators of the following construction products:

- ❖ Aggregate Products: EN 12620, EN 13242, EN 13130 & EN 13043
- ❖ Aggregate Concrete Masonry Units: EN 771-3
- ❖ Structural Steel & Aluminium: EN 1090
- ❖ Prefabricated Lintels: EN 845-2
- ❖ Wall Ties, Tension Straps, Hangers & Brackets: EN 845-1

CCMA Action 1 – [National Market Surveillance of Construction Products Strategy – Ireland 2024](#)



\*Click Images for Links to full documents



Cumann Lucht Balaíochta Contae agus Cathrach  
County and City Management Association

# EU (CPR) Product Areas

**Regulation (EU) No 305/2011 of the European Parliament and of the Council of 9 March 2011 laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC Text with EEA relevance**  
**ANNEX IV PRODUCT AREAS AND REQUIREMENTS FOR TABS Table 1 — Product areas**

## PRODUCT AREAS -ANNEX IV

[EUR-Lex - 32011R0305 - EN - EUR-Lex](#)

[europa.eu https://eur-lex.europa.eu/eli/reg/2011/305/oj/eng](https://eur-lex.europa.eu/eli/reg/2011/305/oj/eng)

COLUMN 2	COLUMN 3	COLUMN 4
AREA CODE(S)	PRODUCT AREA(S)	EXCLUSIONS
1	Precast normal/ lightweight/autoclaved aerated concrete products.	
2	Doors, windows, shutters, gates and related building hardware.	
3	Membranes, including liquid applied and kits (for water and/or water vapour control).	
4	Thermal insulation products. Composite insulating kits/systems.	
5	Structural bearings. Pins for structural joints.	
6	Chimneys, flues and specific products.	
7	Gypsum products.	
8	Geotextiles, geomembranes, and related products.	
9	Curtain walling/cladding/structural sealant glazing.	
10	Fixed fire fighting equipment (fire alarm/detection, fixed firefighting, fire and smoke control and explosion suppression product).	
11	Sanitary appliances.	
12	Circulation fixtures: road equipment.	
13	Structural timber products/elements and ancillaries.	
14	Wood based panels and elements.	
15	Cement, building limes and other hydraulic binders.	
16	Reinforcing and prestressing steel for concrete (and ancillaries). Post tensioning kits.	
17	Masonry and related products. Masonry units, mortars, and ancillaries.	
18	Waste water engineering product	
19	Floorings.	
20	Structural metallic products and ancillaries.	
21	Internal & external wall and ceiling finishes. Internal partition kits.	
22	Roof coverings, roof lights, roof windows, and ancillary products. Roof kits.	
23	Road construction products.	
24	Aggregates.	
25	Construction adhesives.	
26	Products related to concrete, mortar and grout.	
27	Space heating appliances.	
28	Pipes-tanks and ancillaries not in contact with water intended for human consumption.	
29	Construction products in contact with water intended for human consumption.	
30	Flat glass, profiled glass and glass block products.	
31	Power, control and communication cables.	
32	Sealants for joints.	
33	Fixings.	
34	Building kits, units, and prefabricated elements.	
35	Fire stopping, fire sealing, and fire protective products. Fire retardant products.	

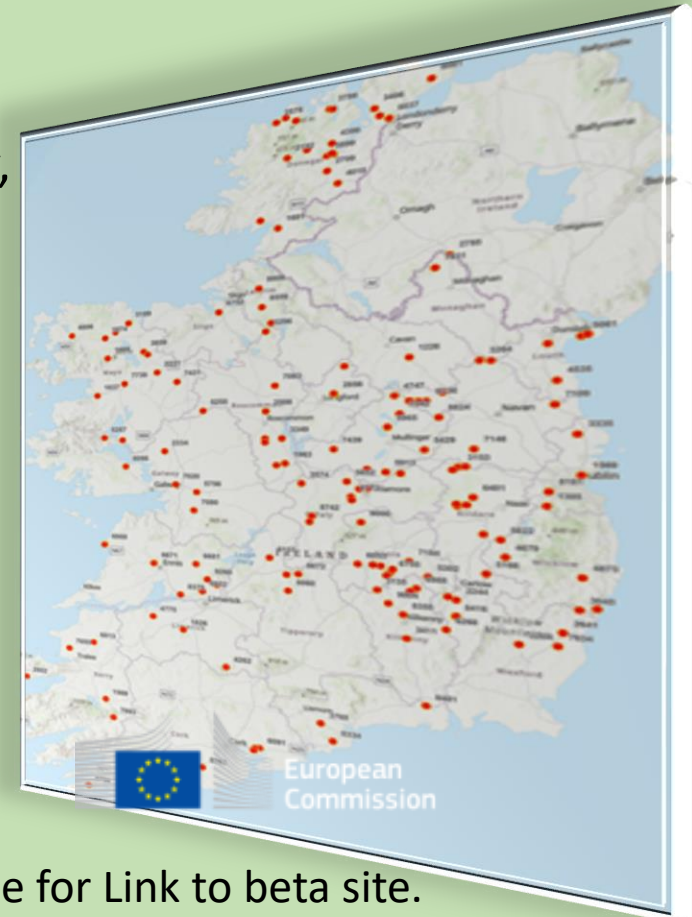


# Standardise the Approach to how we carry out Market Surveillance

## Status update: Market Surveillance Compliance Management System

- ❖ The Office is currently exploring the development of the MSCMS.
- ❖ Aim: to combine the multiple Market Surveillance activity recording technologies into a single Geographic Information System (GIS) that will improve the efficiency, and awareness of MS activities

Table 1: Total Market Surveillance of Construction Products under (S.I. 225 of 2013/S.I. 217 of 2023) Indicators end December 2023	2021	2022	2023	2024
1. Total No. of construction product related complaints	48	4	49	-
2. No. of formal complaints by industry concerning unfair competition	-	1	-	-
3. Total No. of inspections and broken down by:				
i. No. of reactive inspections undertaken on foot of complaint,	10	2	30	-
ii. No. of on-site self-initiated inspections	107	70	45	3
iii. No. of desk-top self-initiated inspections, and	107	70	42	21
iv. No. of inspections prompted by the Revenue Commissioners (i.e., Customs)	-	-	-	-
4. Assessment of product compliance based on:				
i. Tests performed in laboratories	148	257	110	3 (full suite)
ii. Checks of products and/or documentation e.g., CE Mark, DoP, Safety Information in Use	107	70	45	3
5. No. of inspections/ assessments resulting in:				
i. A finding of formal or technical non-compliance	25	1	-	-
ii. Corrective actions taken by relevant economic operator (i.e., voluntary measures)	20	-	-	-
iii. Restrictive measures taken by the market surveillance authority	5	1	-	3
iv. No of ICSMS Inspections logged	45	26	40	-
v. No of Article 12(3) of the EU(CPR) 2013 Requests for Information	32	70	48	-
vi. No of Article 14(1) of the EU (CPR) 2013 Notices Issued/Served	6	2	-	-
vii. No of Article 14(2) of the EU (CPR) 2013 Notices Issued/Served	-	-	-	-
viii. No of Article 14(3) of the EU (CPR) 2013 Notices Issued/Served	-	-	-	-
6. No of prosecutions taken	-	-	-	-
7. No. of successful prosecutions i.e., where sanctions/penalties applied	-	-	-	-
8. No. of notifications to other Member State Market Surveillance Authorities	-	-	1	-
9. Additional Comments/Other	-	-	-	-



ick Image for Link to beta site.

## Market Surveillance of Construction Products- the future

### Status Update: Revision to the Construction Products Regulations

- ❖ The Office is currently **preparing an information campaign to assist Market Surveillance Authorities & Economic Operators** for upcoming revisions to the [Regulation \(EU\) 305/2011](#) The Construction Products Regulation (CPR).
- ❖ On 30 March 2022, the European Commission put forward a proposal to revise the **CPR. The proposal was part of a package aimed at making sustainable products the norm in the EU and boosting circular business models.**
- ❖ The stated aims of the proposal are to improve the functioning of the internal market for construction products, **address the implementation challenges that still exist at national level (particularly regarding market surveillance),** simplify the legal framework and support the green and digital transition in the construction sector.



# Challenges Market Surveillance of Construction Products

## Donegal Petition Committee report sets out six recommendations:

- The large scale and complexity of the use of defective building blocks used in construction in Ireland, as well as its severe health, financial and social consequences, amounts to an ongoing housing crisis, which should be urgently tackled.
- **Need to ensure that this situation will never occur again, not only in Ireland but also in any EU member state.** It is the responsibility of the public authorities to safeguard people's well-being and health, by exploiting all the available tools under the current legal and policy framework at national and EU level, according to the principle of subsidiarity.
- The **market surveillance system in Ireland, both at national and local level, needs to be enhanced, adopting a stance that is proactive and persuasive**, rather than reactive, and involving all the stakeholders.
- The role and capacity of the **National Building Control and Market Surveillance Office needs to be strengthened, ensuring that it is sufficiently staffed.**
- The Enhanced Defective Concrete Blocks Grant Scheme is a very ambitious and comprehensive plan.
- There is a need for a **clearer picture when it comes to identifying and holding accountable the persons and entities** responsible for this situation.

Draft





Cumann Lucht Bainistíochta Contae agus Cathrach  
County and City Management Association

# NBCMSO

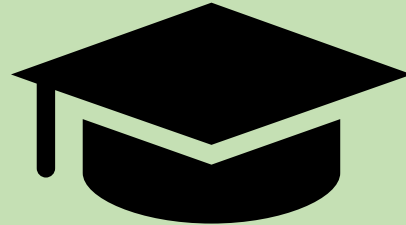
National Building Control and Market Surveillance Office (Mairéad Phelan)

## 5 Pillars to the NBCOMSO



Compliance Support Working Group- Chair  
**Colin Gallagher**, Head Building Control Fingal County Council

## 2. Education & Training



1. Industry
2. Government Departments
3. Academia
4. Inhouse CPD
5. IBCI
6. Professions

**Training:** coordination, development and management of a training programme to support building control staff in the discharge of their duties..





# Compliance / Defects (Administration/Design/Construction/Maintenance)

**Building Regulations  
Health, Safety & Welfare of People  
in or about Buildings**

• “Non-fulfilment of an intended requirement, specification or code (in terms of building regulations it is the relevant requirements of Part A-M) or an expectation, including that concerned with safety, health & welfare of people”,

- Design
- Workmanship
- Materials

• Any Combination of above

**DURABILITY!**





# Education & Training: Newsletters, Presentations, CPD Days



**Compare Contae Fhine Gall**  
Fingal County Council

**CPD Day – Building Control Inspections**

**Inspection for Regularisation Fire Safety Certificates**



Colin Gallagher, BE  
Senior Engineer, Building  
Planning and Strategic  
Fingal County Council

Fingal County Council

Bairne na hÉireann  
Government of Ireland

**NBCMSO CPD Day - Building Control Inspections**

Driving Compliance Through Regulatory Reform



**Part B Fire - Inspections & PASSIVATE.**

**NBC & M**  
19th Sept

**Treibe Gáirdeán Deceann 2022**  
Coimisiún na hÉireann

Approach to thermal bridging for Part L requirements

Andrew Lundberg  
andrew@passivate.ie  
15th September 2022



*Newsletters, Information notes, and Updates issued to BCAs and Professional Bodies*

*All CPD Presentations available on NBCO Website*



Cumann Lucht Bainistíochta Contae agus Cathrach  
County and City Management Association

**NBCMSO**

National Building Control and Market Surveillance Office (Mairéad Phelan)

# Next CPD Day 16<sup>th</sup> May 2024 Limerick-Part C

**CPD Day - Keeping Building Fabric Moisture, Radon & Contaminant Free  
Part C - Site Preparation and Resistance to Moisture**

**Date: 16<sup>th</sup> of May 2024 Time: 09:00 – 16:45**

**Venue: Castletroy Park Hotel, Limerick, Co. Limerick, V94 Y0AN**

## TOPICS

This CPD Event will highlight issues in relation to prevention of moisture ingress into buildings, durability of buildings; with industry speakers who deal with how good practice and compliance can be achieved

- **Part C:** An overview of the latest amendment, and other relevant Departmental updates
- **Building Regulations, Radon & Dangerous Substances:** The updated Radon Map for Ireland, compliance; radon remediation, barrier installation, and sumps
- **Resistance to Moisture:** Proper detailing and site installations to prevent damage to building fabric, weathering, and thermal bridging issues
- **Floors:** materials that are “fit for use” i.e., S.R. 21 Aggregates for sub-floor fill, paths & below ground structures
- **Walls:** materials that are “fit for use” wall finished/rendering S.R. 18 Aggregates
- **Roof Coverings:** materials that are “fit for use” S.R. 82 Slating & Tiling
- **Avoiding mould, damp, and cold bridges:** The need for thermal modelling of non-standard junctions.

## WHO SHOULD ATTEND

This CPD is relevant to all Building Control Offices, Designers, Builders, Assigned Certifiers, Construction Project Managers, or any personnel involved with building projects whether they be in a team or individual work i.e., all who are responsible for compliance with the Building Regulations.

In Person Attendance :



Online Attendance :



An Oifig Náisiúnta um Rialú Foirgníochta  
NATIONAL BUILDING CONTROL OFFICE



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreacht  
Department of Housing,  
Local Government and Heritage



# Certificate in Building Control Management-SETU Carlow

## Certificate in Building Control Management

Qualification Title: Certificate in Building Control Management  
Award Type: Level 7 – 10 Credit Module  
Commencement Date: September 2024  
Schedule: Part-time

### Overview

#### What is this Programme about?

Validated by SETU Carlow, the Level 7, 10 credit, Special Purpose Award Certificate in Building Control Management is offered as a blend of online (Topics 2, 3, 5, 6) / onsite (Topics 1, 4) delivery.

The programme will commence in September and the onsite delivery, in conjunction with the Local Authorities, will take place in the five regional training centres located in Cork, Dublin, Mayo, Donegal and Tipperary.

#### Programme details

The programme, which will be recognised as the minimum standard in building control, will cover six topic areas.

Built Environment Legislation Overview

Administrative Functions, Building Control Management System (LTC)

Building Regulations Overview

Inspections and Inspection Procedures & Policy

Enforcement – Legal with Case Studies

Compliance and Support

This programme will be delivered using a hybrid approach which is a learner-centred process involving digital, printed, live and recorded class activities using SETU Carlow's virtual learning environment Blackboard collaborate.



Ollscoil  
Teicneolaíochta  
an Oirdheisirt

South East  
Technological  
University

The structured manner will facilitate students in their learning process to reach programme and module learning objectives. Learners will also be required to complete project work in order to achieve certification. Attendance at each of the modules is mandatory.

#### Who is this Programme for?

This programme is typically aimed at mature learners or those working within the construction sector. Applicants who do not meet the above criteria may be considered on an individual basis.

#### Online Support

Students will have full access to a range of supports available online and through Blackboard, our virtual learning environment. These include our new online programme, PACE, which is designed to support students to access and effectively use library resources in order to complete assignments. Additional supports include an Academic Writing Centre and Maths Support Centre, freely available to all students.

<https://www.itcarlow.ie/study/lifelong-learning/extended-campus/certificate-building-control-management.html>

*Building Control/Regulations the basics*

# MSc Built Environment Regulations- ATU GMIT

« Master of Science in Built Environment Regulation

## Master of Science in Built Environment Regulation

The programme aims to afford advanced experience, knowledge, and training to fulfil, in part, the onerous and challenging roles, duties and responsibilities associated with a range of Built Environment Regulations in the Irish Construction Industry.

This master's degree programme is designed for a multidisciplinary cohort across the built environment disciplines e.g. Architecture, Engineering, Building Surveying, Architectural Technology, and Construction Management, among others.

A multi-disciplinary cohort will be beneficial to the master's degree programme as it will provide a cross-pollination of ideas, shared experiences and appreciation for each other's roles and responsibilities in the Built Environment.

The master's degree programme is designed to meet the postgraduate and continuing professional development needs of these disciplines, to develop their competence in these areas by facilitating knowledge gained through training and applied experience. It will be particularly beneficial to new entrant graduates who have recently entered the work force in the last one to three years.

It will also be beneficial to lifelong learners and more experienced professionals as Continuing Professional Development, up-skilling, retraining, and as a refresher course. Furthermore, the programme can be undertaken on a module-by-module basis, if so desired, by accumulating credits. Alternatively, a programme of shorter duration can be commenced, with the view to continuing to complete the full Master's degree programme at some point in the future. This flexibility is designed to accommodate an adult working population.

Students can choose to take the course as full time (1.5 years) or part-time (2.5 years).

The programme is CABA accredited.



GALWAY CITY • MAYO • CONNEMARA • MOUNTBELLEW



Building Regulations A-M

[Support@nbco.gov.ie](mailto:Support@nbco.gov.ie)

# MSc Building Regulatory Compliance SETU Waterford

SE71W/SE71  
Level 9 (Blended)  
Waterford



Master of Science and Postgraduate  
Diploma in Science in  
Building Regulatory Compliance

**Course overview**

Ensuring safe and sustainable buildings for a better tomorrow. This programme provides a comprehensive understanding of building compliance and regulations, legal and ethical considerations, and technical aspects for ensuring safe and sustainable buildings. This interdisciplinary programme develops practical applications to real-world scenarios.

**Subject area**

The programme develops the participant's knowledge and skills through modules which link theories and practices associated with Building Regulatory Compliance (BRC). Participants will be equipped with the knowledge, skills, and competence to holistically evaluate regulatory compliance techniques in terms of traditional contracts and control regulation. They will gain the discretion to use other strategies for regulating a problem and the skill to select a regulatory strategy to provide a regulatory outcome in different contexts. The programme focuses on how regulations and standards affect a positive, healthy, and safe environment where people's best interests are at heart.



**Unique features**

The programme has been developed in cooperation with the National Building Control Office.

The part-time programme has been designed primarily to suit those who are in employment and who wish to gain the MSc in Building Regulatory Compliance qualification while continuing to work.

The programme is delivered on Thursdays, Fridays, and some Saturdays. Students visit SETU's campus in Waterford for four sessions each semester. There is significant use of the University's online Learning Management System on this programme.

This programme will also cover emerging trends and technologies in building regulatory compliance, such as digital technologies, sustainable building practices and modern methods of construction (MMC).

**Course modules**

**Semester 1**  
Building Regulatory Enforcement  
Building Control Legislation, Regulation Policy, and Practice  
Economics & the Construction Sector  
Research Methodology  
Energy Modelling for AEB Design  
Professional Development and Effectiveness

**Semester 2**  
Building Regulatory Compliance  
Building Control Management Systems & Controls  
ICT for Construction  
Energy Modelling for Performance & Analysis  
Professional Practice  
Building Regulatory Compliance & Analysis

**Course content**

The programme covers the following areas: Building Regulatory Compliance, Enforcement, and Regulation. It provides a comprehensive understanding of building compliance and regulations, legal and ethical considerations, and technical aspects for ensuring safe and sustainable buildings. This interdisciplinary programme develops practical applications to real-world scenarios. It also covers emerging trends and technologies in building regulatory compliance, such as digital technologies, sustainable building practices and modern methods of construction (MMC).

**Follow on study options**

Students that complete the NFQ level 9 qualification will have the opportunity to progress to an advanced programme of study such as a Doctor of Philosophy (PhD) or a similar Level 10 programme at other Higher Education Institutes.

**Entry requirements**

Applicants must hold a minimum of Honours or Level 9 qualification or have a non-cognate Level 9 qualification with a minimum of 5 years relevant professional experience in a cognate area. Graduate disciplines include: civil engineering, construction studies, construction management, architecture, architectural technology, building services, building surveying, quantity surveying, energy engineering, energy management, building physics, physical and chemical sciences, health and safety, fire management, fire systems, mechanical engineering, electrical engineering, manufacturing engineering, process engineering, technical engineering, systems engineering.

**How do I apply?**

All applications should be made via the online facility at [www.nbc.ie](http://www.nbc.ie).  
Course Code: SE71W or SE71

Further information  
[www.setu.ie](http://www.setu.ie)

Programme Leader:  
Dr Caraí Sínón  
cara.sino@setu.ie



Regulatory Compliance / Enforcement / OECD  
& Best Practice / OECD



Ollscoil  
Teicneolaíochta  
an Oirdheiscirt  
South East  
Technological  
University

<https://www.wit.ie/courses/master-of-science-in-building-regulatory-compliance>

- Prosecution on Indictment
- Summary Prosecution
- High/Circuit Court Order S.12
- Enforcement Notice S.8
- Warning Letter
- Persuasion / Advisory Letter



[Support@nbco.gov.ie](mailto:Support@nbco.gov.ie)

## 5 Pillars to the NBCOMSO

### 3. Compliance Support



<https://lgmahelp.freshdesk.com/a/analytics/reports/MjM0Njcy/page/1>





# Compliance Support – NBCO – FAQs

Compliance Support Working Group- Chair  
***Dermot Brannigan***, Head Building Control Monaghan  
& Chief Fire Officer



## Frequently Asked Questions Categories

[Building Control Regulations –  
Administration of Building Control](#)

[Building Regulations – Technical/Design  
Requirements of Buildings](#)

[Building Control Regulation \(Legislation  
and Administration\)](#)

[Construction Product Regulations – EU CE  
marking of construction products](#)

[https://nbco.localgov.ie/sites/default/files/20210812\\_cs-national\\_building\\_control\\_management\\_project\\_faqs\\_f08\\_master\\_2.pdf](https://nbco.localgov.ie/sites/default/files/20210812_cs-national_building_control_management_project_faqs_f08_master_2.pdf)

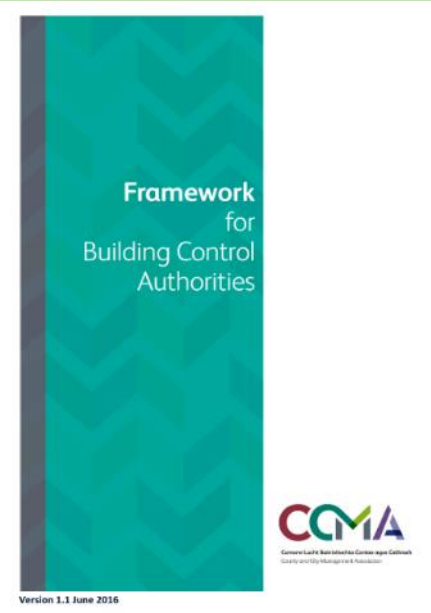




# Challenges Compliance Support – Continuous Improvement

Compliance Support- Chair

**Dermot Brannigan**, Head Building Control Monaghan & CFO



## Useful links and documents



Frequently Asked Questions-  
FAQ's  
[Download here >](#)



Framework for Building  
Control Authorities  
[Download here >](#)



Code of Practice for  
Inspecting and Certifying  
Buildings and Works  
[Download here >](#)



EU Construction Products  
Regulations  
[Download here >](#)

[Construction Products  
Regulations/CPR >](#)

[Department of Housing,  
Local Government and  
Heritage Website >](#)

[Guide for Homeowners >](#)

[Law Reform Commission  
Consolidated Building  
Control Regulations >](#)

[National Building Control  
Management Project  
Newsletters >](#)



<https://www.youtube.com/@nbcodcc9030>



- Update Framework for Building Control Authorities- Q2 -2024
- Dedicated web resource for compliance support



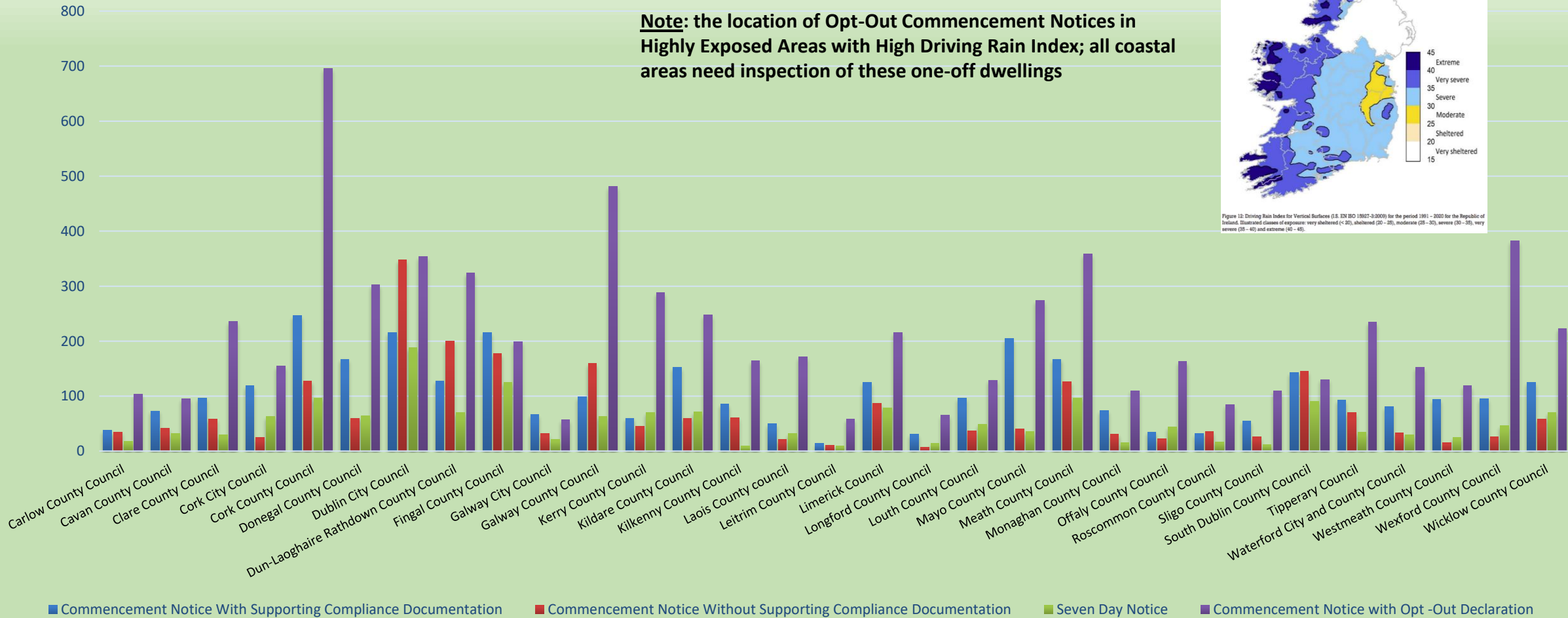
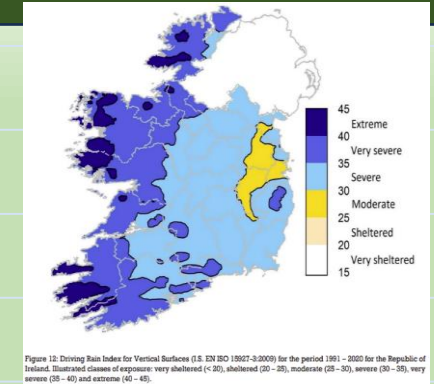
Cumann Lucht Balaisfochta Contae agus Cathrach  
County and City Management Association

NBCMSO

National Building Control and Market Surveillance Office (Mairéad Phelan)

# Commencement Notice type by Building Control Authority for 2023

**Note:** the location of Opt-Out Commencement Notices in Highly Exposed Areas with High Driving Rain Index; all coastal areas need inspection of these one-off dwellings



Notice Type by Local Authority for (2023)



Cumann Lucht Balaíochta Contae agus Cathrach  
County and City Management Association

NBCMSO

National Building Control and Market Surveillance Office (Mairéad Phelan)

# Commencement Notice type by Building Control Authority for 2023

## Highlighted by Driving Rain Index –Exposed Sites!!!

Notice Type by Building Control Authority for 2023 - Highlighted by Driving Rain Index

Building Control Authority	Commencement Notice With Supporting Compliance Documentation	Commencement Notice Without Supporting Compliance Documentation	Seven Day Notice	Commencement Notice with Opt-Out Declaration	Total	Percentage CNOOD of all CN submitted
Carlow County Council	38	35	18	103	194	53%
Cavan County Council	73	42	32	95	242	39%
Clare County Council	96	58	30	236	420	56%
Cork City Council	119	25	63	155	362	43%
Cork County Council	247	127	96	696	1166	60%
Donegal County Council	167	60	64	302	593	51%
Dublin City Council	215	348	188	353	1104	32%
Dun-Laoghaire Rathdown County Council	128	200	70	324	722	45%
Fingal County Council	216	178	125	199	718	28%
Galway City Council	66	32	21	57	176	32%
Galway County Council	99	159	63	481	802	60%
Kerry County Council	60	45	70	288	463	62%
Kildare County Council	152	60	71	248	531	47%
Kilkenny County Council	86	61	9	164	320	51%
Laois County Council	50	21	32	171	274	62%
Leitrim County Council	14	11	9	58	92	63%
Limerick Council	125	87	79	216	507	43%
Longford County Council	31	7	14	65	117	56%
Louth County Council	96	37	49	129	311	41%
Mayo County Council	205	40	36	274	555	49%
Meath County Council	167	126	97	359	749	48%
Monaghan County Council	74	31	15	110	230	48%
Offaly County Council	35	23	44	163	265	62%
Roscommon County Council	32	36	17	84	169	50%
Sligo County Council	55	26	12	109	202	54%
South Dublin County Council	143	145	91	130	509	26%
Tipperary Council	93	70	34	235	432	54%
Waterford City and County Council	81	33	30	152	296	51%
Westmeath County Council	94	15	25	119	253	47%
Wexford County Council	95	26	46	382	549	70%
Wicklow County Council	125	58	70	223	476	47%

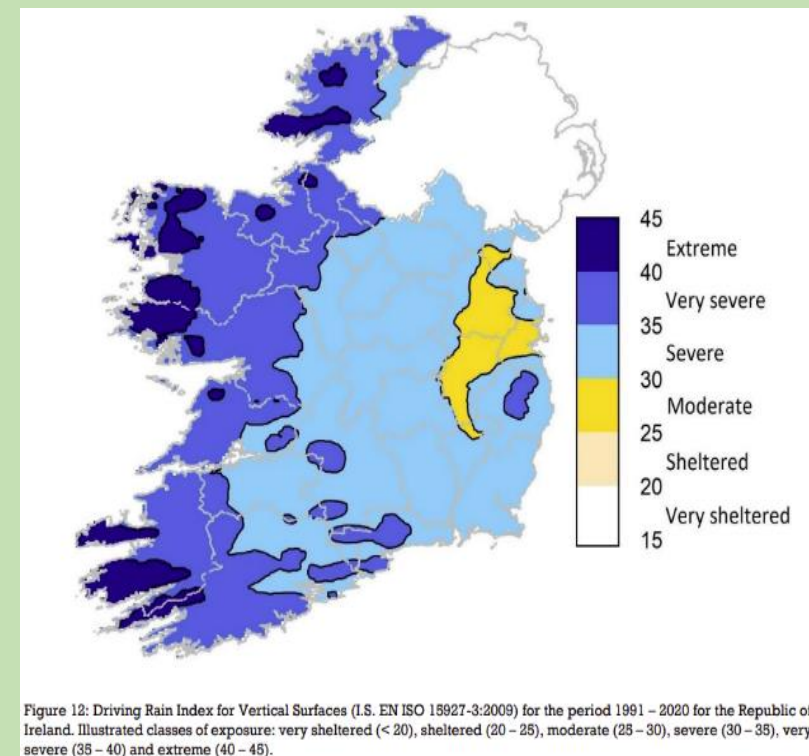


Figure 12: Driving Rain Index for Vertical Surfaces (I.S. EN ISO 15927-3:2009) for the period 1991 – 2020 for the Republic of Ireland. Illustrated classes of exposure: very sheltered (< 20), sheltered (20 – 25), moderate (25 – 30), severe (30 – 35), very severe (35 – 40) and extreme (40 – 45).



# BCMS Challenges-compliance

**The General Arrangement Drawing**  
*plans, sections, elevations, typical details, specifications i.e., the complete information which may be spread across several different drawings, demonstrating how **compliance with the building regulations is to be achieved***

- Commencement Notices (CN): Validation Checks**
- Checks-mandatory Training & LA buy-in
- **Mandatory use on online BCMS system** (housing data; standardisation, 3 LAs not using for FSCs).
- **Fee for Commencement Notice v Administrative cost or processing.**
- **Use of Data by industry and Government Departments**(Economic Indicators, Building control Risk-Assessment to inform inspections etc.,)
- **Building Control Administration Competency and staff retention.**

- **BCMS monitoring**  
-Security/GDPR must operate 365/7/24 – customers worldwide

Country	Area	Count	Value	Percentage	Area	Count	Value	Percentage	Area	Count	Value	Percentage
1. IE	100%	2,000	1,000	50.0%	100%	2,000	1,000	50.0%	100%	2,000	1,000	50.0%
2. GB	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
3. NI	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
4. FR	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
5. DE	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
6. IT	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
7. ES	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
8. NL	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
9. SE	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%
10. JP	100%	1,000	500	50.0%	100%	1,000	500	50.0%	100%	1,000	500	50.0%

# Building Control-Promoting a Culture of Integrity & Compliance with Building Regulations Beware Organisational Amnesia-Build in Haste.....

## Why?

- A legacy of defective buildings across the country; loss of property taxes etc
- Scarce resources in Local Authority; independent systems
- Lack of Consumer Confidence (quality of services to the citizen)
- Enabling “Doing Business –Dealing with Construction Permits” (109-76)

Home > School Building & Design > Western Building Systems Information

### Western Building Systems Information

The following is a list of schools constructed by Western Building Systems:

- List of Schools built by Western Building Systems
- Confirmation of compliance with the Building Control Regulations, signed by [Name]
- Certificate of Substantial Completion, signed by KSN Project Management in its Representative for the Department of Education and Skills

Contractor: Western Building Systems Ltd  
Date of Substantial Completion: 21<sup>st</sup> August 2009

OPINION ON COMPLIANCE

We, Western Building Systems Ltd confirm that the [Name] is in substantial compliance with the Building Control Regulations 1997 and the Building Control Regulations 2009.

In substantial compliance with the Building Control Regulations 1997 and the Building Control Regulations 2009.

Definitions:

“Building Control Regulations” means the Building Control Regulations 1997 and the Building Control Regulations 2009.

Yours sincerely,

*[Signature]*

Negligence in some Celtic Tiger buildings 'put lives at risk'

Construction spend requirements for chairs on 1980s and 2000s developments

Partially

There was "a significant level of non-compliance, negligence and incompetence" in some Celtic Tiger-era building developments which put people's lives at risk, a report by an Oireachtas committee states.

The Oireachtas housing committee has been assessing the failure of building standards during the building boom in the 1980s and 2000s and it recommends that low risk assessments be carried out on developments from that time.

## Vision:

**“Promote a Culture of Compliance with the Building and Construction Products Regulations in an industry marked by rapid changes in technology and processes.”**

High quality, built environment “construction” at the heart of public service to support the ambitious and visionary Project Ireland 2040, having regard to the United Nations sustainable development goals, action plan for jobs and world bank doing business.