



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 or 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

- Comply 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.

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 appropriate, exercise competency in evaluating designs, making diagnoses, exploring alternatives and specifying interventions to justify courses of action;
- 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;
- Appoint named competent person(s) to supervise and oversee building works;
- Specify, or arrange to undertake, appropriate building techniques;
- Undertake building works in accordance with the plans, specifications, terms, conditions, method statements and scope of works utilising appropriate building, craft and labour skills;
- Comply with all building regulations and building control requirements;
- Cooperate with design teams, assigned certifiers and other appointed certifiers, building control authorities and market surveillance authorities;

- Ensure that all materials selected that the provider has responsibility for, complies with building regulations and comes from legal sources;
- Ensure all works are carried out using appropriate materials fit for their intended use and the conditions in which they are to be used;
- Provide mandatory certificates of compliance on completion of building projects where required;
- Have in place 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 including the Act of 1981, section 17 of the Act of 1990, the Act of 2005, the Act of 2007, the Act of 2022 and the relevant environmental legislation in the Acts of 1992 and 2003;
- Understand and accept statutory responsibilities for legislative and regulatory requirements;
- Comply with 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;
- Where possible use standard suites of industry-agreed forms of contract;
- Have in place adequate indemnity and other insurances as required for undertaking building works;
- Have in place current tax clearance;
- Keep up to date all statutory records required for legislative purposes.

4. Continuing Professional Development and Competence

- Comply with all requirements of the register's Continuing Professional Development (CPD) policy;
- Have competence in, and keep abreast of updates in, relevant building guidance, regulatory and legislative requirements;
- Only undertake building works in a registered division with competence to build and supervise;
- Ensure as far as possible that all workers, including sub-contractors, on a project are 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;](#)