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*CPD Series 2014 -
Lecture 2 of 4
Building Control Amendment 2014
Building Control (Local) Authority
Implementation of the BCMS for
Managing & Enforcing the Regulations*
7th October 2014

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BCMS Project Manager
LGMA-Project Management Office



**Comhairle Contae
Fhine Gall**
Fingal County
Council



Overview

- **The Building Control Act 1990** provides for the establishment of Building Control Authorities and forms the basis for all subsequent Building and Building Control Regulations.
- **Compliance** essentially relied on “Light touch” or self-certification/regulation with limited independent oversight. Many buildings were built by people who had no training, legal and/or professional advice regarding the science of construction with disastrous outcomes.
- **The 2007 Act** provides for the recognition of professional qualifications and this with the implementation of the
- **2014 Building Control (Amendment) Regulations** provide the industry with a new opportunity to “build” for the future. This presentation will give an overview of the evolution, implementation and operation of the Building Control Management System (BCMS)..

The Evolution of the Building Control Management System (BCMS)

<https://www.localgov.ie/en>



Building in Context- **Interdisciplinary field-**

<https://www.localgov.ie/en>

No Profession or Academic Discipline has a Monopoly;
design- environment & structure
construction management and
use over time-



Regulatory Considerations in Building Construction

Planning Acts <ul style="list-style-type: none"> • Pre-planning • Development plans • Taking in Charge 	SHWW Act <ul style="list-style-type: none"> • PSDP • PSCS • Safety File 	Multi Unit Development Act <ul style="list-style-type: none"> • Certification from Competent Person
Health Act <ul style="list-style-type: none"> • Designated Centres • HIQA Registration • Certification from Competent Person 	Fire Services Act <ul style="list-style-type: none"> • Occupation Phase • Section 18(2) – Duty of Care • Section 18(6) – Fire Safety Assessment 	Building Control Acts <ul style="list-style-type: none"> Building Regulations Building Control Regulations • FSC and DAC • CN and 7-Day Notice • BCAR 2014
Sale of Goods & Services	Contract Law	Arbitration Acts 1954-1980
Construction Law	Construction Products Regulations	Roads & Traffic Legislation <ul style="list-style-type: none"> TIC-Traffic Management

Building Control Acts

Building Regulations

Technical Guidance Documents



Building Control Regulations

- Commencement Notices
- Fire Safety Certificates
- Disability Access Certs
- 7-day notices
- **Lodgement of Plans**
- **Design Certificate**
- **Notices of Assignment**
- **Undertaking Certificates**
- **Completion Certificate**
- **Validation by BCA**
- **Inspection Plan**
- **Public Register**

Code of Practice

Framework for BCAs

Building Regulations

- Sets out legal and technical requirements
- About safety of people in or about buildings and also;
 - Energy conservation
 - Accessibility

Building Control Regulations

Section 6 of the Act:

- *Provides for matters of procedure, administration and control, in order to secure the implementation of and compliance with the requirements of the building regulations.*

Who is Responsible For Compliance with Building Regulations?

- **Professionals** must design in accordance with the Building Regulations (BR);
- **Builders** must build in accordance with the BR;
- **Assigned Certifiers** must certify only works that comply with the BR.
- **Owners cannot occupy or open Buildings** before a valid Completion Certificate is entered onto the Register;

Section 6(4) of the 1990 Act ...BCA shall not be under a duty to any person to ensure/verify that the:—

- building or works to which the certificate/notice relates will, either during the course of the work or when completed, comply with the requirements of BR or be free from any defect,
- certificate complies with the requirements of .. Act or of regulations or orders made under .. Act, or
- facts stated in the certificate are true and accurate.

Code of Practice for Inspecting & Certifying



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1. Introduction
 2. Definitions
 3. Roles and Duties
 4. Certification
 5. Lodgement of Plans and Documentation
 6. Commencement Stage
 7. Construction Stage Inspection – by
Certifiers
 8. Completion Stage
 9. Archiving of Records
 10. E-lodgements
 11. Professional Ethics
 12. Insurance
- Appendix: List of Requirements under
Building Regulations

Who is Responsible For Enforcement of Building Regulations?

Local Building Control Authorities

- *may* serve enforcement notices for non-compliance;
- *may* institute legal proceedings for breaches of regulatory requirements;
- *may* seek High Court injunctions for non-compliance in events of a considerable & serious danger to public.
- The DECLG-target inspection rate of 12-15% of all buildings covered by valid commencement notices.

Framework for Building Control Authorities

Framework for Building Control Authorities

Version 1.0 July 2014



Cumann Lucht Bainistiachta Contae agus Cathrach
County and City Management Association

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- 6. Construction Stage Inspection**
- 7. Completion Stage**
- 8. Assessing Fire Safety Applications**
- 9. Assessing Disability Access Certificate Applications**
- 10. Archiving of Records**
- Appendix I -EU (Construction Products)**
- Appendix II -EU (Energy Performance of Buildings)**
- Appendix III-General Role and Guidelines**
- Appendix IV-Milestones-Building Project**
- Appendix V -BRs Elements for Compliance**
- Appendix VI -Sample Inspection Form**
- Appendix VII -Environmental Protection**

BCMS- Local Authorities Collectively-One Voice

Supporting the promotion of the move to eGovernment..... online, Registration, Notices, Applications, Certificates of Compliances, Inspection Plans, Compliance Documents & Statutory Registers



Welcome to localgov.ie your one stop shop for accessing local government services.

Service *

BCMS

From 1st March 2014 property owners, builders, developers, architects and engineers can submit notifications, applications and compliance certs through the online BCMS system

Community And Culture

Includes libraries, sports facilities, parks, community spaces and arts

Education And Learning

Includes Road safety, Green schools and Grants

Housing

Social housing, landlord information and environmental health

Your Council

Local councillors, voting, management teams and Freedom of Information (FOI)

Local Government Initiatives

Includes FixYourStreet, gPlan, Check The Register and OpenData

Planning And Buildings

Includes planning permission, development plans and building control

Business And Economy

Supporting economic development and local businesses

Customer Services

Includes online services, downloadable forms and contact information

Environment

Includes waste facilities, fire services, conservation and emergency planning

News And Events

Local news and upcoming events taking place in your area

Roads And Traffic

Road networks maintenance and development, traffic management and parking fines

Water And Drainage

Includes drinking water supply and quality monitoring, drainage network management and rates

View services in your area.

**This map is a beta, currently with data for libraries, council offices and fire stations. The data collection is an ongoing process with more information being displayed as it is collated.



Building Control Regulations, .. Local Authority procedure, administration, & control ... accept electronically.. include relevant particulars (details/decisions etc.) in Public Electronic Register in relation to ..

- Valid **Commencement/7Day Notices** .. associated documents/assignments etc.
- Valid applications for **Fire Safety/Revised/Regularisation Certificates** adjudicate on (& inspect in the case of regularisation)...issue decision within a period of 2 months of receipt of the application or extended as agreed.. ;
- Valid applications for **Disability/Revised Access Certificates**, adjudicate on ... issue decisions ... within a period of 2 months ... ;
- Valid applications for **Dispensations from or Relaxations of** requirements of Building Regulations ... adjudicate on ... issue decisions... 2 months ..
- Valid **CERTIFICATES OF COMPLIANCE ON COMPLETION**

In addition to;

- **Building Energy Rating Certificates; DEAP** calculations and
- An **Bord Pleanála, Appeals** .. Fire Certificates, Disability Access Certificates, applications for relaxation/dispensation etc..
- Maintain & make public the **Statutory Register**
- **Enforcement** contravention (by act or omission)

[Home](#)

BCMS

Welcome to the Building Control Management System (BCMS) site

The Building Control (Amendment) Regulations SI 9 of 2014 recommends this BCMS site as the preferred means of electronic building control administration.

Building Control Regulations provide for matters of procedure, administration and control for the purposes of securing the implementation of the requirements of the Building Regulations and of demonstrating how compliance with such requirements has been achieved in relation to the building or works concerned.

Please find further information on The Building Control Acts on [The Department of Environment's Website](#)

Useful links which you should have regard to when commencing construction works:

[Construction Products Regulations](#)

[Guide for Homeowners](#)

[Guide for Contractors and Project Supervisors](#)

A commencement notice is required to give notice to Building Control Authorities of the erection of such buildings, or classes of buildings, or the carrying out of such works, or classes of works, as may be specified in the regulations.

To apply for a Commencement Notice each party (owner, designer, builder and assigned certifier) to the notice must first register with the BCMS.

To go to BCMS site please click [here](#)

To view the Building Register please click [here](#)

It is the responsibility of persons or entities wishing to use any personal data on the Building Register for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

FAQs

Register

means a register pursuant to article 21 of these Regulations;-Statutory Public Register
<https://www.localgov.ie/sites/default/files/BuildingRegister22ndSep2014.pdf>

BuildingRegister2014

Notice Type	Notice No.	Local Authority	Commencement Date	Description	Development Location	Planning Permission No.	Application Date	Control Name	Owner Company	Owner Address	Builder Name	Builder Company	Designer Name	Designer Company	Contractor Name	Contractor Company	Contractor Ref Number	
Commencement Notice	CH080212CH	Carlow County Council	21/11/2014	Construct single storey dwelling and garage with associated driveway and new entrance at 41 Killea Carraig, Bageninstown, Carlow 32047 14108	Killea Carraig, Bageninstown, Carlow	14108	18/04/2014	Paula Bennett				Edie Conventry	Edie Conventry	Edie Conventry	Edie Conventry	Edie Conventry	Edie Conventry	Edie Conventry
Commencement Notice	CH080303CH	Carlow County Council	26/05/2014	extension to existing nursing home comprising of two two storey extensions to existing buildings, an two additional service buildings with ancillary service rooms, new vehicle accommodation in the form of existing building, new entrance canopy, new dining room, new sitting rooms, new store room, extension to existing office, to include alterations to the original floor plan/interior to accommodate new, to connect all existing services to building a new sewerage connection, to construct a new gas/petroleum lines, new fire storage area, all ancillary site works and services	Lavin, Ballin, Carlow	13143	18/05/2014	Martha McGowan	REYNOLDSCH LTD.		James O'Byrne	O'Byrne construction ltd	Mark Kelly		Mark Kelly			
Commencement Notice	CH080305CH	Carlow County Council	11/09/2014	Construction of existing 2 storey dwelling, partial frame shed and outbuilding, construction of a new 2 storey dwelling, an site treatment system and all ancillary site services as well as modifying an existing site entrance.	Fleming, Old Leighly, Carlow	13173	04/09/2014	Janina Rana			Susanna Lator	Lator Builders Carlow Ltd	Conor Moriarty	Conor Moriarty Architects	Conor Moriarty	Conor Moriarty Architects		
Commencement Notice	CH080306CH	Carlow County Council	11/09/2014	The erection of 2 separate single storey extensions onto the east and south elevations of the existing building, connections to all existing services, together with all associated site and ancillary development works.	Expenditure Hill Estate, Bageninstown, Carlow	13182	03/09/2014	Edie Hickey	Kathleen Ltd		Edie Hickey	Kathleen Ltd	Luke Golden	Golden Engineering Ltd	Luke Golden	Golden Engineering Ltd		
Commencement Notice	CH080401CH	Carlow County Council	18/06/2014	erection of an extension and alterations to existing dwelling house and upgrading existing sewerage facilities to a new septic tank with all parking lot and all associated site works, to include foundation which have been constructed in pursuant to regulation 4 of the Building Regulations 1997-2014	Clarke, St. Mullin, Carlow	1492	19/06/2014	Laurence Doyle			Karen Doyle	Doyle Farm Buildings	Robert McGrath	RMP McGrath	Robert McGrath	RMP McGrath		
Commencement Notice	CH080517CH	Carlow County Council	26/09/2014	proposed new single storey extension to rear and front of existing single storey dwelling incorporating kitchen, dining and utility, work to rear and front porch to bank	Tullin Road, Carlow, Carlow	14918	18/09/2014	Colin Corkin				Mark Kelly		Mark Kelly				
Seven Day Notice	SH080518CH	Carlow County Council	08/05/2014	change of use of part of unused office building (formerly used as Tullin Agricultural Training Centre) to a residential clinic for small animals. Proposed works include but are not limited to: parking facilities, carports, drainage, perimeter fencing and all ancillary site works	Atkey Street, Tullin, Carlow	1522	04/05/2014	Kathie Brennan	Peta/Peta			Conor Barry	Conor Barry Demolition	Jim Staake	J. Staake & Associates Ltd	Jim Staake	J. Staake & Associates Ltd	
Commencement Notice	CH080524CH	Carlow County Council	26/05/2014	The erection of a dwelling house, complete comprising, three water treatment system with all parking lot.	Mully or Knockruff, St Mullin, Carlow	1493	15/05/2014	Steven & Michael Murphy				Steven & Michael Murphy	VP Project Services Ltd (James Patrick CEng 985),	VP Project Services Ltd (James Patrick CEng 985),	VP Project Services Ltd (James Patrick CEng 985),	VP Project Services Ltd (James Patrick CEng 985),		
Commencement Notice	CH080519CH	Carlow County Council	24/05/2014	single storey extension to rear of existing	48 St Sagar's Cross, Bageninstown, Carlow	1393	17/05/2014	Fergus O'Hall			Ger Brennan	McDonnell construction	Ed Foran	BFF Consulting Engineers	Ed Foran	BFF Consulting Engineers		
Commencement Notice	CH080511CH	Carlow County Council	03/03/2014	construction of a two storey extension to the side and single storey extension to the rear of existing dwelling. Proposed construction of a driveway on existing site with all associated site works.	3 Oak Tree Court, Fethard New Park/Bagenin Bg, Carlow	14126	17/03/2014	Paul & Debra O'Hall		3 Oak Tree Court, Fethard New Park/Bagenin Bg, Carlow	James Ryan	Ryan Building Contractors Ltd	Giles Lynch	Patrick Byrne	Patrick Byrne	Patrick Byrne		
Short Commencement Notice	CH080773CH	Carlow County Council	11/08/2014	Construction of shed and agricultural shed at existing farmyard. Connecting to existing services and all associated site works	Fleming, Old Leighly, Carlow	13178	07/08/2014	Toni Toole			Conor O'Leary	OTIS Carlow						
Seven Day Notice	SH080819CH	Carlow County Council	18/08/2014	Proposed residential alterations to two flat floor conversions in St Luke's School, Dublin Rd, Carlow. Works include the removal of an internal vertical space in the existing elevations and providing a new access /egress door.	Quinn Road, Carlow, Carlow		18/08/2014	Helena McElroy			Conor Hoagh	Ji Hoagh Ltd	Ralph Barr		Luke Golden	Pro/Pro		
Commencement Notice	CH080514CH	Carlow County Council	11/08/2014	construction of a stone and half stone extension to rear of existing dwelling house, provision of fuel porch, installation of existing site and dwelling site 2 no self contained dwellings, upgrading of service	Navigation, Aghy Road, Carlow, Carlow	13143	28/07/2014	Robert Towley			Robert Towley		Ed Foran	BFF Consulting Engineers	Ed Foran	BFF Consulting Engineers		

Home > Welcome to BCMS

Welcome to BCMS

Welcome to the Building Control Management System BCMS

If you are a new customer and want to submit a **Commencement notice** or **Seven day notice** you will need to Register.
To register you will need your: **Email Address**

If you have previously registered you don't need to Register.
To login you will need your: **Username & Password**

***** Please note 'Role Acceptance' has been added to the BCMS system. *****

This will require each stakeholder on a project to register with the system and login to accept their role. The project cannot proceed to submission until each stakeholder has accepted their role. If you have previously initiated a commencement notice please note that this functionality is now in place.

If you need to submit a **Completion Certificate**, please download the form below and submit it to your local authority. The Certification of Compliance on Completion will be available for online submission in due course until then please download the form and submit at your local authority.

[Certificate of Compliance on Completion](#)

Register

Login

Home > BCMS Home > List Notices

BCMS Home

BCMS Home

My Account

List Notices

New Notice

Logout

Project Name	Notice Type	Reference	Date of Submission	Status
Extension	Commencement Notice With Documentation	8353244		Incomplete Details
Residential- 6 No 2 Storey Dwellings @ Liscolman	Commencement Notice With Documentation	8352389		Incomplete Details
Liscolman	Commencement Notice Without Documentation	8350738		Incomplete Details



User Account-Login or Create new account-all stakeholders/users must register with system before can accept a role-

[Home](#) > [User account](#)

User account

[Create new account](#)

[Log in](#)

[Request new password](#)

Username or e-mail address *

You may login with either your assigned username or your e-mail address.

Password *

The password field is case sensitive.

[Log in](#)

Home > BCMS Home > New Notice

Add new application

[BCMS Home](#)

[My Account](#)

[List Notices](#)

[New Notice](#)

[Logout](#)

[New Seven day Notice Application](#)

[New Commencement Notice Application](#)



BCMS Home

BCMS Home My Account List Notices **New Notice**

Select notice type

- Commencement Notice Without Documentation ▼
- Commencement Notice With Documentation
- Commencement Notice Without Documentation**

Commencement Notice Without Documentation should only be selected if:
- It is not a new dwelling
- Extension is less than 40 sqm
- Are not works to which Part III of Building Control Regulations applies (i.e. requirement for a Fire Safety Certificate)

Local authority *

E.g., 06/10/2014

Commencement date

E.g., 06/10/2014

Proposed end date for this phase *

Planning permission No.

E.g., 06/10/2014

Date granted

E.g., 06/10/2014

Date of expiry

Project name *

Activity type

Building ▼

Description of proposed development *

Due to space limitations, only 80 characters will appear on file for download and print. However, full description will be stored on the system for future reference.

Total No. of phases *

Home > BCMS Home > List Notices > View application

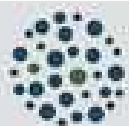
Project: Extension

BCMS Home My Account List Notices New Notice Logout




Project Details ✓ Project Assessment ✓ **Nominate Roles** Statutory Documents ⁰ Supporting Documents ⁰ Payment ⁰


Role	Name	Accepted Role	Confirm Nomination
Owner	Mrs. Mairéad Phelan	Yes	
Owner	Mr. liam heldricken	Yes	
Builder	Liam Hendricken	No	
Designer	Mrs. Mairéad Phelan	Yes	
Certifier	Mrs. Mairéad Phelan	Yes	

Edit Roles



All stakeholders must be Assigned & Accept their Roles-All must be Registered as Users

 **BCMS** <donotreply@localgov.ie> 18:56 (6 minutes ago) ☆  
to me ▾

 Irish ▾ > Irish ▾ [View translated message](#) [Always translate: Irish](#)

Hello Mrs. Mairéad Phelan,

Re: Extension

You have received this email because Mrs. Mairéad Phelan has assigned you the role of Builder on the Commencement Notice with reference number 8353244.

Please click [here](#) to accept/reject this role.

Yours Sincerely,
BCMS Team

Mrs. Mairéad Phelan, A chara

Maidir le: Extension

Fuair tú an ríomhphost seo toisc gur shann Mrs. Mairéad Phelan an ról mar Tógálaí duit. Maidir leis an Fógra Tosaithe lena bhfuil an uimhir thagartha 8353244.

Mise le Meas,
Foireann An Córas Bainistíochta um Rialú Foirgníochta

Statutory Documents-Notices, Applications, Certificates of Compliance & Building Control Register

N o t i c e s	"enforcement notice" served under section 8 of the Act;
	"7 day notice" section 6(2)(a)(iv) of the Act-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
	"Commencement Notice" section 6(2)(k) of the Act; A person who intends to carry out any works, or to make a material change of use as regards a building, 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 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.
	Assignment of Person to Inspect and Certify Works (Assigned Certifier)
	Assignment of Builder.
	Change of Owner, Builder, Assigned Certifier-14 days

A p p l i c a t i o n s	(a) section 4 of the Act for a Dispensation from, or a Relaxation of, a requirement of Building regulations
	(b) fire safety certificate -includes a certificate referred to in section 6(2)(a)(ii) of the Act;
	(c) revised fire safety certificate -means section 6(2)(a)(vi) and section 6(2)(a)(x) of the Act
	(d) regularisation certificate -means a certificate referred to in section 6(2)(a)(vii) of the Act;
	(e) Disability Access Certificate, -a certificate referred to in section 6 (2)(a)(ix) of the Act
	(f) revised disability access certificate-

C e r t i f i c a t e s o f	C o m p l i a n c e	(i) Certificates of Compliance (Design),
		(ii) Certificates of Compliance (Undertaking by Assigned Certifier),
		(iii) Certificates of Compliance (Undertaking by Builder), and
		(iv) Certificates of Compliance on Completion;

Register	"register" means a register pursuant to article 21 of these Regulations;-Statutory Public Register https://www.localgov.ie/sites/default/files/BuildingRegister22ndSep2014.pdf
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Other Statutory Documents Required

Q6 Commencement Notice Requirement-Schedule of documents detailing

- **Plans,**
- **Calculations,**
- **Specifications**
- **Ancillary Certificates**
- **Particulars**

necessary to outline how the proposed works or building will comply with the requirements of the 2nd Schedule to the Building Regulations relevant to the works or building, 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**,
- (III) the completion of an **online assessment**, via the BCMS, of the proposed approach to compliance with the requirements of the 2nd Schedule Building Regulations,
- (IV) **Preliminary Inspection Plan** prepared by the Assigned Certifier,

Annex table to Certificate of Compliance on Completion-

- **Plans,**
- **Calculations,**
- **Specifications,**
- **Ancillary Certificates 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 purpose of **Commencement Notice**
- (ii) **complies** with the requirements of the Second Schedule to the **Building Regulations**, and
- (c) accompanied by the **Inspection Plan as implemented** by the Assigned Certifier in accordance with the Code of Practice

Purpose of Commencement Notice (CN) Secure Compliance

SI 9 of 2014-CN requires the Owner to

- 1. Owner to;**
 - 1. Give Notice-name, address etc.**
 - 2. Pay a fee**
 - 3. Describe the particulars of the project/development/building**
 - 4. Give details of builder which may be the owner**
 - 5. Give details of designer which may be the owner**
 - 1. Appoint Assigned Certifier**
 - 6. Completes Submission of Documents schedule i.e. complete a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date to outline how the proposal will comply with the requirements of the Building Regulations**
- 2. All give written undertakings on the Statutory forms that all works and design will be completed in accordance with the requirements of the Building Regulations**
- 3. Complete the online project/development/building assessment**
- 4. Attach Preliminary Inspection Plan completed by the Assigned Certifier**
- 5. Attach the general arrangement drawings including plans, sections and elevations-contd.**

Purpose of Commencement Notice (CN) Secure Compliance

Most Common Issues with Commencement Notices submitted to BCAs

- Incomplete Forms-all fields must be completed
- Dates omitted
- Signatures omitted
- Professional registration number omitted or completed n/a
- Q6 not completed at all

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 and Particulars)

Document	Reference	Description/Remarks

- No preliminary inspection plan or completely inadequate
- Planning drawings submitted with CN “for planning purposes only”
- No reference to the Building Regulations in any drawings

Purpose of Commencement Notice (CN) Secure Compliance

- Comply with the requirements of the Building Control Regulations for
 - matters of Procedure, Administration & Control;
 - Securing implementation of & compliance with the requirements of;
 - Building Regulations &
 - Building control regulations
- 6(2)(k) notice to BCAs of the erection of buildings or carrying out of works

Other valid means of compliance -

- Agrément certificates,
- Irish & European Standards,
- Calculations



Construction Products Regulations



Purpose of Commencement Notice (CN) Secure Compliance

Attach the general arrangement drawings including plans, sections and elevations,

localgov.ie - BETA Service Business And Economy Search English | Gaelige

Home > BCMS Home > List Notices > View application

Project: Residential- 6 No 2 Storey Dwellings @ Liscolman

BCMS Home My Account List Notices New Notice Logout

Project Details ✓ Project Assessment ✓ Nominate Roles ✓ Statutory Documents 8 Supporting Documents 8

Payment

Supporting Document

Only PDF files are allowed. The maximum file size for this document is 10 MB.

Supporting Document Type *

- Select -
- Select -
- General Arrangement Drawings
- Plans
- Sections
- Elevations
- Calculations
- Specifications and Particulars
- Inspection Plan
- Inspection Notification Framework
- Preliminary Inspection Reports
- Ancillary Certificates
- Schedule of documents
- Schedule of Plans

Upload

Uploaded Supporting Documents

As well as the 8 required Statutory documents, at least 3 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 at least one of the following

- Schedule of Plans
- Calculations
- Specifications and Particulars

And at least one of the following

- Inspection Plan
- Inspection Notification Framework

File Name	Document Type	Checksum	Remove File
visio-bcms_highlevel_overview.pdf	General Arrangement Drawings	3d84786ab31261052a7b818192a42f08	🗑

Commencement Notice Requirements

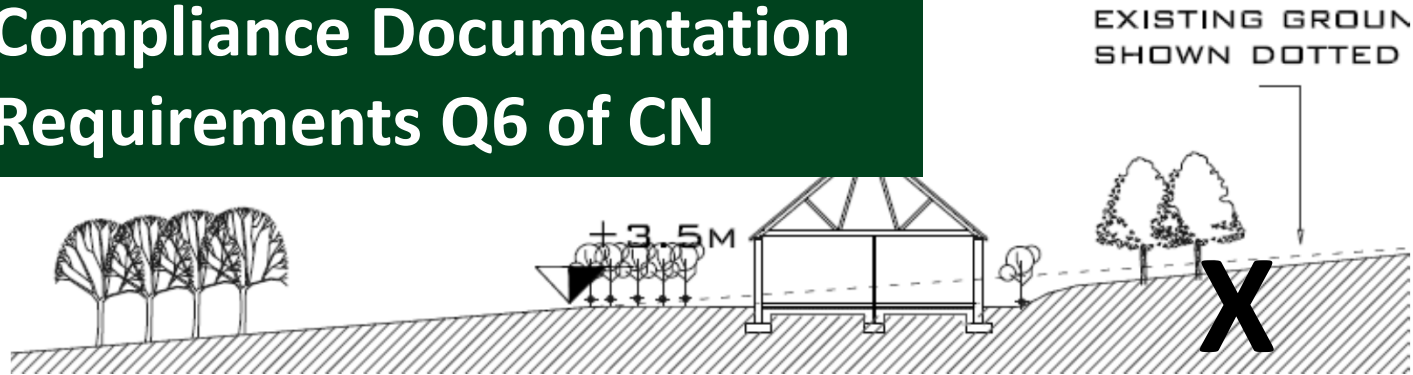
Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates & Particulars)-Schedule that may be relied on during process to demonstrate compliance with Building Regulations. All or some of these documents may be required by Building Control Authority.

Document Reference	Description	Remarks	Ref No	Upload
(I)General Arrangements	Plan	Plan		upload
	Sections	Plan		upload
	Elevations	Plan		upload
	Compliance Statement Report	Report		upload
(II) a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date,	List/Schedule- include those designed i.e. available and to be designed during the project development	Table		upload
(III) the completion of an online assessment, via the BCMS, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations,	Complete this online			BCMS Online
(IV) the preliminary Inspection Plan prepared by the Assigned Certifier, and	List milestone inspections & relevant Building Regulation Compliances.	Table		upload
(I) Certificate of Compliance (Design),	Sign statutory Notice-competent			upload
(II) Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier),	Sign statutory Notice-competent			upload
(III) Certificate of Compliance (Undertaking by Assigned Certifier),	Sign statutory Notice-professional register			upload
(IV) Notice of Assignment of Builder,	Sign statutory Notice-competent			upload
Commencement Notice-signed				upload

Schedule of Documents which may Demonstrate Compliance - Domestic Dwelling-not prescriptive

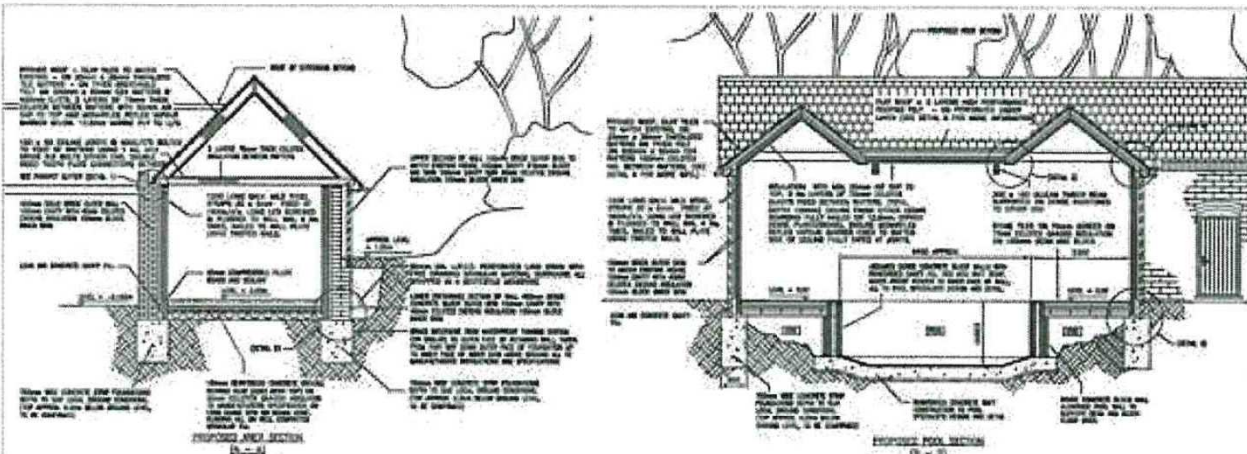
1. Compliance Report based on Building Regulations A – M 1997 - 2014:
 - a. Including any calculations/specifications which cannot be visually demonstrated on a plan drawing e.g. ventilation calculations, requirements for discharge pipes, required distances between drainage access points, height of electrical fixtures, heating appliance specifications, etc.
2. Site Location plan at a scale of 1:1000/1:2500
3. Floor Plans (each floor separately) at a scale of 1:100
4. Elevations (each elevation) at a scale of 1:100
5. Sections (long & cross sections) at a scale of 1:100
 1. Foundation details at a scale of 1:50
 2. Ground floor plate details at a scale of 1:50
 3. First & subsequent floor plate details at a scale of 1:50
 4. External wall details at a scale of 1:50
 5. Surface & foul wastewater plans & sections
6. Structural calculations
7. Roof plan & sections
8. DEAP Calculations
9. Provisional BER
10. Details relating to any gas/heat installation
11. Details relating to the electrical installation
12. Details relating to construction products
13. Any site investigation reports
14. Details relating to any soakaway/percolation area/septic tank (where necessary)

Compliance Documentation Requirements Q6 of CN



1. Site Location Map 1:10560
2. Site Location Map 1:2500
3. Site Layout Plan
4. Elevation Drawings
5. Plans & Section
6. Foundation Designs
7. Compliance Report based Building Regulation
8. BER Report
9. Preliminary Inspection Plan





GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

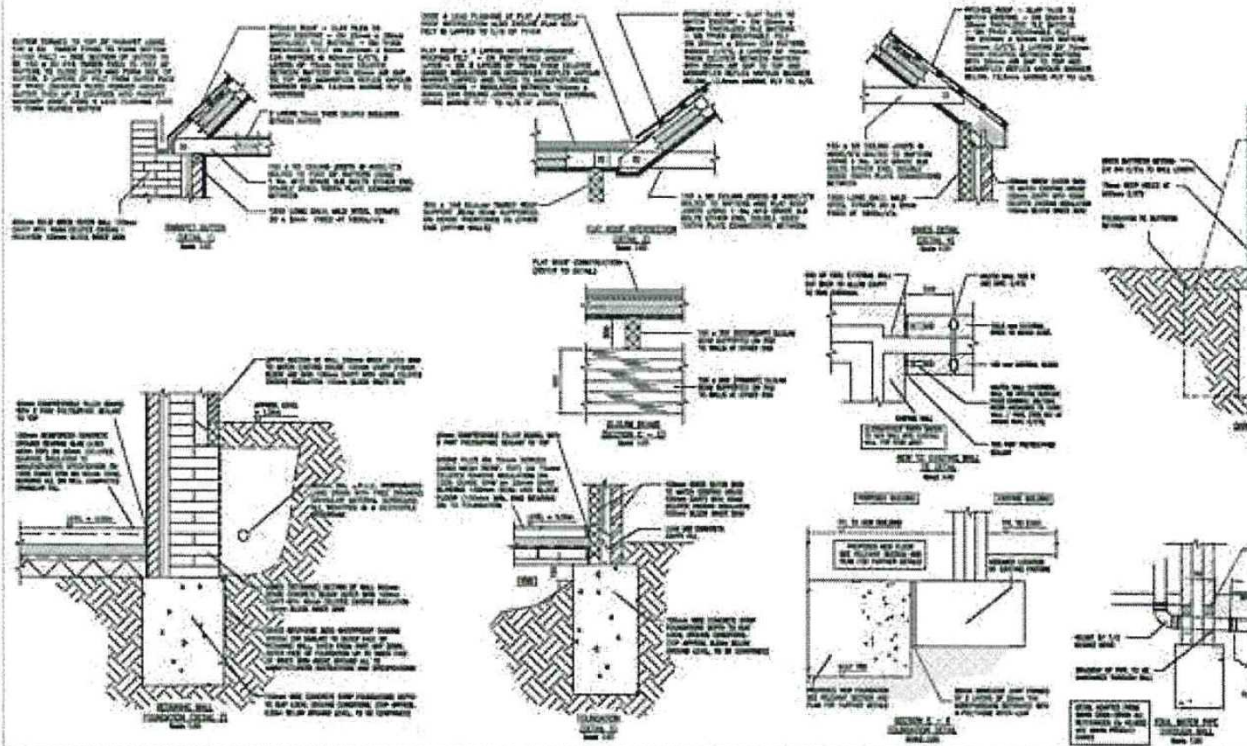
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

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9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.

10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.



BUILDING REGS

NO DESCRIPTION	BY	DATE	SIGN

NOOSA DESIGN & BUILD
 12 NORTH LAUREL
 WILLOWBUSH
 QLD 4570
 07 5588 1212

NOOSA DESIGNS LTD
 12 NORTH LAUREL
 WILLOWBUSH
 QLD 4570
 07 5588 1212

JAMES EGGERS
 JAMES EGGERS
 ARCHITECT

NOOSA DESIGNS LTD
 12 NORTH LAUREL
 WILLOWBUSH
 QLD 4570
 07 5588 1212

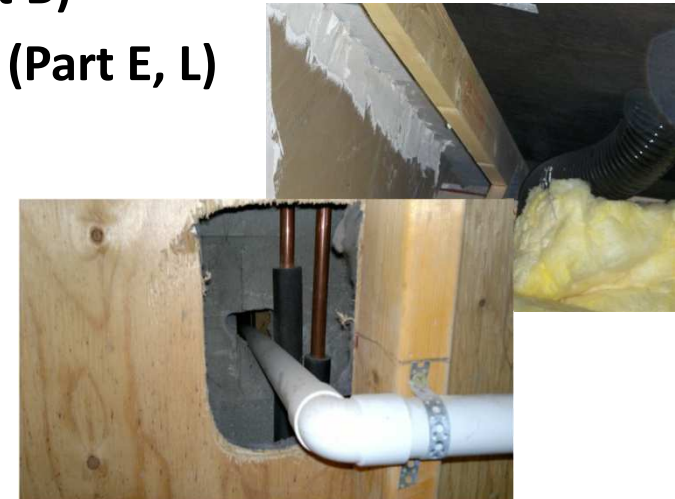
NOOSA DESIGNS LTD
 12 NORTH LAUREL
 WILLOWBUSH
 QLD 4570
 07 5588 1212

NO.	DATE	BY	CHKD BY	REV	REVISION
001					
002					

NOOSA DESIGNS LTD
 12 NORTH LAUREL
 WILLOWBUSH
 QLD 4570
 07 5588 1212

Most Common Construction Defects Observed by BCAs

1. Underfloor fill- panel fixings, pyrite.. (Part A, C, D)
2. Moisture ingress-radon, dpc. (Part C)
3. Fire resistance-eaves, party walls, ducting (Part B)
4. Sound transmission,-flooring detail, insulation (Part E, L)
5. Condensation & mould growth (Part F)
6. Frozen pipes, attic tank, stopcocks (Part G)
7. Septic tanks overload, flooding (Part H)
8. Flues, location, size, burners (Part J)
9. Balcony, Stair rails-wrong height, glass (Part K)
10. Steps to entrances (Part M)
11. BER calculations don't exist, stud fixings, cavities clear of mortar (Part L)
12. Timber frame-fixings, vapour control, cavity barriers, fire stopping,



Inspections for Compliance

No guidance on what constitutes a proper full inspection

- **Should cover as many parts of the Building Regulations as practical**
 - **BCA inspectors-inspect housing developments @ various stages of construction;**
 - **full inspection may not take place on the same development.**
- 1. Inspection @ foundation stage prior to pouring of footings may include compliance with Part A , C and possibly H**
- 2. Inspection @ dpc, radon barrier level may include compliance with Part C**
- 3. Inspection during construction may include compliance with Part B,C,E, J & L i.e. fire barriers, moisture penetration, sound & thermal insulation, cavities, ties, flashing etc.**
- 4. Inspection close to completion stage may cover compliance with Part E, F, L,K & M i.e. fire separation, vents, flues,**
- **Preliminary Inspection Plan should reflect above**

Preliminary Inspection Plan-very basic	
Inspection Plan 1. Excavation of ground for Foundations. 2. Rising Blockwork. 3. First Floor Structure, Steel Beams and timber floor Joists etc. 4. Fire Protection to first floor. 5. Roof Structure.	Open foundation excavation prior to pouring concrete. Sub-floor level with radon barrier in place, prior to pouring ground floor slab. Blockwork up to first floor level and first floor joists in place. Blockwork complete and steel roof purlins in place. Roof structure i.e. rafters, battens, felt, etc. complete. Roof complete and external windows & doors installed. First fix plumbing, electrical and joinery complete. Plastering and second fix complete. Completion.
Preliminary Inspection Plan-submitted no reference to Building Regulations	
1. Commencement of works 2. Foundations 3. Concrete in foundations 4. DPC's/membranes Floor 5. Walls 6. Roof 7. Mechanical/Electrical 8. Second Fix 9. Completion	1. Structural elements Foundations Timber frame Walls Structural floors Roofs 2. Key construction stages Drainage Ventilation Commissioning Occupation Mechanical & electrical Completion 3. Others to be agreed

Appendix 1 Inspection – List of Requirements under Building Regulations

Ref.	Description	<i>X = not compliant</i> <i>✓ = okay</i> <i>n/a = not applicable</i> <i>? = can't see or can't check</i> <i>- = too early to check yet.</i>	Comment / Detail Requirements
A1	Loading		
A2	Ground movement		
A3	Disproportionate Collapse		
B1	Means of Escape		
B2	Internal Fire Spread		
B3	External Fire Spread		
B4	Access and Facilities for the Fire Service		
C1	Preparation of Site		
C2	Subsoil Drainage		
C3	Dangerous Substances		
C4	Resistance to Weather & Ground Moisture		
D1	Materials & Workmanship		
D2	Letterplates		

**Example of
7 Stage
Building
Control
Authority
Inspection
Plan
Inspection
1-4**

Building Stage / Project Milestones	Building Elements	Relevant Part of Building Regulations	Elements to be Inspected / Checked	Applicable ? Y/N
1. Design Stage – Commencement Notice Review	Preliminary Inspection Plan	A to M	<i>Not Applicable at this stage</i>	
	General Arrangement Drawings			
	Schedule of Specifications, Calculations etc.			
	Completion of online submission via BCMS			
2. Formation Level - Ground and Site Conditions	Site Setup	A, C, D	Bearing of Ground; Foundation width, depth, any stepping overlap	
	Ground Conditions	A, C, D, H		
	Initial Site Development	A, C, D, H		
	Foundation Commencement	A, C, D		
	Other			
3. Foundation Level - Below ground works	Hardcore Material and depth	A	Bearing of Ground; Foundation width, depth, any stepping overlap; CE Marking	
	Foundations	A		
	Radon Prevention	C		
	Structural Elements	A		
	Cavity Wall set-up and preparation	A&D		
	Material and Workmanship	D		
4. Ground Floor Level	Floor & Wall Structure	A	Rising Walls	
	Material and Workmanship	D	DPC location	
	Access Widths - doors & corridors	B, D, K, M	Access	
	Wall Insulation, Ties, Length	B, D, K, M, L	Completeness	
	Fire Compartmentation & Escape	B, M	Integrity of compartments	
	Frames (Timber & Other)	A, B, D	Ventilation	
	Stair width, going rails, landings, compartments	B, K, M	Continuity of widths	
	Lift Compliance	M	CE mark	
	DPCs / Membranes laps & joints	A, C, D	Integrity	
	Universal access, ramps etc	M	Continuity	
	Fire stopping cavity barriers, seals for service pipes & ducts at floors etc	B	Measures for sealing at floors & walls	
	Drainage systems testing before & after enclosure	H	Falls, leakage, access for maintenance	

**Example of
7 Stage
Building
Control
Authority
Inspection
Plan
Inspection
5-7**

Building Stage / Project Milestones	Building Elements	Relevant Part of Building Regulations	Elements to be Inspected / Checked	Applicable ? Y/N
5. Wallplate Level - and upper floors generally	Room Ventilation	F	Ventilation v Insulation	
	Structure	A,D	Integrity	
	Timber fixing	AB,DE	Grounds for services	
	Walling	AB,EF	Integrity	
	Stairs & Lifts	M	Access continuity	
	Fire Compartmentation & Escape	B	Measures for sealing at floors & walls, window opening sizes	
6. Roof Completion	Completeness	A to M	Overall Integrity	
	Air-tightness	D, E, F, J, L	Insulation, ventilation	
	Integrity for Fire prevention purposes	B	Fire stopping	
	Structure	A	Bracing fixing structural tagging shoes & hangers	
	Services	B, J, K	Water storage insulation & overflow	
7. Certification of Commissioning Maintenance Regimes & Testing	Fire Detection & Alarm Systems	B	Full Commissioning & Maintenance Scheduling	
	Fire Management System	B	Recommended regime	
	Heating & Ventilation Services	A to M	Installation Layout Manuals & Maintenance regimes	
	Water Services		Supply and Disposal pipe routes, access & isolation locations	
	Electrical Services		Installation Layout, Manuals & Maintenance regimes	

Certificate of Compliance on Completion

(Article 20F)

CERTIFICATE OF COMPLIANCE ON COMPLETION	
Building Control Authority:	Unique Identifier: _____ <i>(for official use only)</i>
1. This certificate relates to Commencement / 7 Day Notice reference no. _____ in respect of the following building or works: _____	
Part A — Certificate signed by Builder	
2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.	
3. I certify, having exercised reasonable skill, care and diligence, that the building or works in completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications, ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.	
4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.	
Signature: _____ Date: _____ <i>(to be signed by a Principal or Director of a Building Company only)</i>	
Name: _____	
Address: _____	
Tel: _____ Fax: _____ Email: _____	
Construction Industry Register Ireland registration number (where applicable): _____	
Part B — Certificate signed by Assigned Certifier	
5. I confirm that I am the Assigned Certifier assigned by the owner to inspect and certify the building or works concerned.	
6. Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part III C of the Building Control Regulations are included in the Annex (see attached).	
7. I now confirm that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.	
8. Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works are in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.	
Signature: _____ Date: _____ Registration No.: _____	
<i>(Where the signatory is an employee) On behalf of:</i>	
Name & Address: _____	
Tel: _____ Fax: _____ Email: _____	
Practice registration number (where relevant): _____	

Part A — Certificate signed by Builder

Part B — Certificate signed by Assigned Certifier

ANNEX
<p>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> <p><i>(Details of relevant plans, etc. may be listed below and attached hereto)</i></p>

Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates and Particulars)

Cross compliance

Annex to Be Completed Q6 of CCC to be Completed by the assigned Certifier

CERTIFICATE OF COMPLIANCE ON COMPLETION (CCC)-Cross Compliance

Annex List Mandatory	Y/N	Document Reference Description/Remarks	Reference	Description/Remarks
Table of Plans,				
Calculations				
Specifications				
Ancillary Certificates				
Particulars				
DACs-DAC-Revised				
FSCs-FSC-Revised-Regularisation				
Relaxation of Building Regulations				
Dispensation from Building Regulations				
DEAP Calculations				
NEAP Calculations				
Omitted Compliances Documentation/Report the subject of future Development Works Compliances- CCC				
Previous CCC Compliance Ref No Documentation/Report which form part of this CCC				
S11 Requests Resolution Report				
Enforcement Resolution reports				
Differences from commencement Submission				
Inspection Plan as Implemented				
Other Compliances				

ANNEX

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 (Details of relevant plans, etc. may be listed below and attached hereto)

File Edit View History Bookmarks Tools Help

SugarCRM

https://172.30.80.6/index.php?module=PR_Projects&action=index&parentTab=All

Google

Welcome, Phelan [Log Out] Support About

Sitemap Search

All

Home Building Projects Customers Buildings Emails KReports v3.0 Documents

Recently Viewed: New Dwelling... Online Submi... design_cert... Dwelling house undertaking... Notices by L... commencement... Mark & Sylvi... undertaking... design.jpg

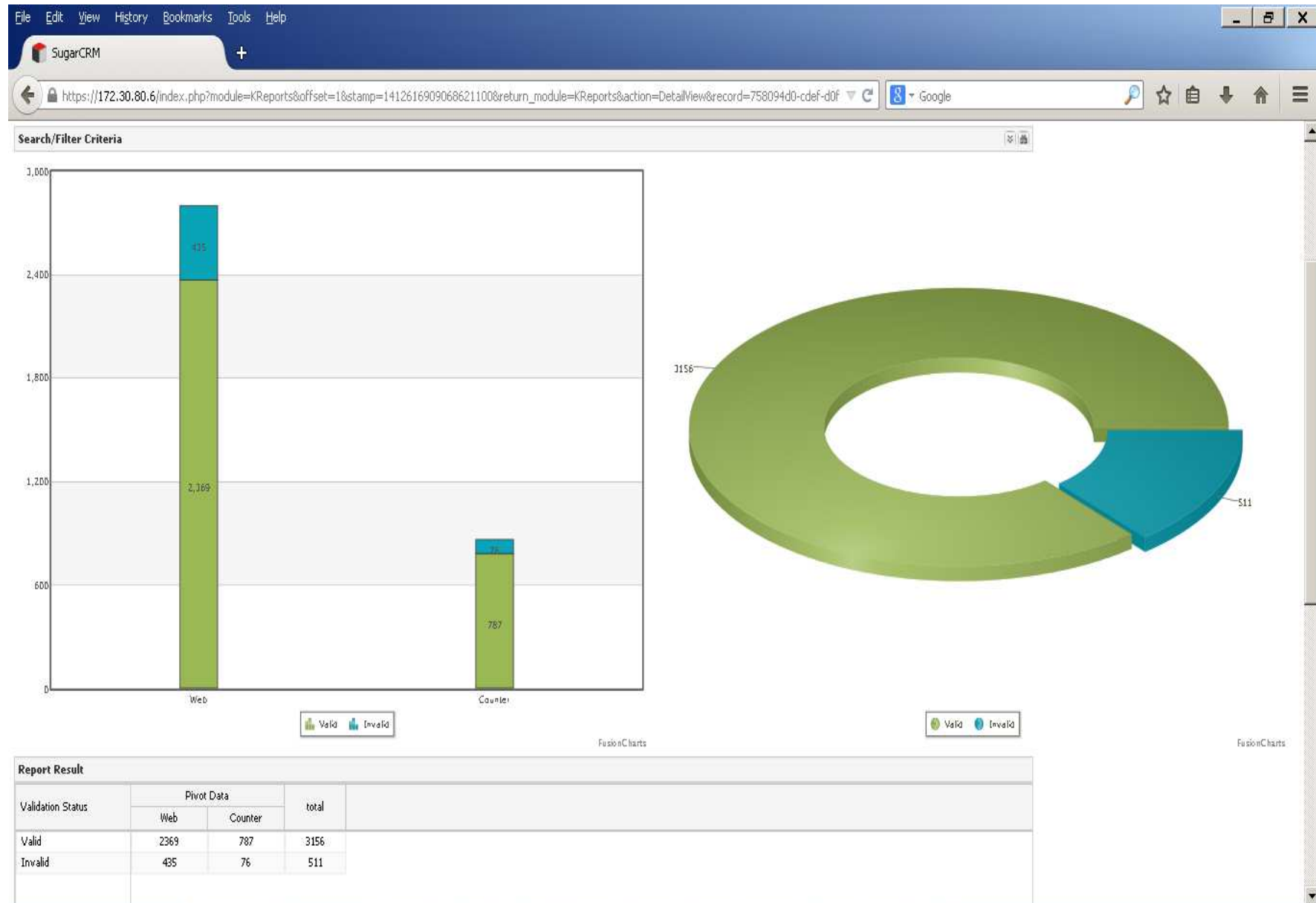
Actions: Create Building Projects View Building Projects

Search Building Projects + Create

Project Name	<input type="text"/>	Local Authorities	Monaghan County Council	Date Submitted/Received	Equals
Planning Permission No.	<input type="text"/>	Creator	<input type="text"/>	Owner	<input type="text"/>
Notice No.	<input type="text"/>	Submission No.	<input type="text"/>	Notice Date	<input type="text"/>
Consequence Class	<input type="text"/>	Notice Type	Commencement Notice Seven Day Notice Short Commencement	Status	Incomplete Submitted Complete
Validation Status	Valid Invalid	Source	Counter Web	Description	<input type="text"/>
Assigned to	admin admin admincavan adminclare	Receipt No.	<input type="text"/>		

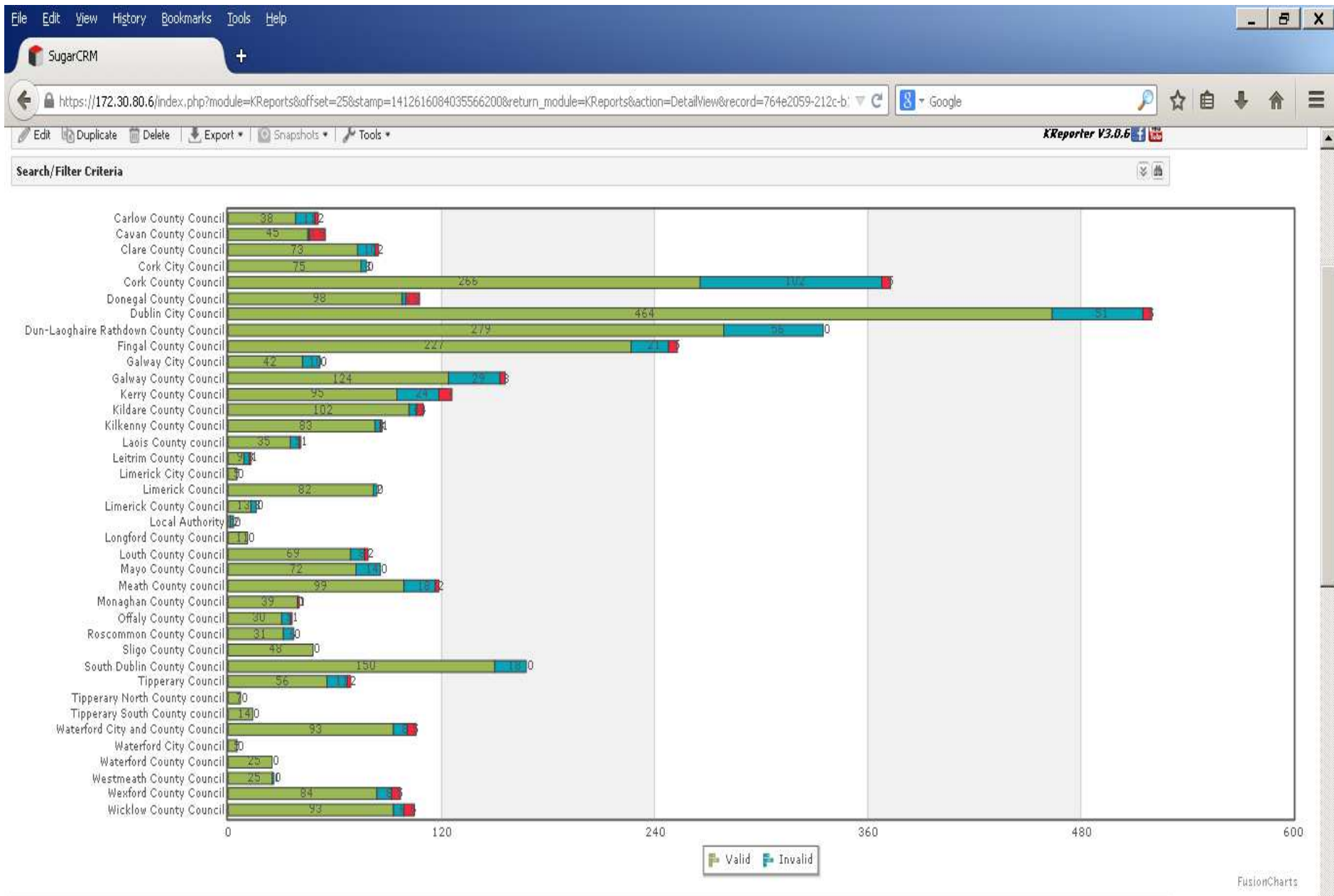
Commencement Notice Data

<https://www.localgov.ie/en>



Commencement Notice Data

<https://www.localgov.ie/en>



Updates- Project Assessment Form

localgov.ie Service Business And Economy Search

Home > BCMS Home > List Notices > View application

Project: Test tabs

BCMS Home My Account List Notices New Notice Logout

Project Details ✓ Project Assessment ✓ Nominate Roles ✓ Statutory Documents ✗ Supporting Documents ✗ Payment

Add particulars for each building type.

Purpose group	Sub group	Quantity	Construction	Storeys	Height	View	Edit	Delete
Residential (Dwellings)	Maisonette		Concrete	2	4.00	View	Edit	Delete

Add building

Údarás Á Local Aut

Amend drop-down list to:

- Construction of a new building(s)
- Extension of a building(s)
- Works to which Part III applies / Requires a Fire Certificate
- Material alterations
- Material change of use

Updates- Project Assessment Form-Building Use/Type

			Building	at?
Use of Building	Sub Group	Residential?	Assembly and Recreation	Theatre, public library, hall or other building of public resort used for social or recreational purposes No
Residential (Dwellings)	Dwelling house(s) (No of Storeys ask later)	Yes		Non-residential school or other educational establishment No
	Single Flat or maisonette.	Yes		Place of public worship No
	Apartment Building	Yes		Public house, restaurant or similar premises used for the sale to members of the public of food or drink for consumption on the premises No
	Domestic garage	Yes		Sports pavilion, stadium, grandstand, or other spectator accommodation No
Residential (Institutional)	Home for old people or for children	Yes		Terminus, station or other facility for air, rail, road or sea travel No
	Hospital	Yes		Industrial Factories and other premises used for manufacturing, altering, repairing, cleaning, washing, breaking-up, adapting or processing any article, generating power or slaughtering livestock No
	Nursing home	Yes		
	School	Yes		
	Hotel	Yes		
Other Residential	Hostel	Yes		Storage Place for storage or deposit of goods or materials No
	Guest building	Yes		
	Residential college	Yes		Agricultural Agricultural building No Other agricultural works No
	Hall of residence	Yes		
	Other residential purpose not described above	Yes		Other non-residential Any other non-residential purpose not included in any other purpose group No
Office	Office	No		
Shop	Premises used for any retail or wholesale trade or business	No		Mixed Use Calculate from selections – if more than one building type entered and the types selected on the Project Assessment are not the same then set Residential field to 'Mixed' – not exactly correct Mixed
Shopping Centre	A building which comprises a number of individually occupied premises to which common access is provided principally for the benefit of shoppers.	No		

Updates- Project Assessment Form

Order of fields on Building Form:

Type of Building(s) or Works:-

Use of Building:

Sub Group:

Number of this Building Type in this Phase: _____

Number of Units in this Building Type:" _____ N/A

Construction Type:

Number of Storeys(*including basements*): _____ N/A

Height (In metres):

Building Floor Area in Square Metres: _____ N/A

Consequence Class:

FSC (If applicable):

DAC (If applicable):

CRM - Where an LA sets up as a customer that person should be sent an email to say an account has been set up for them on BCMS.

Documents Module – CRM - Add Document Size as a field – to allow calculation of document storage space.

Emails – CRM-Add read receipt + delivery receipt options to the Compose Email options on Activities

Phase 2

- Completion Certificates
- Inspections Module
- Risk Analysis
- Reporting
- Fire Safety Certificates
- DAC's
- Dispensation from & Relaxation of Building Regulations
-

Definitions for the purpose of Building Control

Design	"design" 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" shall be construed accordingly;
Construction	"construction" includes the execution of works in connection with buildings and any act or operation necessary for or related to the construction, extension, alteration, repair or renewal of a building and "constructed" shall be construed accordingly;
Building	"building" includes part of a building and any class or classes of structure which are prescribed by the Minister to be a building for the purposes of this Act;
Works	"works" includes any act or operation in connection with the construction, extension, alteration, repair or renewal of a building;
Minor Works	"minor works" means works consisting of the installation, alteration or removal of a fixture or fitting, or works of a decorative nature;
Substantial Work has been Completed	"substantial work has been completed" means that the structure of the external walls of the building has been erected.
Repair of renewal	"repair or renewal" means works of maintenance or restoration of a routine nature relating to—(a) the keeping of a building in good condition or working order
Material Alteration	"material alteration" means an alteration (other than a repair or renewal), where the work, or any part of the work, carried out by itself would be subject to a requirement of Part A or B of the Second Schedule to the Building Regulations;
Material Change of Use	"Material Change of Use" Section 3(3) of the Act (a) a building, being a building which was not originally constructed for occupation as a dwelling, or which, though so constructed, has been appropriated to other purposes, becomes used as a dwelling, Etc.-BCA definition & additions in the Regulations

Thank You

