

Assigned Certifier Role ~ The Experience to Date

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Introduction



John O'Regan

Director, Head of Program, Cost, Consultancy



Aythan Lewes

Chartered Building Surveyor



Richard O'Connor

Chartered Engineer



Tom Hansberry

Associate

AECOM Multi-Disciplinary Teams

Background

Independent Tester Role on PPPs

- Inspection schedule/ plan
- Routine site inspections
- Tracking of non-compliances
- Liaison with Design Team(s)
- Coordination of others' certs
- Final inspections
- Final certification



Schools Bundle 2 ~ IT Role



Schools Bundle 3 ~ IT Role

Completed/ Current AC Roles

Office Refurb, Galway



GCC Chamber Extension

National Forensics
Mental Health Services



Curragh
Racecourse
Redevelopment



EMEA
Office HQ,
Dublin 2

Initial Stages of New Regulations

Early Challenges

- Existing projects ~ changeover to BC(A)R
 - Relatively late training/ guidance docs ~ opinions formed too early?
 - Liability fears ~ personal & practice
 - Local Authority resources
 - New online system (BCMS) ~ teething problems
 - Client awareness ~ “Building Owner” sign-off
 - Inspection Plan format

Practicalities of Each Stage

Pre-Commencement Stage

- Initial workshop ~ outline of roles
 - Understanding status of design ~ Design Certifier
 - Identify design by others (outside DT)
 - Phasing & commencement notice(s) type
 - Preparing tender docs (Incl Prelim Inspection Plan)
 - Engagement with preferred tenderer
 - Prelim Inspection Plan refinement
 - Builder & Building Owner docs
 - Ancillary Certs & design docs

Practicalities of Each Stage

Construction Stage

- Ongoing liaison with Builder ~ single point of contact beneficial
 - Establish required Certs from each sub-contractor
 - Identify design by others (outside DT)
 - Ongoing site monitoring
 - Timely inspection notifications from Builder
 - Log observations/ non-conformances
 - Close-out works packages as they complete on site
 - Ancillary Certs & design docs

Practicalities of Each Stage

Completion Stage

- Completion of Certs accurately & fully
 - Supporting documents with Certs
 - Appropriate signature on Certs ~ Director
 - Sub-contractor Certs ~ Annex 1 & 2
 - “Nominated Date” procedure ~ reality Vs COP
 - Ancillary Certs & design docs ~ fully updated drawings
 - Timeliness of Certs

FAQs

Correct Commenc. Notice for each Phase ~ “Without Docs”, “7 Day”, etc

Inspection Plan ~ no agreed format/ no agreed level of detail

Inspections ~ How many are required?

Specialist designers ~ working outside the State

Specialist ancillary design Vs “necessary” sub-contractor design

Responsibility for multi-input design aspects ~ eg ~ Fire Alarm C&E

Planning compliance cert ~ still required?

Upload of drawings Vs upload of drawing register

***WE HELP CLIENTS TO
SEE FURTHER, GO
FURTHER***

THANK YOU

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