



CIF 21 Oct 2015
Building Control Reform
18 Months in – Where are we now?

The Department's Perspective

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Overview of Presentation

- Building Control Reforms – Taking Stock
 - Review of SI No. 9 of 2014
 - Key priorities
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Key Reforms Achieved to Date

(underpinned by Building Control Acts)

Key Deliverables	Outputs / Outcomes
S.I. No 9 / 2014 effective from 1 March 2014	<ul style="list-style-type: none">• Statutory Certificates of compliance• Lodgement of Compliance Documents• Inspection Plans• E-Administration• Unified Statutory Register• Better oversight by Industry & BCAs
Building Control Management System (BCMS)	<ul style="list-style-type: none">• Efficiency• Capturing intelligence on projects & for future policy development• Enhancing Consistency
C.O.P. for Inspecting & Certifying Buildings & Works	<ul style="list-style-type: none">• Statutory clarity of roles, responsibilities & administrative requirements

Key Deliverables	Outputs / Outcomes
Common Framework for Building Control Authorities	<ul style="list-style-type: none">• Adopted by CCMA• Standardised guide to BC administration• Standard inspection approach & template reports• Other responsibilities - Construction Products Regulations, market surveillance, EPBD/BER.
Guidance and Support	<ul style="list-style-type: none">• FAQs• Information Notes (Self-build, Single Dwellings / Extensions, Liability, etc)• Rapex notice on CO Detectors• Ongoing support to BCAs, industry & public on specific projects
Stakeholder Engagement	<p>Practical, workable solutions informed by:</p> <ul style="list-style-type: none">• High level meetings with CIC• Bi-lateral meetings with other stakeholders• Working Group meetings– BCMS / LAs / Dept / Others

Key Deliverables	Outputs / Outcomes
Consumer Protection	<ul style="list-style-type: none">• Building Control Act 2007 & SI No. 9 of 2014• CIRI established on voluntary basis• Over 700 entities on register <p>Practically trained architects – Engagement continues - political and public service will is there.</p>
Registration of practically trained Architects	<ul style="list-style-type: none">• Key recommendations of Fennell report implemented• Engagement with AAol to identify further reforms



Review of SI 9/2015

SI 365 / 2014

- This regulation allows owners of a single dwelling, on a single unit development, or a domestic extension, to opt out of the general requirement to have the dwelling/extension designed, inspected and certified by a registered construction professional.
 - Information Note for Owners published on 1 September 2015 available at -
<http://www.environ.ie/en/Legislation/DevelopmentandHousing/BuildingStandards/FileDownload,42563,en.pdf>
- Removal of LA Works exemption from Building Control Regulations

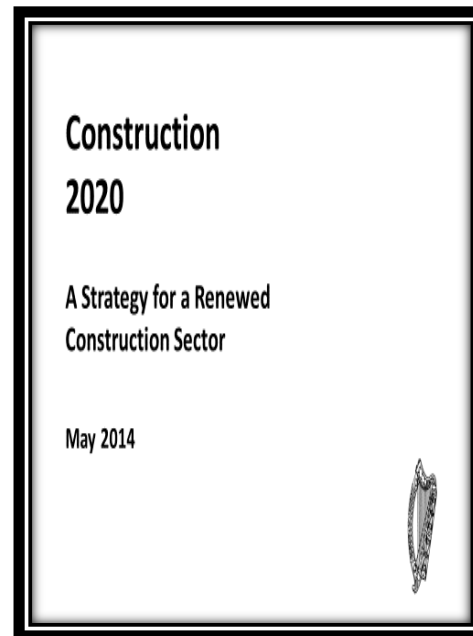
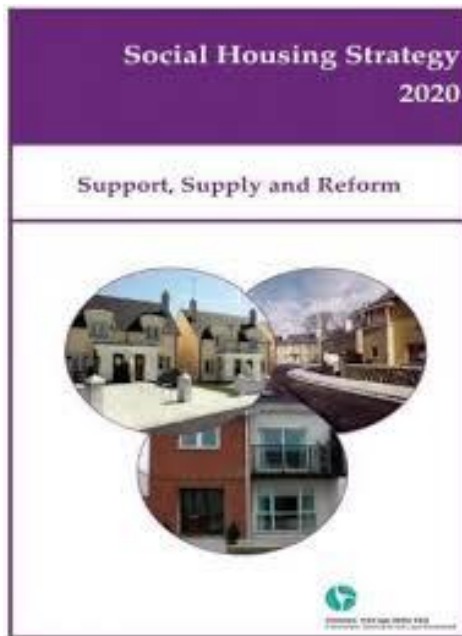
Report on Public Consultation

- Growing support of SI 9/2015 among stakeholders
- Key Issues Arising -
 - Further development of BCMS & Building Control function
 - Independent site inspections by LAs
 - Regularisation of project commenced illegally
 - Continuing relevance of DAC
 - Wording of Statutory Certificate of Completion
 - Insurances
 - More guidance
- Report on Consultation Process available on DECLG website here -
<http://www.environ.ie/en/Publications/DevelopmentandHousing/BuildingStandards/FileDownload,42398,en.pdf>



Ongoing Priorities

Building Control reforms are central to Government policy



Key Deliverables	Outputs / Outcomes
Inspections by Building Control Authorities	<ul style="list-style-type: none"> • Empowering inspection activity • Enhancing BCA Capacity (staffing, shared services, efficiencies) • Enhancing Capability (Training, Information Sharing, Technology)
Further Development of Building Control Management System (BCMS)	<ul style="list-style-type: none"> • SI 365/2015 • Integration of FCS /DAC procedures • Certificates of Completion • Supporting BCA inspections • Statistical & management reports • Resourcing and Governance
Registration of Contractors	<ul style="list-style-type: none"> • Further development of register (complaints, appeals, CPD) • Heads of Bill to be published Q4 2015 • Statutory register now in sight

Key Deliverables	Outputs / Outcomes
Guidance	<ul style="list-style-type: none"> • What constitutes an acceptable lodgement of compliance documentation?
Ongoing Stakeholder Engagement	<ul style="list-style-type: none"> • Safe Building Environment • Consumer Protection
Broadening the pool of registered construction professionals	<ul style="list-style-type: none"> • Identify & legislate for alternative to technical assessment (Architects) • QQI national standard for architectural technologists by Q2 2015 will pave the way for full professional recognition
Ongoing Review of Building Regulations & Technical Guidance Documents	<ul style="list-style-type: none"> • Review of Part C /TGD C (Site Suitability) • Review of Part D /TGD D (Materials & Workmanship • Part B / TGD B (Fire Safety) – Public Consultation 2015. • Part L (Energy – Non-Dwellings) – Public consultation Q1 2016.

Conclusion

- 1) Strengthening the systems of control
- 2) Empowering competence and professionalism
- 3) Ensuring that the systems of control are properly applied.
- 4) Improving the system of inspection and oversight by industry and BCAs.

..... ***the work continues***

Thank You

