

Construction Industry Register Ireland Draft Code of Practice for Providers of Building Works

Introduction

The *Regulation of Providers of Building Works and Miscellaneous Provisions* was enacted in 2022ⁱ. As a result, a statutory register was introduced, making it mandatory for all providers of building works to comply with the requirements of the Act.

The *Construction Industry Register Ireland (CIRI)*, is known as the ‘register’. CIRI is an online register of competent builders, contractors, specialist sub-contractors and tradespersons, known as ‘registrants’.

CIRI registration is a legal requirement for any person or entity that engages in, or holds itself out for consideration as, providing building works to which the Building Regulationsⁱⁱ and Building Control Regulationsⁱⁱⁱ apply. Building works in this context are defined as any act or operation in connection with the construction, extension, alteration, repair or renewal of a building.

Only CIRI registrants, as providers of building works, can display the CIRI logo and branding. Registrants cannot legally advertise or promote their services for a particular division or sub-division of the register, unless they are registered in that division or sub-division.

This Code of Practice, known as the ‘code’, sets out the obligations that all providers of building works must comply with as a CIRI registrant. Any person or entity can file a complaint to the register, about a registrant, on the grounds of failure to comply with the code.

1. General Principles

- Ensure compliance with this code and the 2022 Act;
- Understand, and comply with, all applicable legislation and regulations;
- Advocate for the principles of high-quality building practice;
- Adhere to the economic, social, and environmental responsibilities of building;
- Employ management expertise to facilitate satisfactory progression of contracts;
- Conduct all business in an honest, ethical, and fair manner;
- Respect and address legitimate concerns of work undertaken;
- Do not make any false or misleading statement about another firm or professional;
- Do not commit fraud or deceit, or claim another’s work as the provider’s own;
- Do not knowingly accept any inducement that could be construed as a bribe.

2. Quality Customer Service

- Examine the plans, specifications and other information provided prior to developing a response to a tender request or submitting quotations;
- Where standard forms of contract and tendering procedures are not in use, submit written quotations setting out the scope of work, scales of charges and payment terms;
- Where appropriate, exercise competency in determining designs, making diagnoses, exploring alternatives and specifying interventions to justify courses of action;
- Co-operate with design teams, assigned certifiers and other appointed certifiers;
- Appoint named competent person(s) to supervise and oversee building works;
- Be able to specify, or arrange to undertake, appropriate building techniques;
- Undertake high-quality building works, in accordance with the plans, specifications, scope of works and contracts, in compliance with building regulations;

- Undertake contracted work according to its terms, conditions, specification and method statements, utilising appropriate building, craft and labour skills;
- Workmanship should comply with all requirements of the building regulations;
- Ensure as far as possible that all materials selected, and that the provider has responsibility for, complies with building regulations;
- In so far as is practical, ensure that materials used come from legal and ethical sources;
- Use all materials in accordance with manufacturers' recommendations;
- Provide mandatory certificates of compliance on completion of building projects;
- Publish an internal complaints handling policy and review regularly.

3. Legal and Regulatory Compliance

- Inform the register of any convictions for breaches of the building regulations and other related legislation;
- Understand and accept statutory responsibilities for legislative and regulatory requirements;
- Where possible use standard suites of agreed forms of contract;
- Maintain adequate indemnity and other insurances;
- Maintain appropriate tax clearances;
- Avoid situations which may give rise to a conflict of interest and publicly declare any potential conflict to relevant parties as appropriate;
- Adhere to safe working practices in accordance with legislation;
- Do not participate in trading of illegally sourced materials;
- Do not fabricate or falsify information or documentation;
- Keep up to date all statutory records required for legislative purposes.

4. Continuing Professional Development and Competence

- Adhere to the register's Continuing Professional Development (CPD) policy;
- Have competence in, and keep abreast of updates in, relevant building guidance, regulations and legislative requirements;
- Adhere to the requirements of all relevant legislation including: building regulations; environmental^{iv}; safety, health and welfare; employment law; equal status legislation; waste management regulations^v; companies registration office and tax;
- Only undertake building works with competence to build and supervise;
- All workers, including sub-contractors, on a project must be competent and have appropriate training, experience and skills to undertake their work;
- In the event of the incapacity of a named competent person in a register entry, arrange for another suitably competent person to carry out contracted work and inform the register.

ⁱ [Regulation of Providers of Building Works and Miscellaneous Provisions Act 2022](#)

ⁱⁱ [Building Regulations](#)

ⁱⁱⁱ [Building Control Regulations](#)

^{iv} [Environmental Protection Agency Act 1992; Protection of the Environment Act 2003;](#)

^v [Waste Management Act 1996; European Communities \(Waste Directive\) Regulations 2011; European Communities \(Waste Directive\) Regulations 2020;](#)