

**Engineers Ireland
Building Control Seminar**



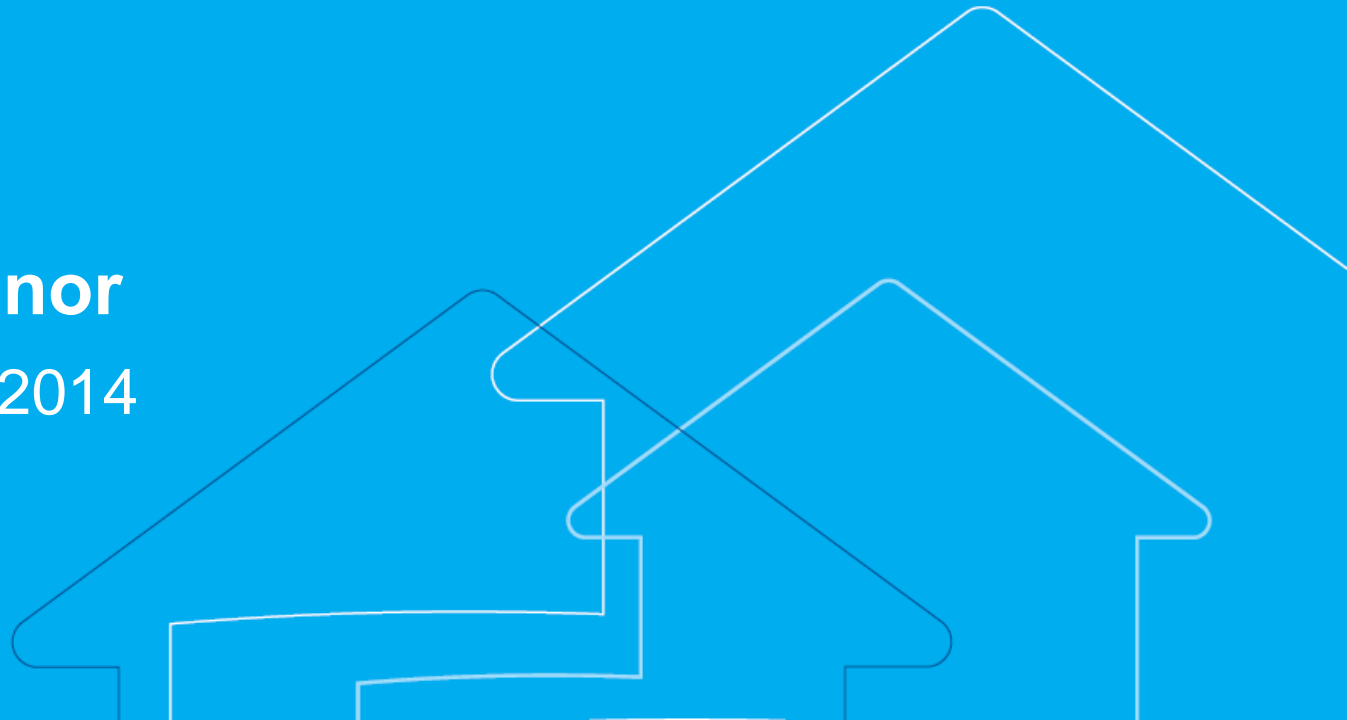
The Code of Practice and Assigned Certifier

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www.housing.ie

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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

Code of Practice for Inspecting & Certifying

Code of Practice

for

Inspecting and Certifying
Buildings and Works

**Building Control
Regulations 2014**

February, 2014



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government



Assigned Certifier

1. Certification

2. Inspection

3. Co-ordination

Stages:

1. Commencement
2. During Construction
3. Completion

Commencement Stage



Undertaking by Assigned Certifier



Undertaking to Inspect and Certify

*“In accordance with the Code of Practice for Inspecting and Certifying Building or Works, or equivalent, **I undertake to use reasonable skill, care and diligence, to inspect the works and to coordinate the inspection work of others and to certify, following the implementation of the inspection plan by myself and others, for compliance with the requirements of ... the Building Regulations insofar as they apply to the building or works ...**”*

Assigner Certifier

- 1) Inspection:** Prepares, coordinates, and oversees implementation of Inspection Plan
- 2) Completion Certificate:** Signs Part B of Certificate of Compliance on Completion



Construction Stage



Assigned Certifier

- a) Prepares and implements **Inspection Plan**
 - includes **Inspection Notification Framework**
- b) Inspects and co-ordinates the inspection by others
- c) Follows up on non-compliance issues
- d) Keeps and maintains site inspection records
- e) Duty to respond to building control authority in relation to information requests

Inspection

1. The Assigned Certifier inspects and coordinates the inspections by others.
2. Inspection Approach
 - Inspection Plan
 - Inspection Notification Framework
 - Records of site inspection

Inspection plan



- a) The Assigned Certifiers should adopt an appropriate Inspection Plan which takes full account of relevant factors for the building work concerned.
- b) Relevant factors should be assessed at the outset and regularly reviewed so that effective control is maintained for the duration of each project.
- c) Adequate site inspections should be carried out and records kept to demonstrate the application of reasonable skill and care.

Inspection Plan - Factors

The Inspection Plan is dependent on many factors including -

- a) type of building and type of construction;
- b) method of construction;
- c) how serious the consequences of a particular contravention might be;
- d) the impracticability or impossibility of subsequent inspection of closed up work; and
- e) speed of construction.

Inspection Notification Framework



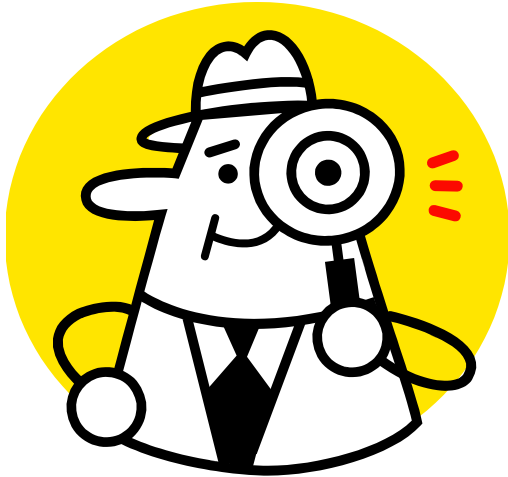
Inspection Notification Framework (INF)



- a) The Assigned Certifier should agree with the Building Owner and Builder an INF,
- b) The INF should take account of the building works involved and other factors.
- c) The INF should identify generally the stages or items of work the individual certifiers wish to be notified of, as and when they are ready for inspection.

Inspection – what type and how

Inspection



Sample Inspection Plan - one off house

1. Formation
2. Foundation
3. Ground Floor
4. Roof Level
5. Completion



Completion Stage



Certification



Completion Stage – to be submitted



- 1) Certificate of Compliance on Completion**
- 2) Plans**, calculations, specifications and particulars for any amendments from those submitted at commencement
- 3) Inspection Plan** that was implemented

Completion Certificate

- a) The Builder and the Assigned Certifier sign the Certificate of Compliance on Completion;
- b) Supported by Ancillary Certificates from other members of the design team and certificates from specialist sub-contractors.



Completion Certificate

Part A



Part A – Certificate signed by Builder

3. ***“I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, specifications, ... and such other documents relevant to compliance with the requirements of ... the Building Regulations ...”***
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.”***

Completion Certificate Part B



Part B – Certificate signed by Assigned Certifier

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 is in compliance with the requirements of the Second Schedule of the Building Regulations, insofar as they apply to the building or works concerned.”*

Assigned Certifier

1. Certification

2. Inspection

3. Co-ordination



Thank You

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