

OLM

CONSULTANCY

Engineers Ireland Nov 2014

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OLM CONSULTANCY



SOCIETY OF
**CHARTERED
SURVEYORS**
IRELAND



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Outline

- **Definitions**
- **Commencement stage**
- **Start on site**
- **During the works**
- **Completion stage**
- **Assigned certifier**

In the context of a case study on BLOCK C

Definitions

- **Building owner**
- **Design certifier**
- **Builder**
- **Assigned certifier**
- **Ancillary certifier**
- **Design**
- **Works description and address**

Commencement notice

- Is a commencement notice needed
- Is it a 'short form' Commencement Notice
- SI 9 commencement notice – points to watch
 - Signed by owner (not PP)
 - Assigned certifier – registered professional
 - Name of person required on forms
- 7 day notice in lieu of commencement notice (statutory risk)

Start on site

- **When start on site (commencement notice/ 7 day notice)**
- **The builder started on site early**
- **No rectification measure available**
- **Completion cert references commencement notice**
- **'open, used or occupied'**

Coordination

Take fire safety – typically design compliance demonstrated in FSC

Interface with

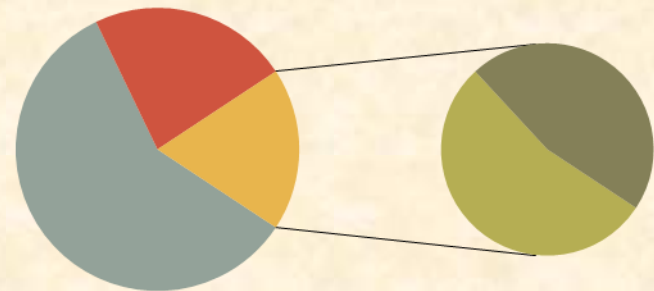
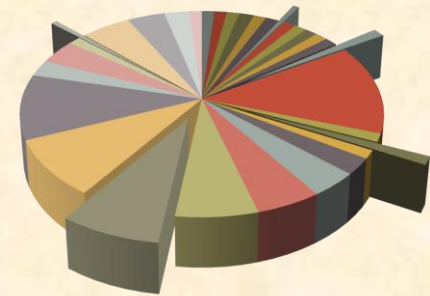
Design:

- Architectural
- Mechanical electrical
- Structural civil

Design and construction:

- Fire stopping and protection
- FDAS, EL
- Shutters, doors, screens
- Opening / closing devices

Assigner Certifier



Certificates – design/ inspect



	Ancillary Design Certificate ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN (Commencement Notice / 7 Day Notice)
	ANCILLARY CERTIFICATE OF COMPLIANCE ON COMPLETION (ANCILLARY COMPLETION CERTIFICATE) <i>DESIGN OF THE WORKS</i>
	ANCILLARY CERTIFICATE OF COMPLIANCE ON COMPLETION (ANCILLARY COMPLETION CERTIFICATE) <i>INSPECTION PLAN</i>

	ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN (COMMENCEMENT NOTICE / 7 DAY NOTICE) <i>TO BE COMPLETED WHERE THE ARCHITECT IS NOT THE STATUTORY DESIGN CERTIFIER</i>
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Additionally it is proposed that the following Ancillary Certificates will be required to be signed by the Architect for their Design at Completion Stage. This provides two Ancillary Certificates which are appended to Part B of the Statutory Certificate of Completion under Schedule 6 of the Building Control (Amendment) Regulations S.I 9 of 2014. This has been recommend by the RIAI even if the Design Certifier and Assigned Certifier are the same individual.

	ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN (COMPLETION) <i>TO BE COMPLETED BY THE ARCHITECT</i>
	ANCILLARY CERTIFICATE OF COMPLIANCE: INSPECTION (COMPLETION) <i>TO BE COMPLETED BY THE ARCHITECT</i>



	ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN (Commencement Notice / 7 Day Notice) <i>TO BE COMPLETED WHERE THE BUILDING SURVEYOR IS NOT THE STATUTORY DESIGN CERTIFIER</i>
	ANCILLARY CERTIFICATE OF COMPLIANCE DESIGN (COMPLETION)
	ANCILLARY CERTIFICATE OF COMPLIANCE ON COMPLETION <i>INSPECTION</i>

	ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN (COMMENCEMENT NOTICE / 7 DAY NOTICE) <i>TO BE COMPLETED BY A SPECIALIST OR UNREGISTERED CONSULTANT</i>
	ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN (COMPLETION) <i>TO BE COMPLETED BY A SPECIALIST OR UNREGISTERED CONSULTANT</i>
	ANCILLARY CERTIFICATE OF COMPLIANCE ON COMPLETION (ANCILLARY COMPLETION CERTIFICATE -INSPECTION-) <i>TO BE COMPLETED BY A SPECIALIST OR UNREGISTERED CONSULTANT</i>

Certificates – ancillary sub-contractor (draft)

CIF

- Certificate relates to building or works ... as described in annex
- to construct, supervise and certify
- Reliant on forgoing, I certify....are compliant

Annex

- Drawings specifications provided by main contractor
- **Associated design undertaken**

Problems?

- Builder has pulled off site
- Assigned certifier leaves
 - COP – required to notify the BCA before finishing their role
 - If not possible – owner does
 - COP assigned certifier / builder expected to advise and assist (make provision for certification of works to date of termination?)
 - Will not cater for all circumstances
- Legacy Buildings

Assigned certifier

- Appointed by building owner
- A separate role from other roles on the project
- Co-ordination and inspection
- Not just a 'post box'
- Records by AC and others at all stages

Completion

- Nominated date procedure
- Ensure that all can achieve
- Unexpected delay – nominated date missed
- 21 day procedure; liaison with BCA
- Completion cert on register

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- COMPLIANCE CONSULTANCY
- FIRE SAFETY CONSULTANTS
- ACCESS CONSULTANTS
- HEALTH AND SAFETY CONSULTANTS
- CHARTERED SURVEYORS

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MARTIN LUTHER KING:

**‘ CHANGE DOES NOT ROLE IN ON THE WHEELS OF INEVITABILITY
BUT COMES THROUGH CONTINUOUS STRUGGLE’**