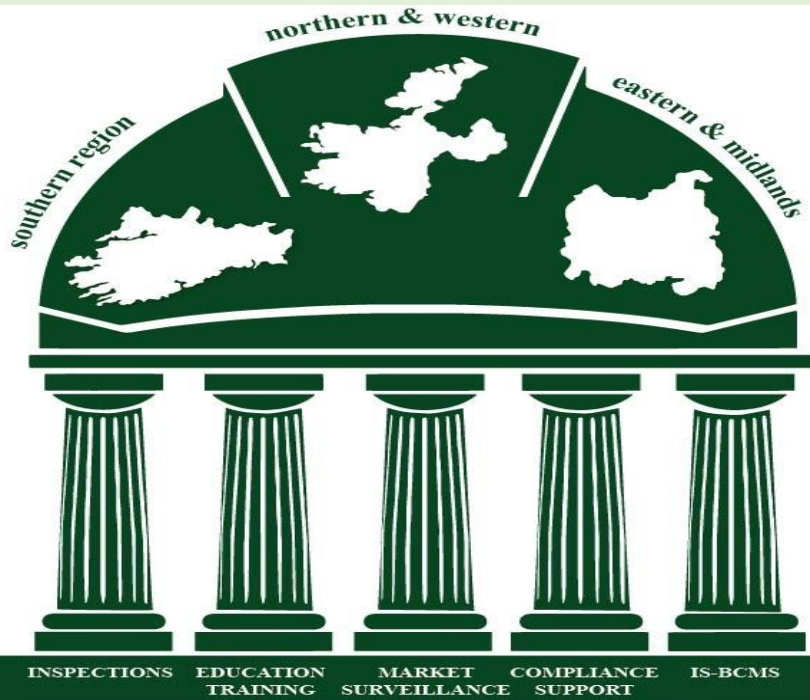


Building Control Inspections



An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE

- Education & Training
- Compliance Support
- Inspections
- BCMS

support@nbco.gov.ie



Website: www.localgov.ie
Twitter: [@NBCOIreland](https://twitter.com/NBCOIreland)
YouTube: [NBCO DCC](https://www.youtube.com/NBCO_DCC)

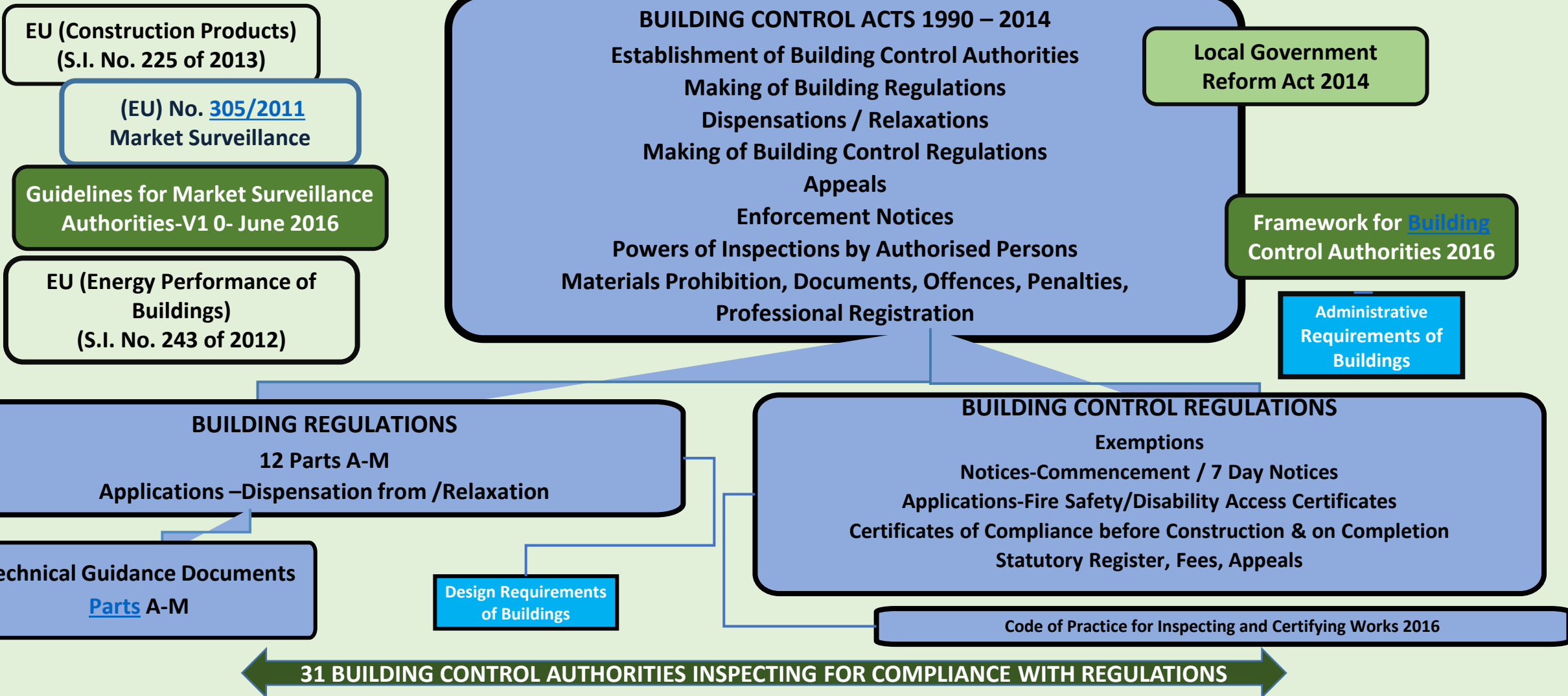
Date: 13th March 2024

Title: Inspections Update Lead Building Control & Market Surveillance Office

Richard Butler: BEng, CEng, SCSi, PGDip Fire, PGDip Energy



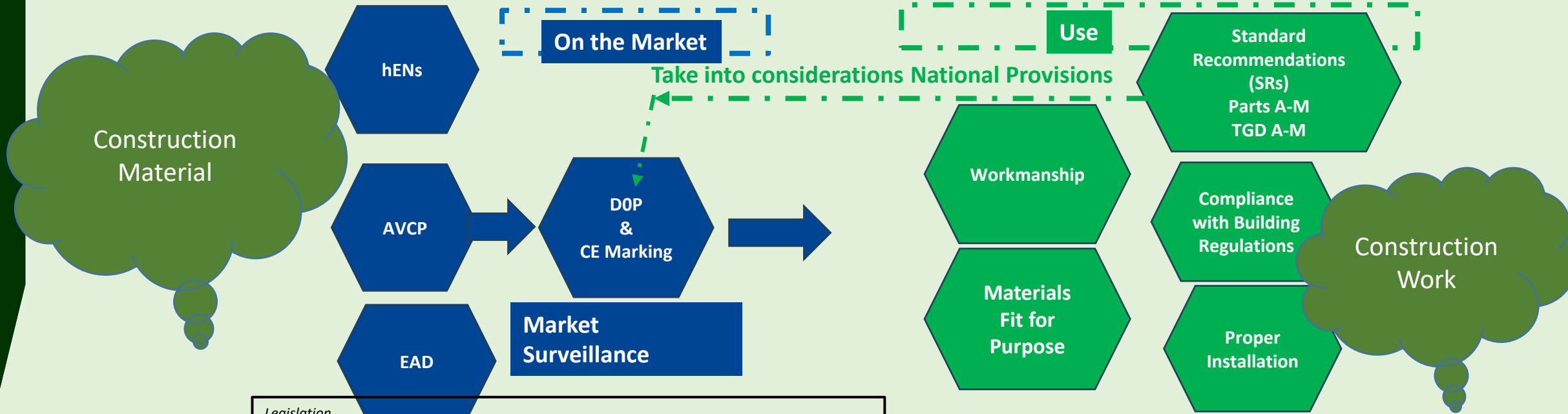
THE BUILDING CONTROL LEGISLATION FRAMEWORK



National Building Control & National Market Surveillance Office

Market Surveillance - Building Control

Using/Placing a construction product in Works or a Building
Declaration of Performance – suitable for end use



Legislation

- Construction Products Regulation (EU) 305/2011 & Regulation (EU) 2010/1020
- European Union (Construction Products) Regulations 2013 (S.I. No. 225 of 2013) & S.I. 217 of 2023
- S.I. No. 682 of 2020" & Regulation 23 of 2023
- **Responsibility for compliance**
 - "Economic Operators"
- **Enforcement**
 - NBCMSO & 31 Building Control/Market Surveillance Authorities

Legislation

- Building Control Act 1990-2014
- Building Regulations 1997-2022
- **Responsibility for compliance**
 - "Owner", "Builder", "Specifier", "Designer", "Certifier"
- **Enforcement**
 - 31 Building Control Authorities within their Administrative Areas

National Building Control & National Market Surveillance Office

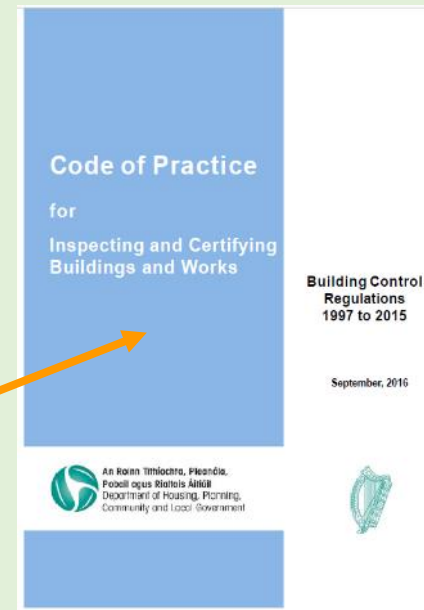
Section 3.6 Role of Building Control Authority

The Building Control Authority “shall”:

- process applications for **Fire Safety Certificates** and **Disability Access Certificates** and issue decisions on those applications;
- validate and register **CN/ 7-day Notices** and the accompanying Certificates, notices of assignment and notices of undertakings.
- **validate and register** the Certificate of Compliance on Completion and accompanying documentation submitted in support of same;
- maintain a **public register** of Building Control decisions and activity; and

The Building Control Authority “should”:

- **maintain records**, including records of inspection
- undertake a **risk analysis** of each commencement notice submitted in order **to inform its own inspection arrangements**;
- **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;



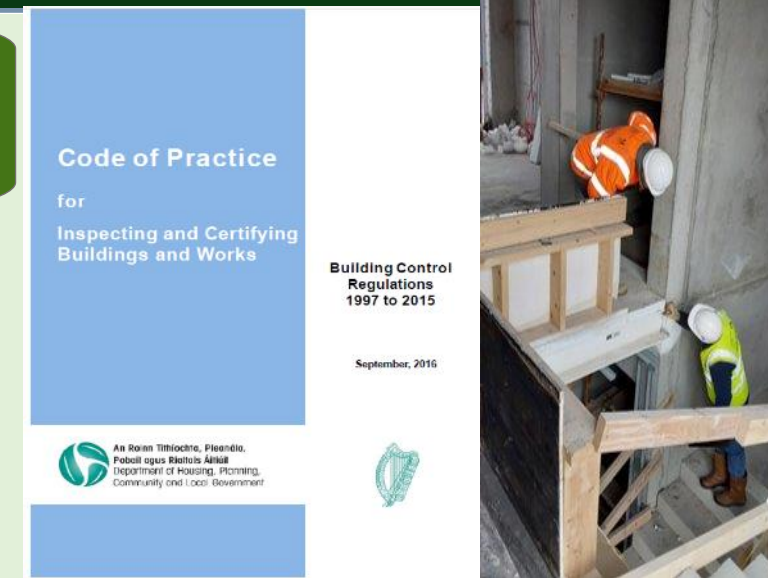
National Building Control & National Market Surveillance Office

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.

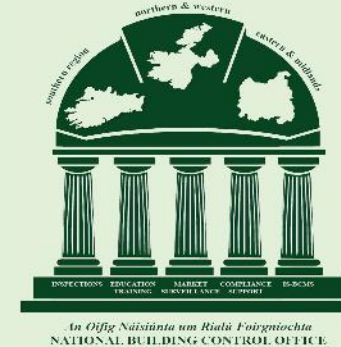
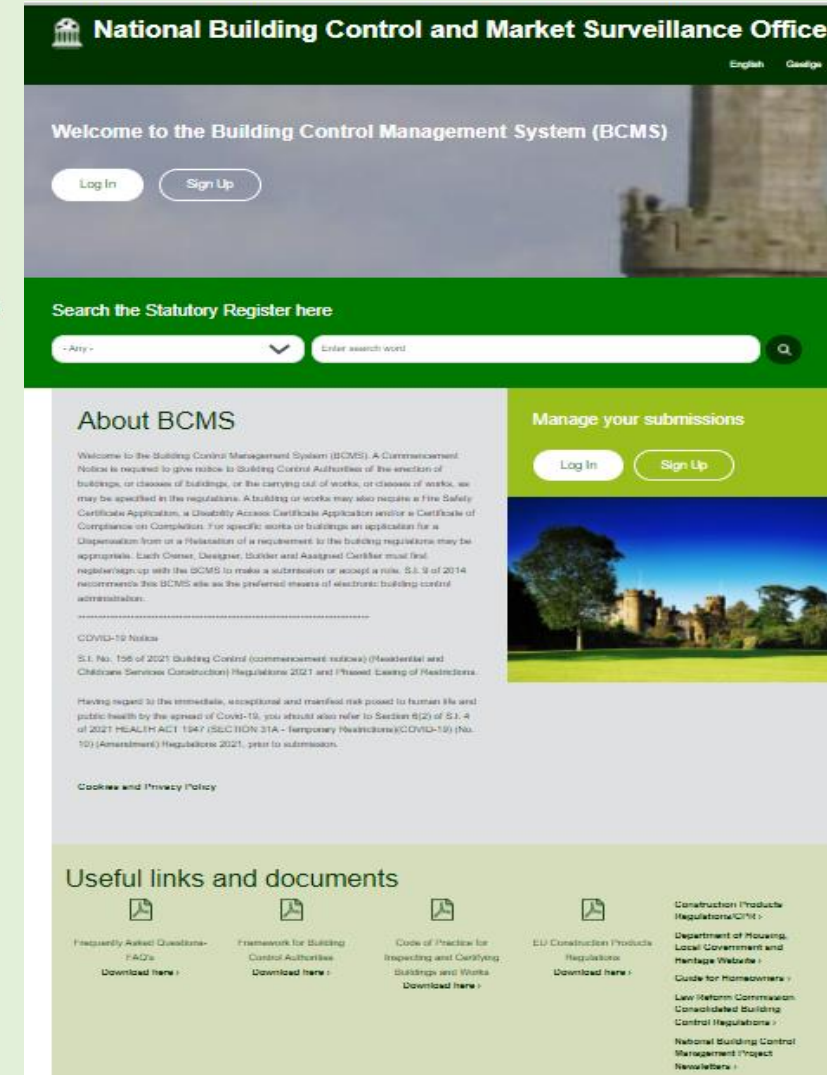


National Building Control & National Market Surveillance Office

NBCO-Reform of Building Control-
31 Building Control Authorities – One Voice

Reform of Building Control

- Education & Training
- Compliance Support support@nbco.gov.ie
- Inspections
- Market Surveillance
- BCMS-
 - Notices -Commencement Notices
 - Certificates -of Compliance
 - Applications Fire Safety and Disability Access Certificates; Dispensation from and Relaxation of Building Regulations and
 - Building Control Register of Building Projects
 - Data for Government & Industry

National Building Control & National Market Surveillance Office

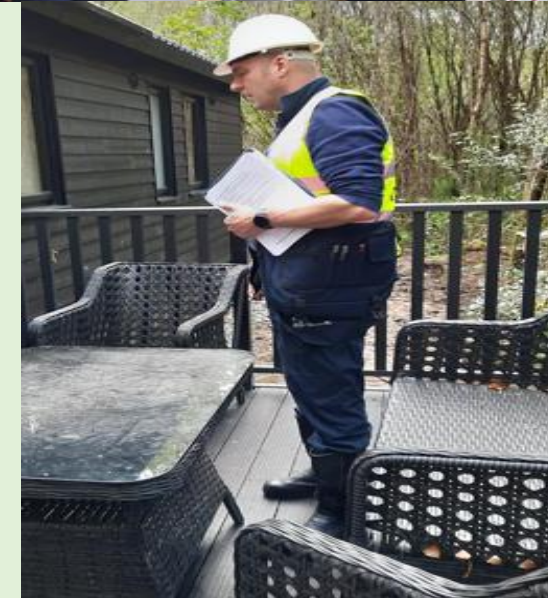
What are the Building Control Regulations?

The Building Control Regulations apply to new buildings, extensions, material alterations and changes of use of buildings. They promote observance of the Building Regulations by supplementing powers of inspection and enforcement given to Building Control Authorities. The Building Control Regulations regulate:

1. **Commencement Notices and 7 Day Notices**
2. Fire Safety Certificates, Revised Fire Safety Certificates and Regularisation Certificates
3. Disability Access Certificates and Revised Disability Access Certificates
4. Maintenance of Registers
5. Fees
6. Statutory registration of building control activity

Failure to submit a **Commencement Notice is an offence** and will have **serious consequences which cannot be regularised**.

It may have difficulties in selling the property if it cannot prove that the statutory requirements relevant to the property have been met.



National Building Control & National Market Surveillance Office

Do all developments require a Commencement Notice?

Commencement Notices are required for the following:

1. the erection of a building;
2. a material alteration or extension of a building, or material change of use of a building;
3. works in connection with the material alteration (excluding minor works) of a shop, office or industrial building.

Note: a commencement notice may be required in certain circumstances where a planning permission is not required e.g. for extension with a floor area not exceeding 25sqm or certain material alterations. Contact your local Building Control Officer for further clarification.

A Commencement Notice is not required:

1. for works or a change of use which are exempted development under the Planning Acts, and for which a Fire Safety Certificate is not required;
2. or where a 7 Day Notice has been submitted

The Question to ask?
planning permission required?
Is a fire certificate required?
Does the works involve the second schedule
A-M

National Building Control & National Market Surveillance Office

Application of Part II Article 7



7. (1) Subject to sub-article (2) and articles 3 and 6, this Part applies to—

- (a) the erection of a building,
- (b) the material alteration or extension of a building, and
- (c) a material change of use of a building, to which the Building Regulations apply.

(2) (a) Subject to paragraph (b), this Part shall not apply to works or a building as regards which a material change of use takes place, where—

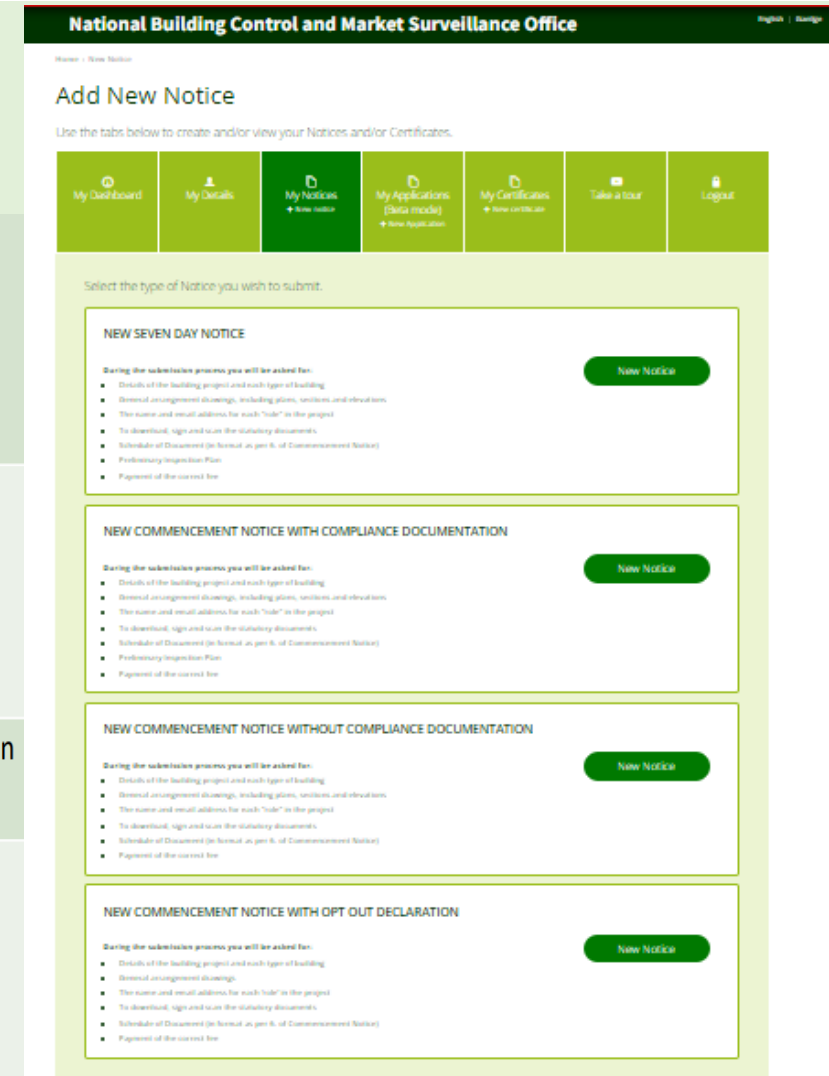
- (i) the works are or the material change of use is exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 to 1993), and
- (ii) Part III, or Part III of the Building Control Regulations, 1991 and 1994, do not apply to the works or building.

(b) This Part applies to works in connection with the material alteration (excluding a material alteration consisting solely of minor works) of a shop, office or industrial building to which Part III, or Part III of the Building Control Regulations, 1991 and 1994, do not apply.

National Building Control & National Market Surveillance Office

Types of Commencement Notices

<p>COMMENCEMENT NOTICE WITH COMPLIANCE DOCUMENTATION</p> <p>S.I. 9 of 2014</p>	<p>A Building or works which relate to:</p> <ul style="list-style-type: none"> The construction of a domestic dwelling, or domestic dwellings in a multi-unit development The extension of a domestic dwelling of more than 40 sq.m Works which require a Fire Safety Certificate
<p>COMMENCEMENT NOTICE WITH OPT OUT DECLARATION</p> <p>S.I. 9 365 of 2015</p>	<p>A Building or works which relate to:</p> <ul style="list-style-type: none"> The construction of a single domestic dwelling on a single development site, or The extension of a domestic dwelling of more than 40 sq.m, <p><u>Where the owner is choosing to Opt Out of the requirement for Statutory Certification</u></p>
<p>7 DAY NOTICE</p> <p>S.I. 9 of 2014</p>	<ul style="list-style-type: none"> Works which require a Fire Safety Certificate, where the owner intends to commence the construction of such works before the grant of the relevant Fire Safety Certificate
<p>COMMENCEMENT NOTICE WITHOUT COMPLIANCE DOCUMENTATION</p> <p>S.I. 351 Of 2009</p>	<ul style="list-style-type: none"> Any other works not listed above, where the Building Control Regulations require such a Notice



The screenshot shows the 'Add New Notice' page on the NBCMP website. The page has a green header with the office name and a navigation menu with buttons for 'My Dashboard', 'My Details', 'My Notices', 'My Applications', 'My Certifications', 'Take a tour', and 'Logout'. Below the navigation is a section titled 'Add New Notice' with a sub-header 'Use the tabs below to create and/or view your Notices and/or Certificates.' There are four tabs: 'NEW SEVEN DAY NOTICE', 'NEW COMMENCEMENT NOTICE WITH COMPLIANCE DOCUMENTATION', 'NEW COMMENCEMENT NOTICE WITHOUT COMPLIANCE DOCUMENTATION', and 'NEW COMMENCEMENT NOTICE WITH OPT OUT DECLARATION'. Each tab has a 'New Notice' button and a list of requirements for the submission process.

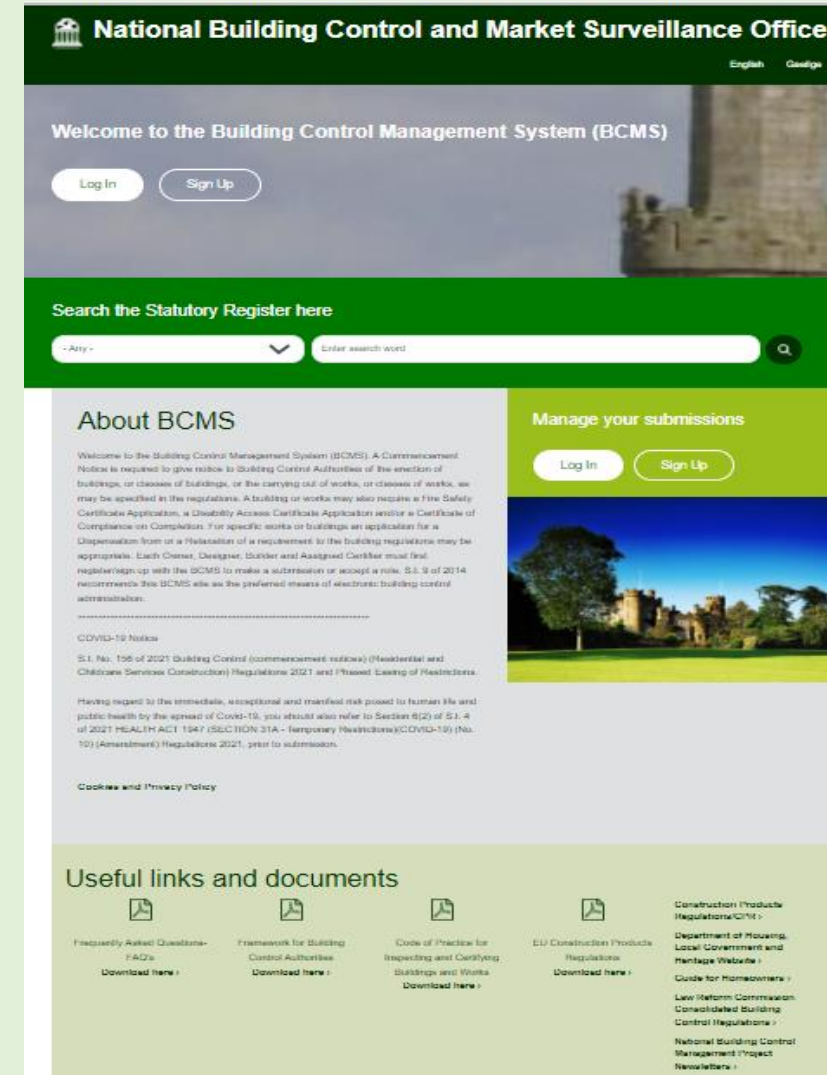
National Building Control & National Market Surveillance Office

Obligation to Give Notice Article 8 & 8A

8. A person who intends to carry out any works, or to make a material change of use as regards a building to which this Part applies, shall give, to the building control authority in whose functional area the works or building are, is or will be situated, notice in writing of such intention (in these Regulations referred to as a “commencement notice”) not less than fourteen days and not more than twenty-eight days before the commencement of the works or the making of the material change of use.

8A. A commencement notice under article 8 shall not be required in respect of works or a building in respect of which a 7 day notice is required under article 20A(1).

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



The screenshot shows the homepage of the National Building Control and Market Surveillance Office. The header includes the organization's name and language options (English, Gaelic). Below the header is a welcome message for the Building Control Management System (BCMS) with 'Log In' and 'Sign Up' buttons. A search bar for the Statutory Register is also present. The main content area is divided into sections: 'About BCMS' (providing an overview of the system and its purpose), 'Manage your submissions' (with 'Log In' and 'Sign Up' buttons), and 'Useful links and documents' (listing various regulatory frameworks and guides for download).

National Building Control & National Market Surveillance Office

Form of Notice Article 9

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

Article 9 - 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

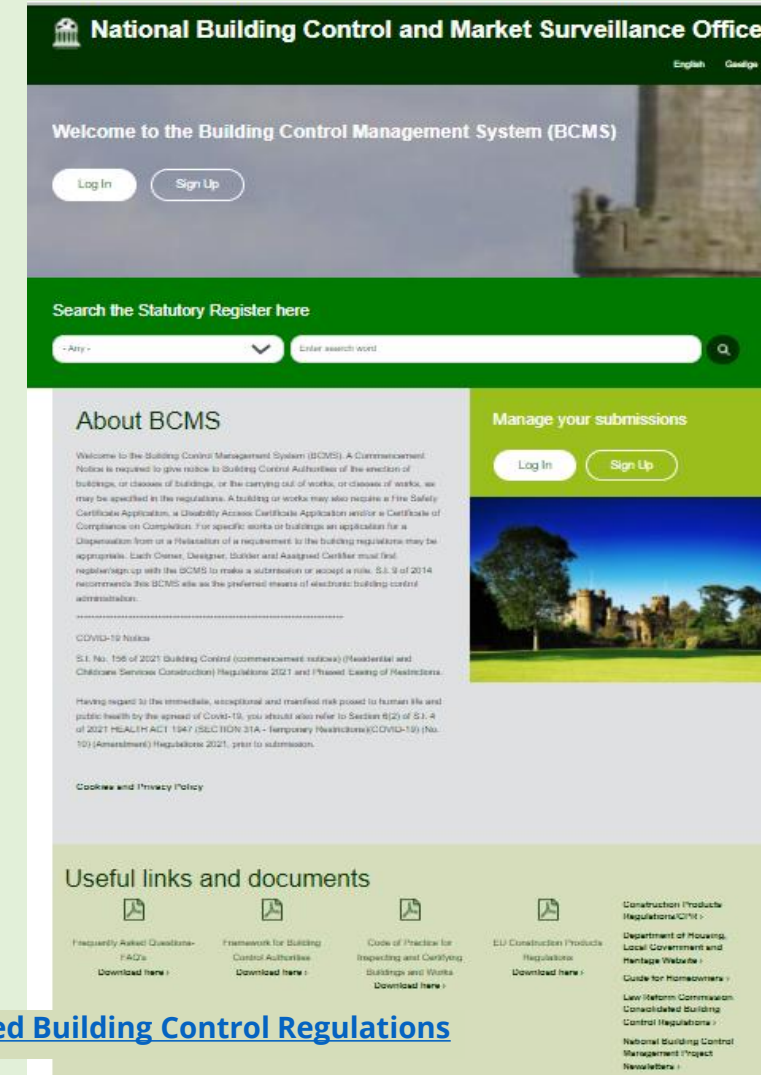
(b) subject to paragraph (2), accompanied by—

(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,

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



The screenshot shows the homepage of the National Building Control and Market Surveillance Office. At the top, there is a navigation bar with the office name and language options (English, Gaelic). Below this is a welcome message for the Building Control Management System (BCMS) with 'Log In' and 'Sign Up' buttons. A search bar for the Statutory Register is also present. The main content area is divided into sections: 'About BCMS' with a detailed description of the system, 'Manage your submissions' with 'Log In' and 'Sign Up' buttons, and 'Useful links and documents' with icons and links to various resources like FAQs, Building Control Authority framework, and a guide for homeowners.

National Building Control & National Market Surveillance Office

Form of 7 Day Notice

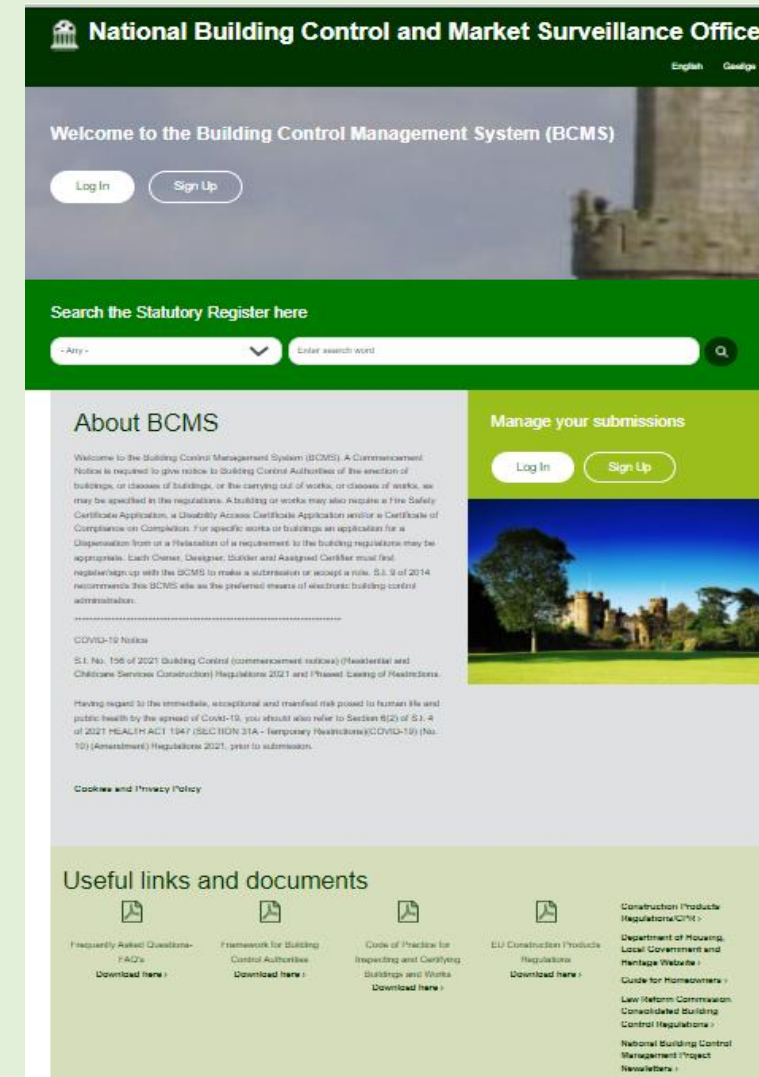
20A. (1) (a) A 7 day notice shall be submitted to a building control authority in respect of:

- (i) all works or buildings to which Part III applies, pursuant to article 11(1) of these Regulations, and
- (ii) where it is proposed to commence work before grant of the relevant fire safety certificate.

(b) A 7 day notice referred to in paragraph

(a) shall be submitted not less than 7 days in advance commencement of work.

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



The screenshot shows the homepage of the National Building Control and Market Surveillance Office. At the top, there is a navigation bar with the office name and language options (English, Gaelic). Below this is a welcome message for the Building Control Management System (BCMS) with 'Log In' and 'Sign Up' buttons. A search bar for the Statutory Register is also present. The main content area is divided into two columns: 'About BCMS' and 'Manage your submissions'. The 'About BCMS' section provides a detailed overview of the system, including information about the Building Control Management System (BCMS), the Building Control Authority (BCA), and the Building Control Officer (BCO). It also mentions the Building Control Management System (BCMS) and the Building Control Officer (BCO). The 'Manage your submissions' section includes 'Log In' and 'Sign Up' buttons. At the bottom, there is a 'Useful links and documents' section with icons and links to various resources, including 'Frequently Asked Questions - FAQs', 'Framework for Building Control Authorities', 'Code of Practice for Inspecting and Certifying Buildings and Works', 'EU Construction Products Regulations', 'Department of Housing, Local Government and Heritage Website', 'Law Reform Commission Consolidated Building Control Regulations', and 'National Building Control Management Project Newsletter'.

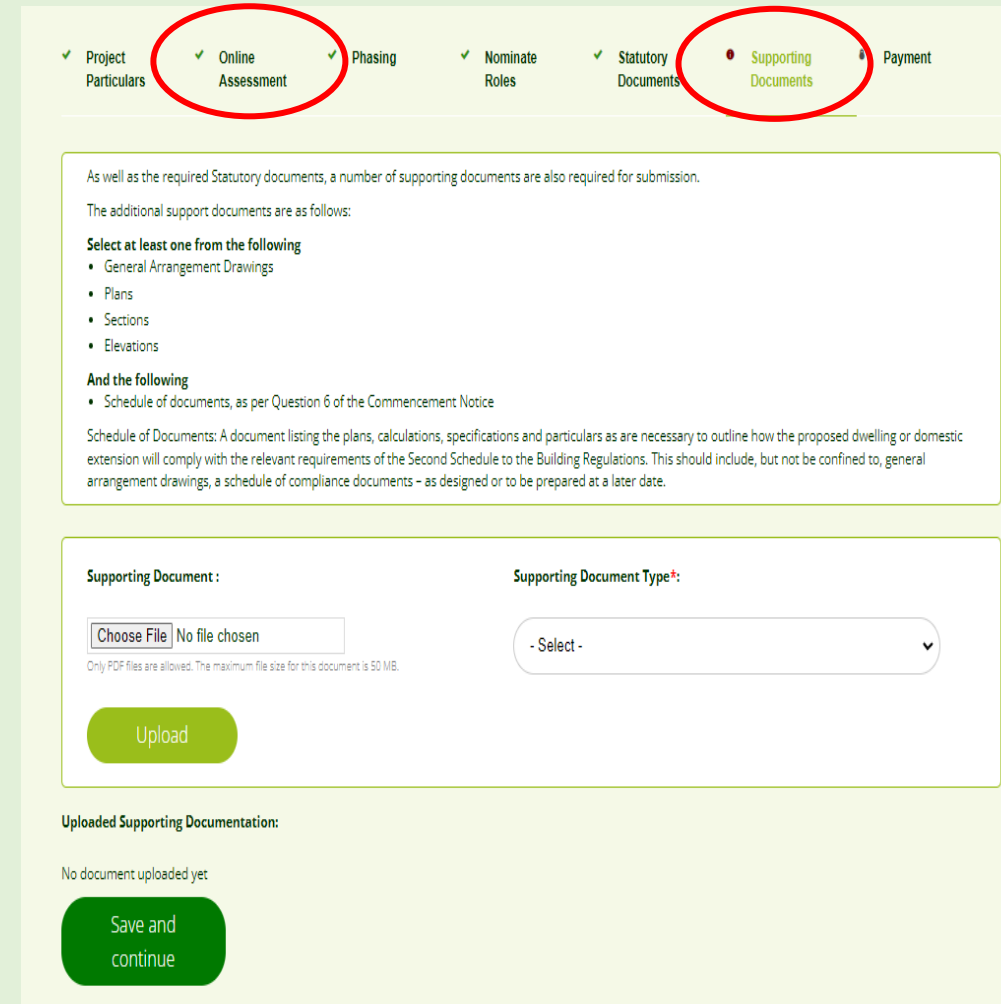
National Building Control & National Market Surveillance Office

Compliance with Building Regulations?

"Design" Has the meaning assigned to it in the Act of 1990 and includes the preparation of plans, particulars, drawings, specifications, calculations and other expressions of purpose according to which the Construction, extension, alteration, repair or renewal concerned is to be executed and "designed" will be construed accordingly;

Is the Schedule of Documents as per Q6 of the Commencement Notice; a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date ?

Review the plans, calculations, specifications and particulars to check for compliance with the second schedule of the Building Regulations A-M



Project Particulars **Online Assessment** Phasing Nominate Roles Statutory Documents **Supporting Documents** Payment

As well as the required Statutory documents, a number of 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 the following

- Schedule of documents, as per Question 6 of the Commencement Notice

Schedule of Documents: A document listing the plans, calculations, specifications and particulars as are necessary to outline how the proposed dwelling or domestic extension will comply with the relevant requirements of the Second Schedule to the Building Regulations. This should include, but not be confined to, general arrangement drawings, a schedule of compliance documents - as designed or to be prepared at a later date.

Supporting Document : No file chosen

Only PDF files are allowed. The maximum file size for this document is 50 MB.

Supporting Document Type*:

Upload

Uploaded Supporting Documentation:

No document uploaded yet

Save and continue

National Building Control & National Market Surveillance Office

What required for each Notice Type



NBCO

National Building Control Office Frequently Asked Questions (FAQ)

FAQ 15 . WHAT DOCUMENTS / FORMS ARE REQUIRED TO ACCOMPANY A COMMENCEMENT NOTICE / CCC

Commencement Notice with Compliance Documentation	Commencement Notice without Compliance Documentation	Commencement Notice with Opt Out of Statutory Declaration	7 Day Notice	Certificate of Compliance on Completion						
Form of Commencement Notice	Form of Commencement Notice	Form of Commencement Notice	Form of 7 Day Notice	Form of Certificate of Compliance on Completion (incl Annex)						
		Declaration of Intention to Opt Out of Statutory Certification	Statutory Declaration							
Design Certificate			Design Certificate							
Nomination of Builder		Nomination of Builder	Nomination of Builder							
Undertaking by Builder			Undertaking by Builder							
Nomination of Assigned Certifier			Nomination of Assigned Certifier							
Undertaking by Assigned Certifier			Undertaking by Assigned Certifier							
General Arrangement Drawings		General Arrangement Drawings	General Arrangement Drawings							
Preliminary Inspection Plan			Preliminary Inspection Plan	Inspection Plan as Implemented						
<p>Q6-6. Submission of Documents (where applicable): A Schedule of Documents accompanying this Commencement Notice is attached in the following format: Schedule of Documents(Plans, Calculations, Specifications, Ancillary Certificates & Particulars)-</p> <table border="1"> <thead> <tr> <th>Document</th> <th>Reference</th> <th>Description/Remarks</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>e.g., designed/to be designed later (also ref, 5.1 & 5.2 Code of Practice)</td> </tr> </tbody> </table> <p>Schedule that may be relied on during process to demonstrate compliance with Building Regulations. All or some of these documents may be requested by the Building Control Authority.</p>				Document	Reference	Description/Remarks			e.g., designed/to be designed later (also ref, 5.1 & 5.2 Code of Practice)	<p>ANNEX-Table of Documents Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.</p>
Document	Reference	Description/Remarks								
		e.g., designed/to be designed later (also ref, 5.1 & 5.2 Code of Practice)								
Completion of an Online Assessment via the BCMS	Completion of an Online Assessment via the BCMS	Completion of an Online Assessment via the BCMS	Completion of an Online Assessment via the BCMS							

National Building Control & National Market Surveillance Office

Submitting a Certificate of Compliance on Completion

Certificate of Compliance on Completion

20F (1) Subject to paragraph (2), a Certificate of Compliance on Completion shall be submitted to a building control authority and relevant particulars thereof shall be included on the Register maintained under Part IV before works or a building to which Part II or Part IIIA applies may be opened, occupied or used.

(2) The requirement for a **Certificate of Compliance on Completion** shall apply to the following **Commencement Notice Types-**

(a) Commencement Notice with Additional Documentation

(b) 7 Day Notice

(3) A Certificate of Compliance on Completion shall be –

(a) in the form specified for that purpose in the Sixth Schedule, and

(b) (b) accompanied by such plans, calculations, specifications and particulars as are necessary to outline how the works or building as completed –

(i) differs from the plans, calculations, specifications and particulars submitted for the purposes of Article 9(1)(b)(i) or Article 20A(2)(a)(ii) as appropriate (to be listed and included at the Annex to the Certificate of Compliance on Completion), and

(ii) **complies with the requirements of the Second Schedule to the Building Regulations**, and the relevant Technical Guidance Documents **(Part(s) A- M of the building regulations)**

(c) accompanied by the Inspection Plan as implemented by the Assigned Certifier in accordance with the Code of Practice referred to under article 20G(1) or a suitable equivalent.

Phase 1
completions **must** also comply with the requirements of the Second Schedule to the Building Regulations, and the relevant Technical Guidance Documents **(Part(s) A- M of the building regulations)**

National Building Control & National Market Surveillance Office

Submitting a Certificate of Compliance on Completion

Certificate of Compliance on Completion

- (4) On receipt of a Certificate of Compliance on Completion, a **building control authority shall**—
- (a) **record the date of receipt of the Certificate**, and
 - (b) **consider within 21 days** of the date of its receipt whether the Certificate of Compliance on Completion **is valid having regard to**—
 - (i) the requirements of paragraph (3) above, and
 - (ii) **the building control authority's own satisfaction** that all enforcement notices, **information requests** and statutory processes, including any **applications for certificates under Part III, Part IIIA or Part IIIB, relevant to the building concerned have been satisfactorily concluded**.

The Principal Regulations are amended by inserting after Article 20E the following:

“Part IIIC — Certificate of Compliance on Completion

Certificate of Compliance on Completion

20F(1) Subject to paragraph (2), a **Certificate of Compliance on Completion** shall be submitted to a building control authority and relevant particulars thereof shall be included on the register maintained under Part IV **before works or a building to which Part II or Part IIIA applies** may be **opened, occupied or used**.

”

Form Completed

Part A signed by Builder

Part B Signed by
Assigned Certifier

**INSPECTION PLAN - AS
IMPLEMENTED** and
completed by Assigned
Certifier

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.

National Building Control & National Market Surveillance Office

Remember -Responsibility for Compliance with the Law-Owner/Designer/AC

“Validation is solely based on the assumption that the facts stated in the Form of Notice, Application, Certificate, or Declaration and the attachments i.e., Statutory Supporting Compliance Documentation forming part of the Notice/Application/Certificate/Declaration are true and accurate in compliance with the requirements of the legislation.

If at any time after validation it is found that there are inaccuracies, it may cause the Notice /Application /Certificate/Declaration to be subsequently invalidated.

Under Section 16 of the Act; *“any person who contravenes (by act or omission) any requirement of this Act or of any order, regulation or notice under this Act shall be guilty of an offence”* and may be prosecuted and be subject to penalties under Section 17 of the Act.

Prosecution/Enforcement carries a cost.“

Note; Building Control Authorities are not Planning, Roads, Water, Waste Authorities.

A Valid Commencement Notice of itself does not mean you have legal entitlement to commence a works or a building and any issues outside the remit of the Building Control Authority will be brought to the attention/complaint to the relevant regulatory authority.

The onus is on the owner/builder/designer/assigned certifier to comply with the law

Validation of Statutory Notices/Applications/Certificates

National Building Control & National Market Surveillance Office

Building control Act 1990

Section 6....

(4) Where a certificate of compliance, or a notice to which subsection (2) (k) relates, is submitted to a building control authority, the building control authority **shall not be under a duty to any person to—**

(a) ensure that the building or works to which the certificate or notice relates will, either during the course of the work or when completed, **comply with the requirements of building regulations or be free from any defect,**

(b) ensure that the **certificate complies with the requirements of this Act or of regulations or orders made under this Act,** or

(c) verify that the facts stated in the certificate are **true and accurate**



Number 3 of 1990

BUILDING CONTROL ACT, 1990

ARRANGEMENT OF SECTIONS

Owner, builders and designers are responsible for compliance

National Building Control & National Market Surveillance Office

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



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.



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*"

National Building Control & National Market Surveillance Office

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. Eircode: 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 99999	
8. Declared Performance:	
Essential Characteristic	Performance
Dimensions	Length ● 440 mm
	Width ● 100 mm
	Height ● 215 mm
	Tolerance Category ● D1 (+3mm, -5mm)
Configuration	Shape and features
	Grouping according to EN 1996-1-1 ● Group 1
Compressive Strength	Mean Compressive Strength ▲ 7.5 N/mm ²
	Direction of load ● Perpendicular to bed faces
	Unit Category ▲ Category I
Dimensional Stability	Moldure Movement ▲ < 0.6 mm/m
	Bond Strength
Flexural Bond Strength ● 0.5 N/mm ²	
Reaction to Fire ▲ A1	
Water Absorption ● ≤ 20 g/m ²	
Water Vapour Permeability ● 5/15μ (fabricated value)	
Direct Airborne Sound Insulation - Gross Density ▲ > 1800 kg/m ³	
Thermal Resistance ▲ 1.11 W/mK (A10, 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 <ul style="list-style-type: none"> • 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 ■ NPJ 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. O'Keefe At: Address 1, Address 2, Ireland, Eircode XXXX on 01 July 2013 Signature: A.N. O'Keefe www.ABCConcrete.com/12345	

Insert DoP Reference No. e.g. 12345
 Insert unique identification code
 Insert intended use(s). See Section 5 for relevant terms and definitions.
 Insert Manufacturer's name and address
 N/A for EU based manufacturers
 This must be AVCP 2+ for Ireland
 Reference to harmonised EN
 Unique number of EN 771-3:2011+A1:2015
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.2 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.5 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 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 as per Regulation (EU) No 574/2014
 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.



Riádas na hÉireann
Government of Ireland

A Guide to the Marketing and Use of Aggregate Concrete Blocks to EN 771-3 in Ireland

for manufacturers, importers, distributors, specifiers, designers, builders, certifiers and end users

Version 1.0 April 2022

Prepared by the Department of Housing, Local Government and Planning
 Gov.ie/building

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

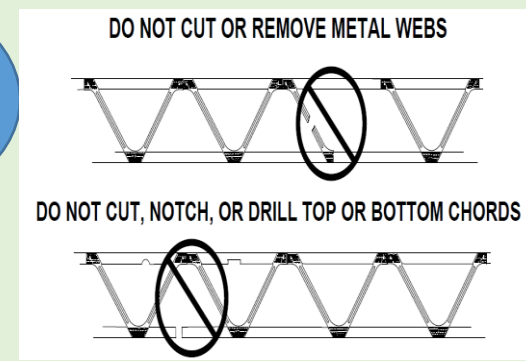
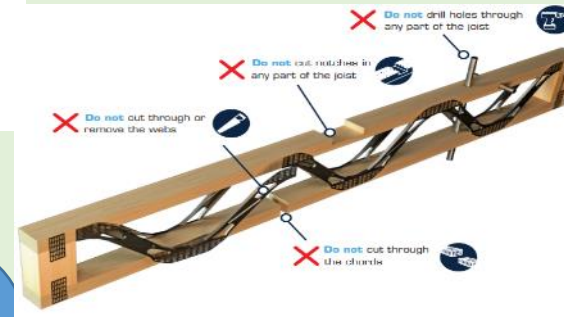
National Building Control & National Market Surveillance Office



TGD A – Part A Structures



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



National Building Control & National Market Surveillance Office

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



National Building Control & National Market Surveillance Office

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:

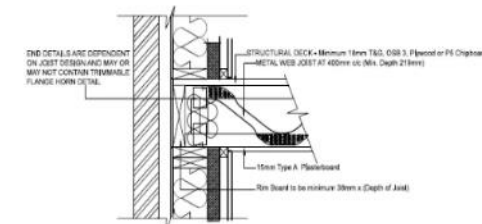
R – mechanical resistance i.e. an ability to maintain loadbearing capacity,

E – integrity i.e. an ability to maintain the integrity of the structure,

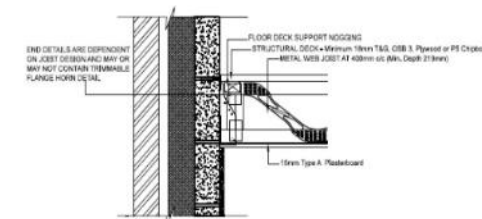
I – insulation i.e. an ability to provide insulation from high temperatures.

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.

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

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

Guidance on Fire Resistance of Walls, Intermediate Floors, and Trussed Roofs in dwellings

Prepared by the Department of Housing, Planning and Local Government
November 2016

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 (1) European standards (minutes)	Minimum provisions when tested to relevant parts of BS 476 (1) (minutes)			Method of exposure
		Loadbearing capacity (2)	Integrity	Insulation	
3 Floors (3), floor in upper storey of a 2 storey dwelling house (but not over a garage)	R30, REI 15	30	15	15	floor underside (3)
(3), any other floor including compartment or basement floors	REI 30	30	30	30	floor 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.
(1) The National classifications do not automatically equate with the equivalent classifications in the European context, 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.

National Building Control & National Market Surveillance Office

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

Q. WHAT'S MISSING HERE?

A. FIRE STOPPING

Building Regulation Part B

"Fire Stopping –

(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."

Refer to TGD Part B Dwellings 3.7 "Protection of Openings and Fire Stopping".

Note: for pipes, ducts, conduits, cables openings.

- No pipework should pass through any separating wall.
- keep as few in number as possible,
- keep as small as practicable, and
- must be fire-stopped

Inspections during construction are very important, Check your rooms; refer to TGD B 3.7.7 for Proprietary sealing systems and Other suitable fire stopping materials



Q. WHAT'S MISSING HERE?

A. FIRE STOPPING

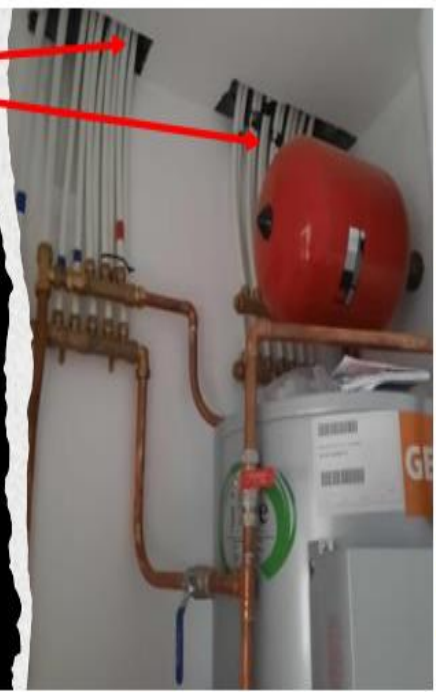
Note: Fire stopping products should be "fit for purpose".

Under Part D of the Building Regulations, works to which the Regulations apply must be carried out with proper materials and in a workmanlike manner.

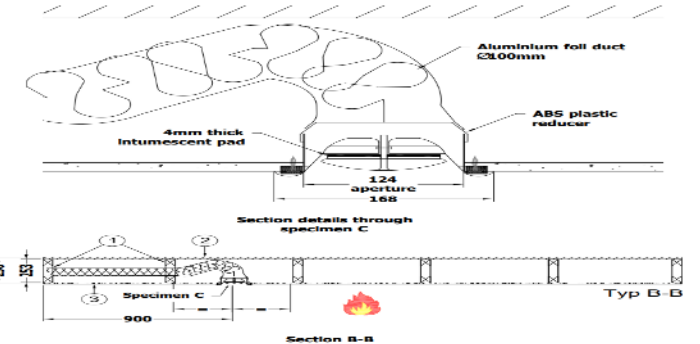
To demonstrate compliance with the Building Regulations the fire stopping materials should be proven by test in the floor, walls or ceilings i.e. location in which they are required to perform;

Good pipe layout and design can reduce the requirement for fire stopping.

Pipes less than 40mm spaced apart 100mm reduces fire risk,



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.



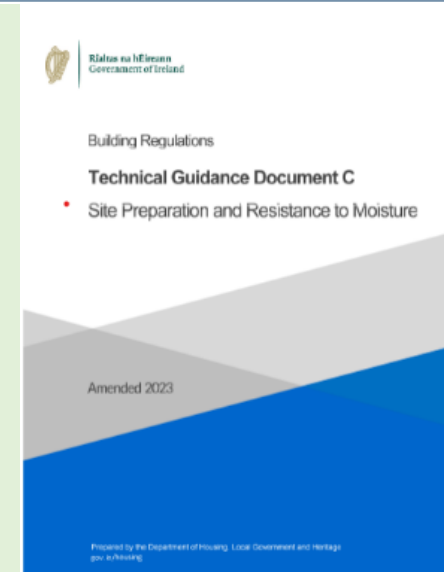
National Building Control & National Market Surveillance Office

TGD C

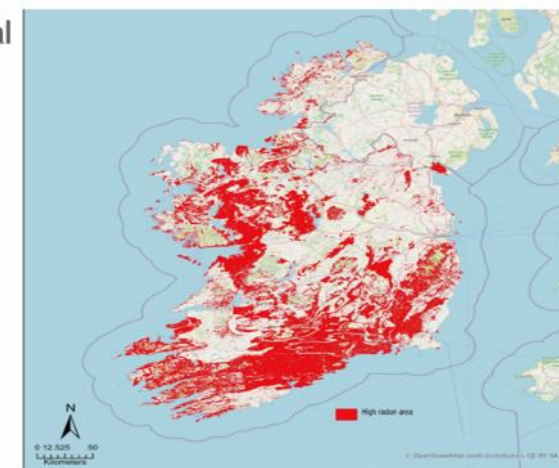
2.7 Radon is a naturally occurring radioactive gas. It enters buildings from the underlying soil and in certain cases can accumulate in a building to such a concentration that it is deemed to constitute a potential health hazard. Radon is deemed to be a risk factor for lung cancer, particularly for smokers.

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.



New digital map



NEXT CPD Event – 16th May



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

Date: 16th of May 2024 Time: 09:00 – 16:45

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

TOPICS

This CPD Event will highlight these issues with industry speakers who will demonstrate 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 :



National Building Control & National Market Surveillance Office

TGD D – Part D Materials and Workmanship

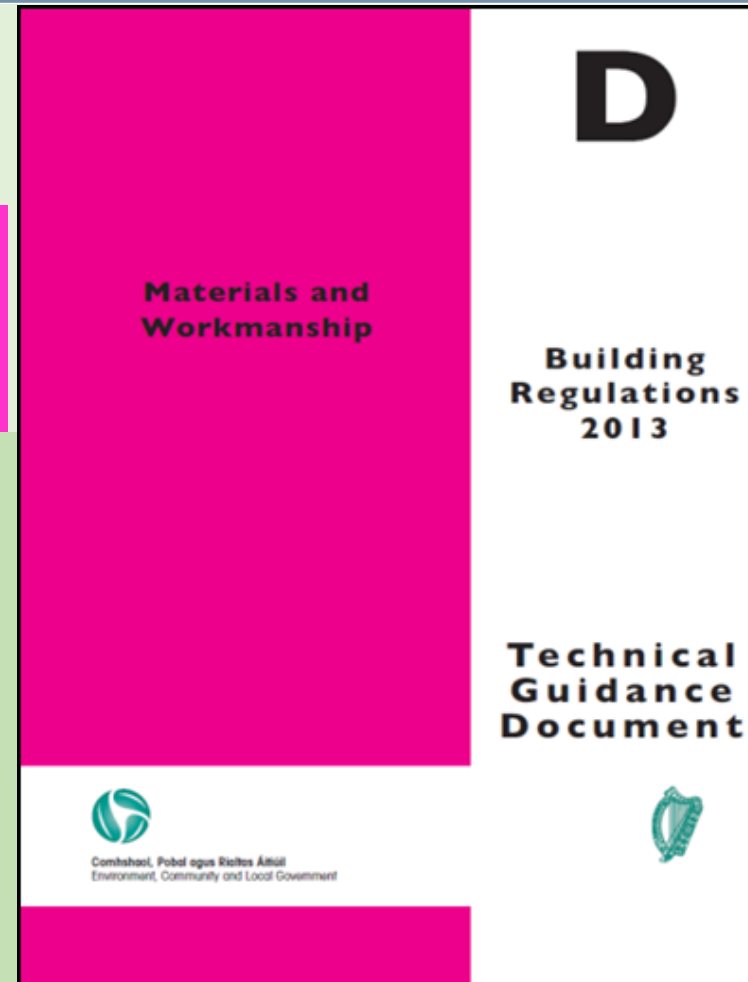
D1 Materials and workmanship.

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:

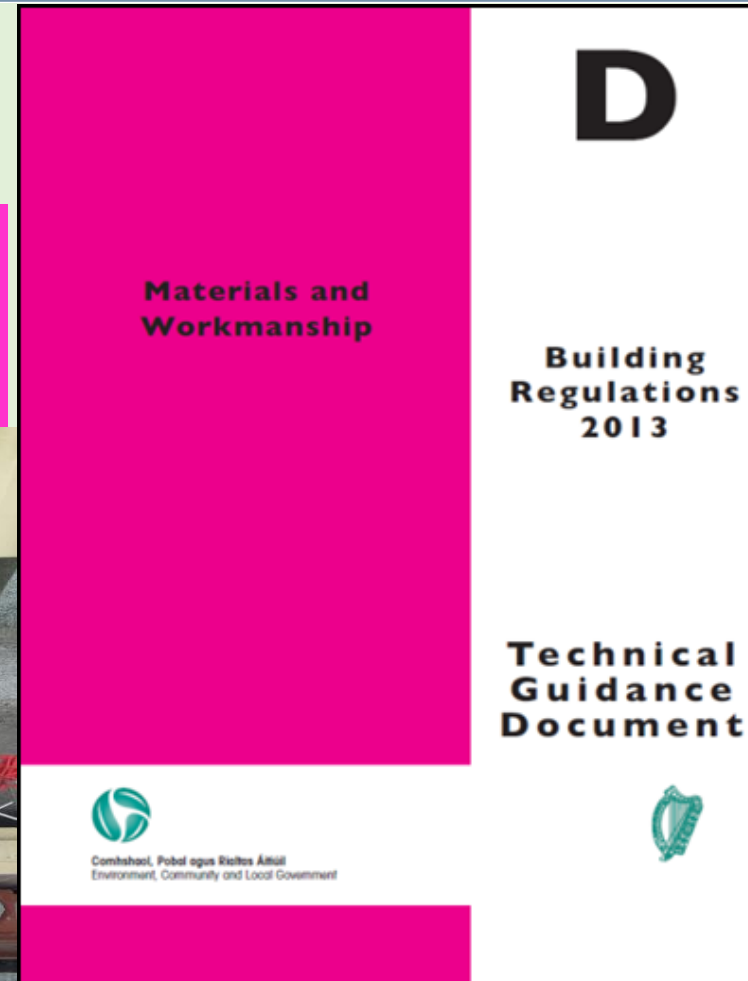


National Building Control & National Market Surveillance Office

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.



National Building Control & National Market Surveillance Office

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;

National Building Control & National Market Surveillance Office

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.



CI/SIB 41 Rq2
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@nsai.ie
 Website: www.nsaiboard.ie

Search Agréments Certificates

Manufacturer Name:

Product Name:

Certificate Number:

Product Area:

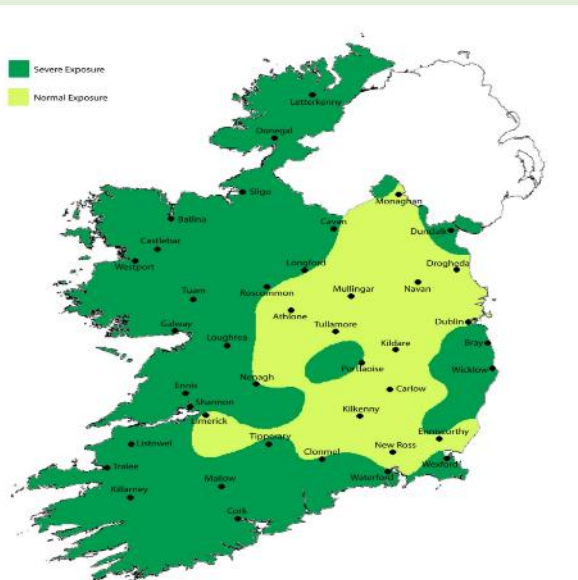


Figure 3: Driving Rain Map (Indicative only – Not to scale)

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:

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.

D

Materials and Workmanship

Building Regulations 2013

Technical Guidance Document

National Building Control & National Market Surveillance

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/>



Regulations

In the opinion of the BBA, Rockwool CAVITY Wall Batt, if installed, used and maintained in accordance with this Certificate, can satisfy or contribute to satisfying the relevant requirements of the following Building Regulations (the presence of a UK map indicates that the subject is related to the **Building Regulations in the region or regions of the UK depicted**):

The Building Regulations 2010 (England and Wales) (as amended)

in new external masonry cavity walls up to 25 metres in height in domestic and non-domestic buildings. The product may also be used in buildings over 25 metres where a height restriction waiver has been issued by the Certificate holder. The product is installed during construction.

(1) Hereinafter referred to as 'Certificate'.

CERTIFICATION INCLUDES:

- factors relating to compliance with Building Regulations where applicable
- factors relating to additional non-regulatory information where applicable
- independently verified technical specification
- assessment criteria and technical investigations
- design considerations
- installation guidance



National Building Control & National Market Surveillance Office

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;



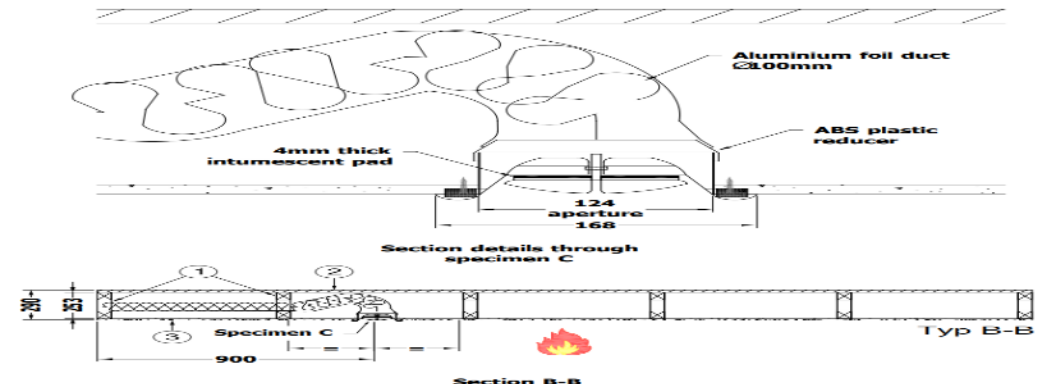
Title:

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 in Accordance with BS EN 1365 - 2: 2014

WF Report No: 394530
Issue 4



Prepared for:





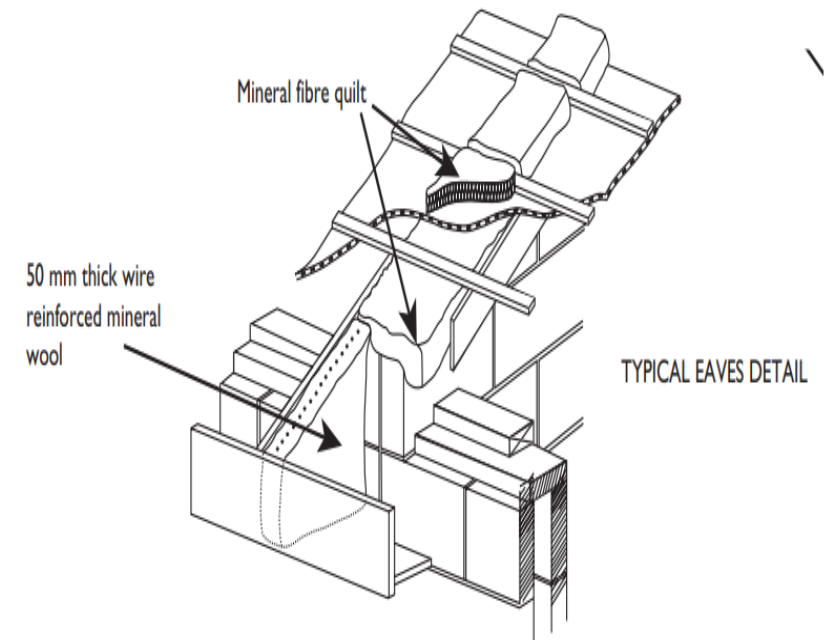
National Building Control & National Market Surveillance Office

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.



National Building Control & National Market Surveillance Office

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



National Building Control & National Market Surveillance Office

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				

National Building Control & National Market Surveillance Office

CHECK THE VENTILATION VALIDATION CERTIFICATE IS A PASS

Ventilator Validators
NSAI Registered

F

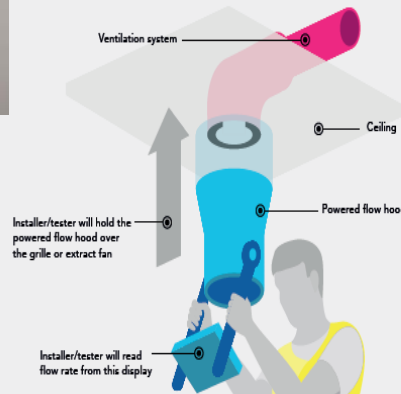
Ventilation

Building
Regulations
2019

Technical
Guidance
Document



Prepared by the Department of Housing, Planning and Local Government
housing.gov.ie



Ventilation validation certificate						
Dwelling address		Cedarview House Type B				
Dwelling type		Semi-detached house				
Total floor area		159.65 m ²				
Ventilation system		RVHR				
Date of test		26.09.2019				
Installer/builder (if applicable)						
Validation certificate number		1.92.0xx.72.001 (NSAI File Number/Year/sequential 3-digit figure)				
Supply air	Presented design supply air flows rates		Measured supply air flow rate at trickle		Measured supply air flow rate at boost	
	Trickle	Boost	Trickle	Tolerance check	Boost	Tolerance check
Living room (1)	11.92	14.00	12.00	0.7%	14.20	1.4%
Dining room	4.97	5.83	5.00	Within 1 1/2%	6.00	Within 1 1/2%
Playroom						
Study room						
Reception room						
Bedroom 1	6.95	8.17	7.00	Within 1 1/2%	8.00	Within 1 1/2%
Bedroom 2	8.14	9.57	8.00	Within 1 1/2%	9.40	Within 1 1/2%
Bedroom 3	4.62	5.43	5.00	Within 1 1/2%	5.30	Within 1 1/2%
Bedroom 4						
Bedroom 5						
Bedroom 6						
	36.60	43.00	37.00	1.09%	42.90	-0.23%
Extract air	Presented design extract air flows rates		Measured extract air flow rate at trickle		Measured extract air flow rate at boost	
	Trickle	Boost	Trickle	Tolerance check	Boost	Tolerance check
Kitchen	11.07	13.00	11.40	3.0%	12.50	-3.8%
Utility room	6.81	8.00	6.40	Within 1 1/2%	7.80	Within 1 1/2%
Bathroom/Ensuite (1)	6.81	8.00	6.40	Within 1 1/2%	7.90	Within 1 1/2%
Sanitary accommodation (no bath or shower)	5.11	6.00	5.00	Within 1 1/2%	5.80	Within 1 1/2%
Bathroom/Ensuite (2)	6.81	8.00	6.60	Within 1 1/2%	7.60	Within 1 1/2%
	36.60	43.00	35.80	-2.2%	41.60	-3.26%
RESULTS						
Allowable supply trickle error/uncertainty*						5.20 l/s
Allowable supply boost error/uncertainty*						5.42 l/s
The total measured supply trickle air flow rate was within tolerance of the presented design trickle air flow rate						PASS
The total measured supply boost air flow rate was within tolerance of the presented design boost air flow rate						PASS
Trickle supply > trickle extract but >15%						PASS
Boost supply > boost extract but >15%						PASS
Check on individual minimum boost extract rates						PASS
Opinion on compliance that the measure system achieved the presented design air flow rates:-						PASS
Overall comments:-						
Examples of comments						
10mm undercut were present at the time of validation inspection but there were no floor finishes downstairs.						
Trickle supply was not greater than trickle extract by 0.4 l/s which is a relatively small variance						
The measured boost extract in Bathroom/Ensuite (1) was greater than the allowable 10%						
Comments on design:-						
The design flowrates provided to the NSAI Validator matched the NSAI design sheet which follows the general ventilation requirements outlined in Clause 1.2.2/1.2.3 of TGD to Part F of the Building Regulations.						
SIGNED		Name, Company				
		Report print date & time				
		20/05/2022 15:13				

1. Check that the presented General supply rates matched the measured rates.

2. Check that the presented Boost supply rates matched the measured rates.

3. Check that the presented General extract rates matched the measured rates.

4. Check that the presented Boost extract rates matched the measured rates.

5. Check that the Supply and extract rates are nominally balanced. Airflow supply rates should be greater or equal to extract rates; and in all cases, the supply airflow rate should be no greater than 15% above extract airflow rate.

6. Check overall compliance

7. Check the validators comment on Part F compliance.

8. Check the registration status of the ventilation validator on the NSAI webpage

9. When Natural Ventilation has been selected as the ventilation strategy for a dwelling, this is only acceptable when the air permeability (from the Air Tightness test report) is greater than 3m³/(h.m²) and lower than 5m³/(h.m²).

<https://www.nsa.ie/certification/agreement-certification/ventilation-validation-registration-scheme/>

National Building Control & National Market Surveillance Office

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.

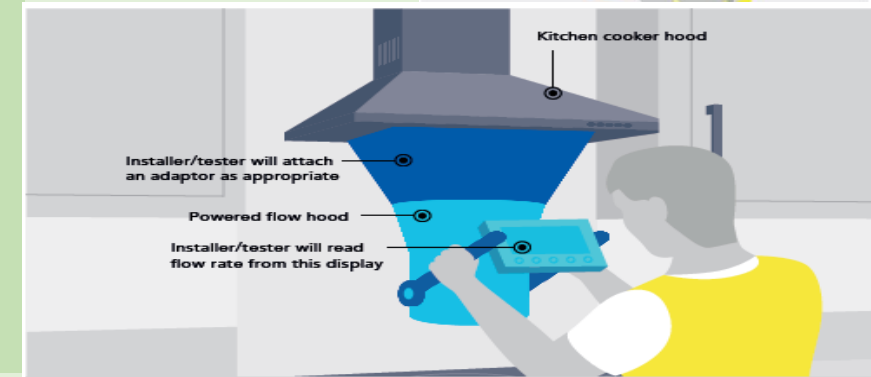
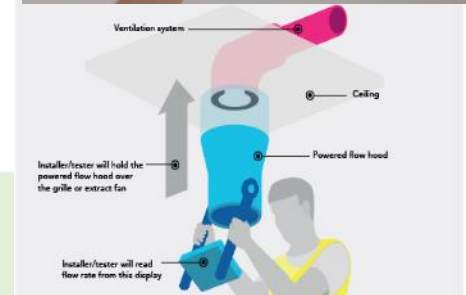
Ventilations systems must be designed and commissioned to provide adequate and effective means of ventilation to satisfy the minimum requirements of F1 of TGD to Part F of the Irish Building Regulations.

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

		NSAI Agrément	
Document Title	NSAI Agrément Certificate	Reference	12 048 000
Ventilation Validation Registration Scheme		Page	Page 4 of 17
		Issue date	30/04/2013
		Revision	See Point 7

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

D:\M-054 Ventilation Validation Reg Scheme Master Doc Rev 7.docx Page 4 of 37



National Building Control & National Market Surveillance Office

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 Building Control Management Project (NBCMP)

 **Coat of Arms [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

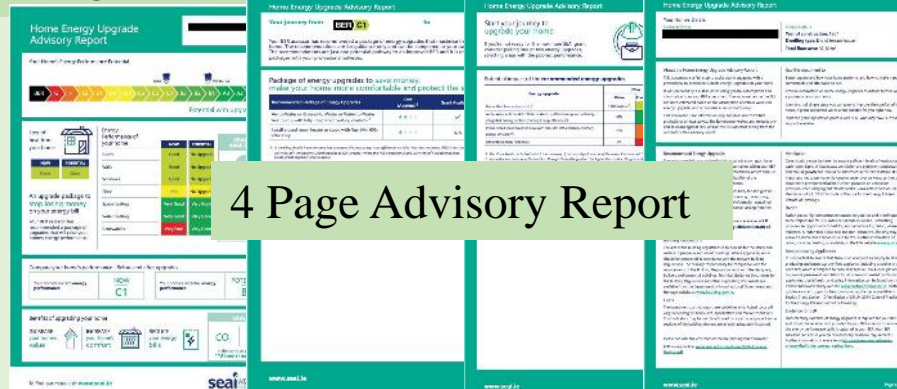
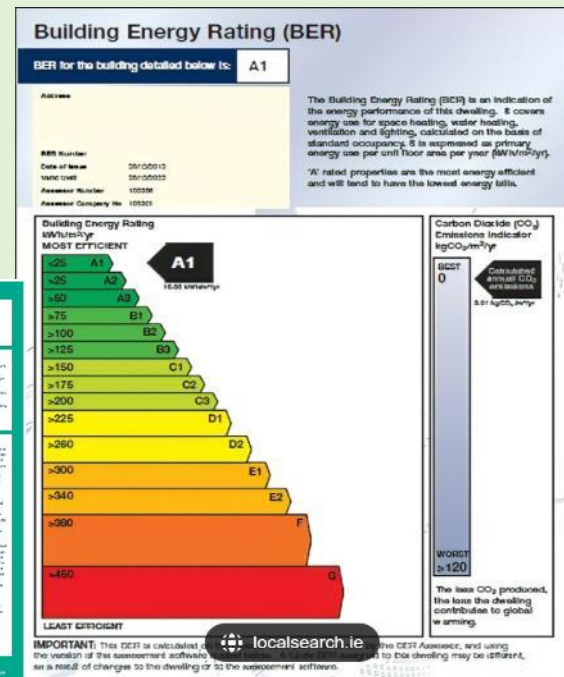
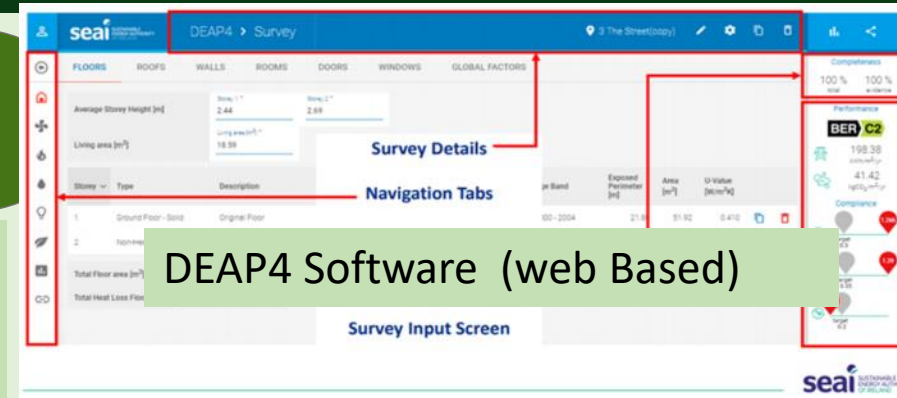
National Building Control & National Market Surveillance Office

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

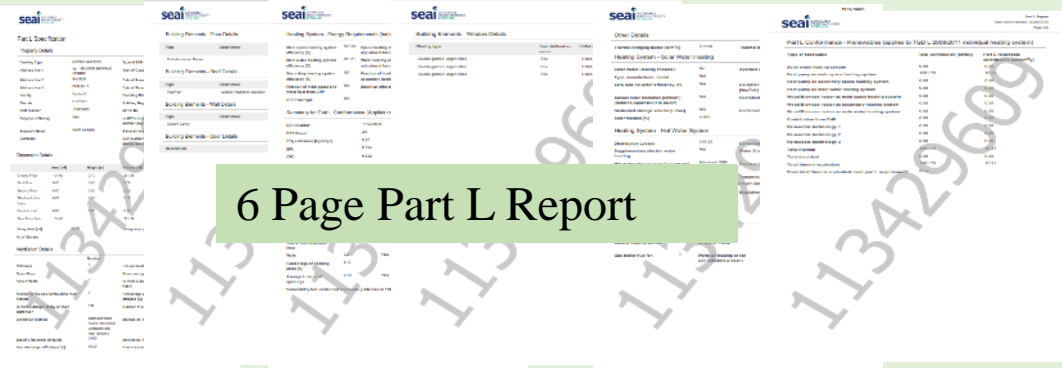
Definitions in S.I. No. 243/2012

“BER assessor” means a person registered by the Issuing Authority, for a designated class or classes of buildings, for the purpose of BER assessment of such class or classes of buildings;

“register of BER assessors” means a database of BER assessors registered with the Issuing Authority and related data established, operated, maintained and owned by the Issuing Authority;



6 Page Part L Report



National Building Control & National Market Surveillance Office

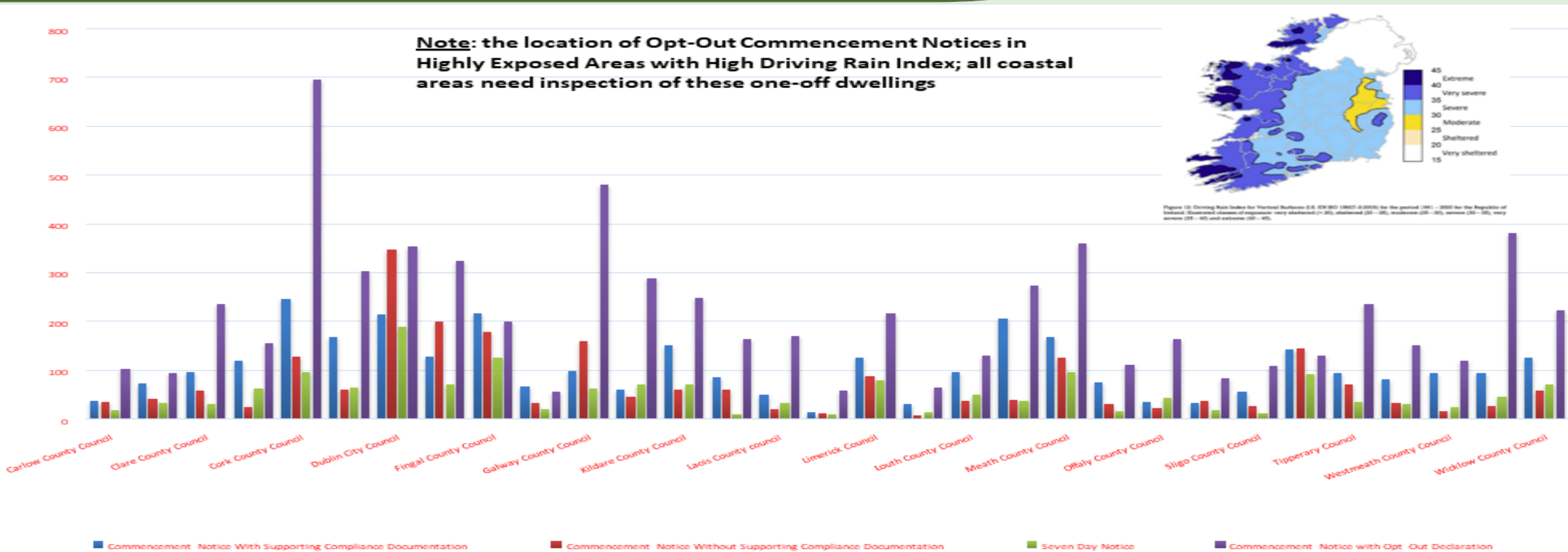
Powers of inspection by authorised persons.



S8 & S11 of the Act

National Building Control & National Market Surveillance Office

Commencement Notices Type 2023

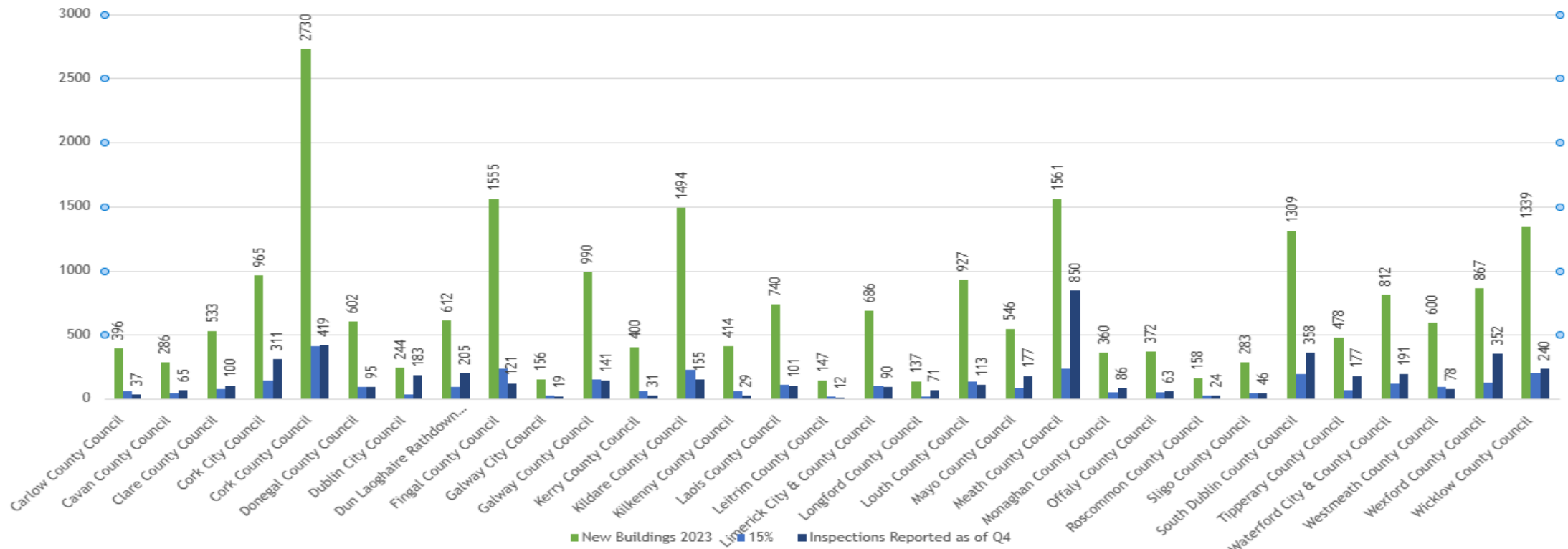


Notice Type by Local Authority for (2023)

National Building Control & National Market Surveillance Office

Building Control Inspections (NOAC)

LEVEL OF INSPECTIONS 2023



National Building Control & National Market Surveillance Office

Recommended Guidance for Compliance

Code of Practice
for
Inspecting and Certifying
Buildings and Works

Building Control
Regulations
1997 to 2015

September, 2016

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



Rialtas na hÉireann
Government of Ireland

Technical Guidance Document L

**Limiting Thermal Bridging
and Air Infiltration**
Acceptable Construction Details
2021 Edition

Prepared by the Department of Housing, Local Government and Heritage
housing.gov.ie

Rialtas na hÉireann
Government of Ireland

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

Guidance on Fire Resistance of Walls,
Intermediate Floors, and Trussed Roofs in
dwellings

**Supplementary guidance on
the design of stairs to help
achieve compliance with the
Building Regulations**

Prepared by the Department of Housing, Planning and Local Government
housing.gov.ie

Rialtas na hÉireann
Government of Ireland

**Installation and Commissioning of
Ventilation Systems for Dwellings -
Achieving Compliance with Part F 2019**

Prepared by the Department of Housing, Planning and Local Government
housing.gov.ie

IRISH Agrément Cert

Rockwool Ltd
Finnceas
Bridgend
CF89 5NY
Tel: 01496 852521 Fax: 01496 862300
Email: customer.support@rockwool.co.uk
Website: www.rockwool.co.uk

APPROVAL
INSPECTION
TESTING
CERTIFICATION
TECHNICAL APPROVAL FOR 2019-2021

Agrément Certificate
94/3079
Product Sheet 1

PRACTICE NOTE 1

ANCILLARY CERTIFICATES

1. In order to satisfy the requirements of the Building Control (Amendment) Regulations, 21 Nov. 9 of 2014, Ancillary Certificates have been developed and agreed.

2. Ancillary Certificates have been developed and agreed by the RIAL, ACEI, Engineers Ireland, and the Institution of Structural Engineers to provide professional design services

**A Guide to the Marketing and Use
of Aggregate Concrete Blocks to
EN 771-3 in Ireland**

for manufacturers, importers, distributors, specifiers,
designers, builders, certifiers and end users

Version 1.6 April 2022

Developed and agreed between the RIAL, ACEI, Engineers Ireland, and the Institution of Structural Engineers to provide professional design services

It is a party appointed by a Contractor / Sub-Contractor who undertakes the related construction work to prepare the Ancillary Certificates for the related elements of design for that work.

It should not be altered without the collective agreement of the RIAL, ACEI, Engineers Ireland, and the Institution of Structural Engineers.

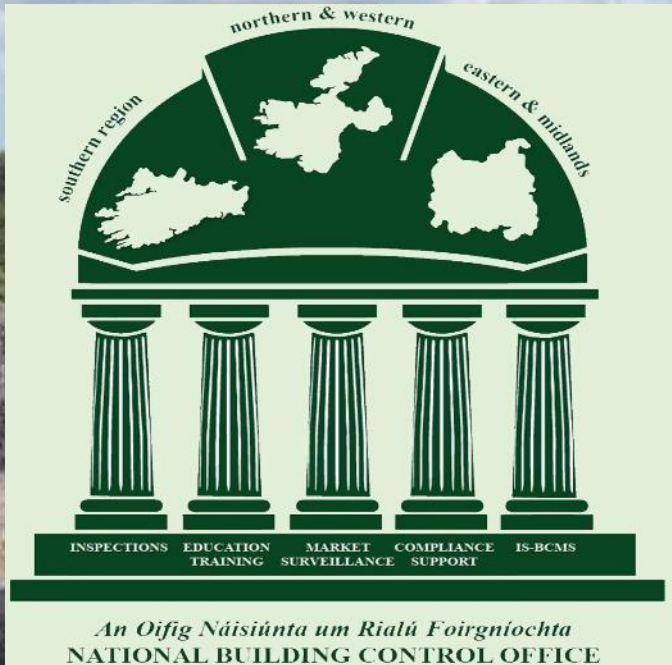
Prepared by the Department of Housing, Planning and Local Government
housing.gov.ie

NBCMP

National Building Control Management Project

- Education & Training
- Compliance Support
- Inspections
- BCMS
- Market Surveillance

support@nbco.gov.ie



GO RAIBH
MAITH
AGAT



Website: www.nbco.localgov.ie
Twitter: [@NBCOIreland](https://twitter.com/NBCOIreland)
YouTube: [NBCO DCC](https://www.youtube.com/NBCO_DCC)