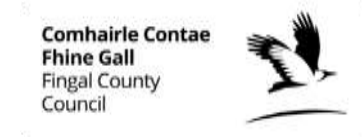


Building Control Management System (BCMS) & Guidelines for Building Control Officers Driving a Culture of Compliance for Building in Ireland

Local Government Programme Management Office

2015 IBCI Conference 25th March 2015

Mairéad Phelan, BCMS Project Manager



BCMS

Driving a Culture of Compliance for Building in Ireland



Background



BCMS Project



Legislation



BCMS & Building Control Authorities Role CN→CCC



BCMS Current Status



BCMS Where to next

Background – e-government www.localgov.ie

- manifestation of defects from building boom, Pyrite, Priory Hall etc..

2007-12

2013

- March -S.I. No. 80 of 2013
- May stakeholder discussions & Business Case
- July Brief DECLG
- August –ICT Sub-Committee approval –(nppr.ie & existing government portal)
- September -Tender preparation –backend/front end open –source
- December-tender assessment and approvals

2014

- January -development for Registration/CN completion/Document Upload/Payment
- March 1st 2014-Live registration & CN with supporting documentation
- June 7D notice
- September -CN without supporting documentation
- October CCC upload back-end not fully electronic
- November –streamlining and review process
- December preparation of European e-tender for full service integration

2015

- March –publish e-tender
- April-inspection module development or processes
- June –automate CCC & other streamlining
- August-December add Dispensation/Relaxation, FSCs etc.

Project

Government's Vision of Reform-

Shared Services is among the key reform initiatives mandated by Government and set out in the

- *Programme for Government*
- *The Public Services Reform Plan.*
- *Construction 2020*
- *Action Plan for Jobs*

BCMS as a Shared Services Project-Vision-

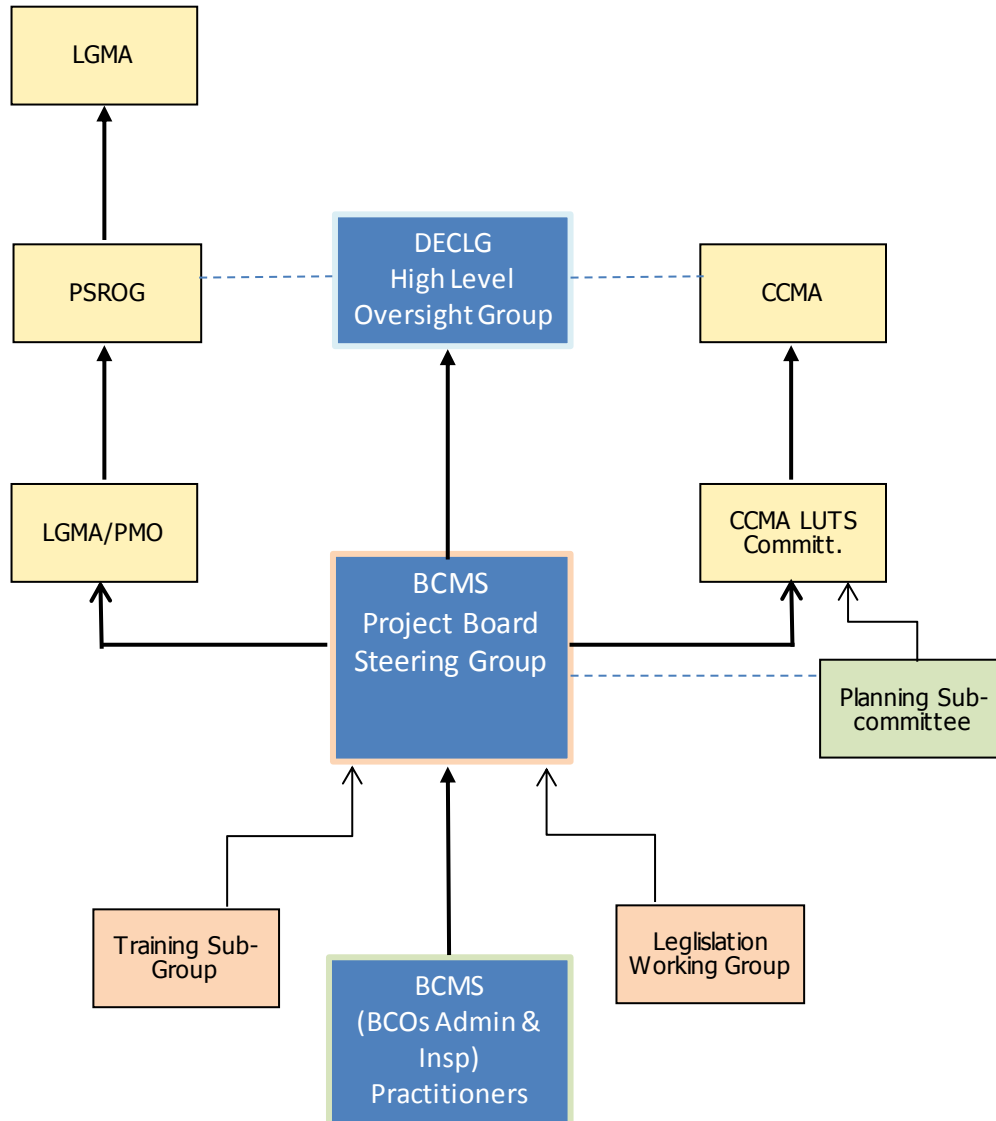
A Single Standardised fully Electronic Building Control Management System (BCMS) operated across the Local Authority Sector

Speedy, scalable, cost effective and efficient for

The customer

The sector

BCMS Project Governance Structure



Local Government Programme Management Office (PMO)

- Established in January 2012 by the CCMA
- Support delivery of the Public Service Reform Plan within the Local Government Sector-106 recommendations detailed in the LGER report
- Centralising knowledge management relating to the projects
- Single repository for sectoral data collection
- Responsibility for reporting on progress to the CCMA, DECLG, LGER IG/PSROG

Public Service Reform Oversight Group (PSROG)

Department (*Secretary General & Ass. Sec. LG*)
 Local Government (*Chair of CCMA & Senior CEs*)
 LGMA (*LGMA – Chair and CEO*)
 Independent External Oversight
 Chaired by Senior Responsible Officer PMO

Local Government Management Agency (LGMA)-DECLG Agency

- Provide a range of services to the Local Government Sector

National Oversight & Audit Committee (NOAC)

- S61-Local Government Reform Act 2014
- scrutinise the performance
- support the development of best practice etc.

Voice of Practitioners

- State Buildings module
- Inspection Module
- Phased Development
- Protected Structures compliance
- Framework for BCAs-review
- Costing model-review
- Voluntary Organisations

Strategic Oversight

- Ensure the project's scope aligns with stakeholder requirements
- Outcomes & initiatives being pursued
- Management,
- Development & Improvement,
- Best practice

Future Proofing

- Ongoing operational requirements
- Legislative Changes
- Services Integration-planning -housing-enforcement

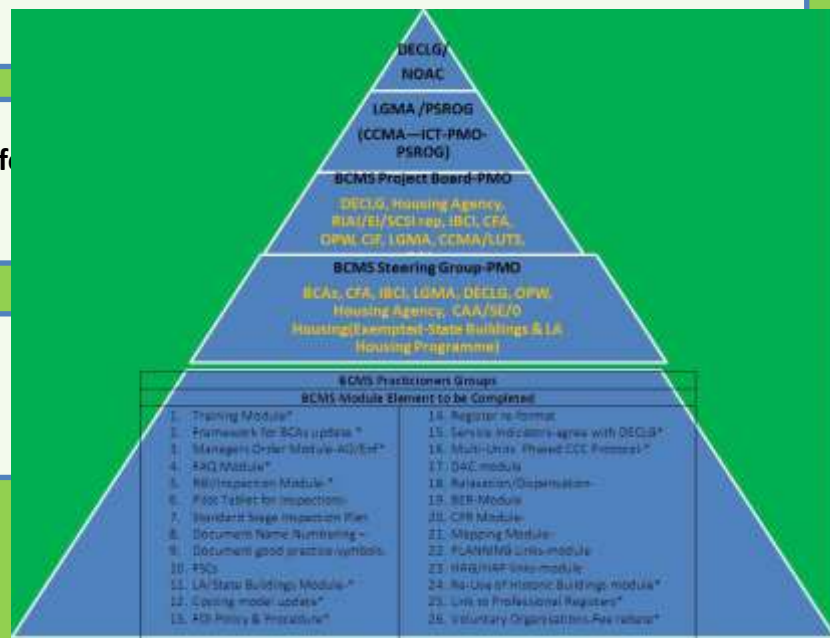
BCAR/BCR policy & issues

- Sectoral Interpretation of BCR/BCARs/ Reconcile diff
- Sectoral issues to DECLG

Performance Indicators

- DECLG Service indicators
- CCMA Data
- Data mining for sector

ROLE OF BCMS STEERING GROUP



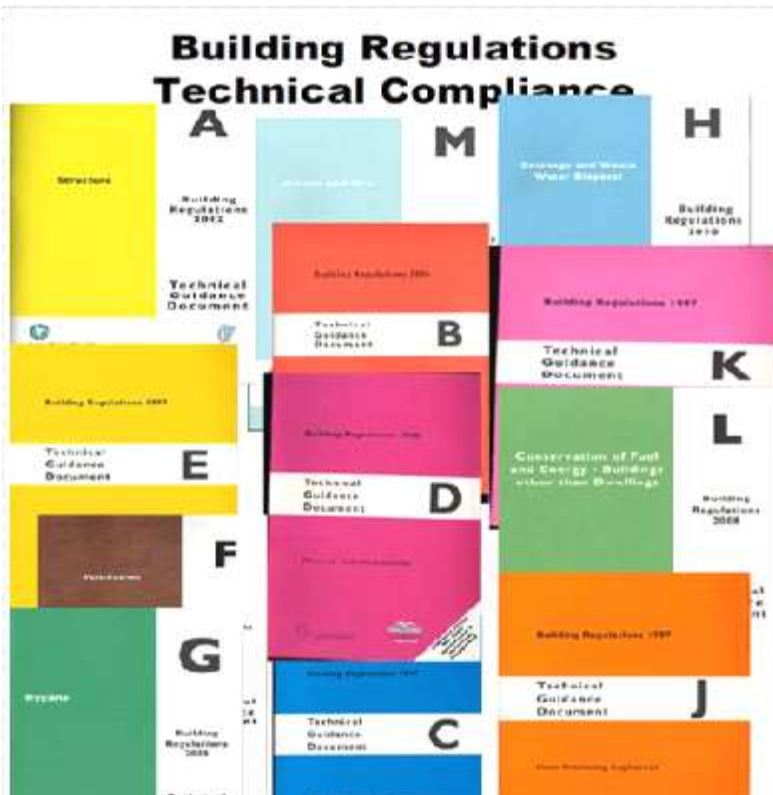
Building Regulations

Building Control Regulations

Construction Products Regulations

Technical Guidance Documents

Applications- Dispensation/relaxation



Code of Practice

- Commencement Notices-CN
- Fire Safety Certificates-FSC
- Disability Access Cert-DAC
- 7-day notices-7D
- Lodgement of Plans
- Design Certificate
- Notices of Assignment
- Undertaking Certificates
- Certificate of Compliance on Completion-CCC
- Inspection Plan
- Public Register
- Validation by BCA

Framework for BCAs

Legislation-BCMS & BCOs

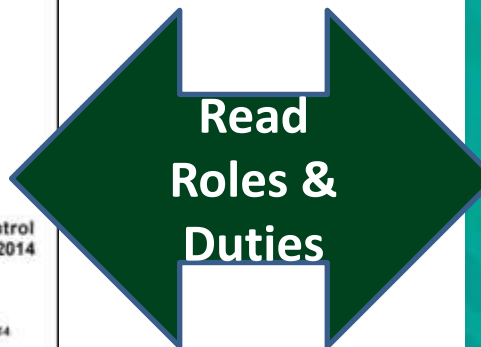
Article 5(4) BCARs: *“Building Control Management System” means the information technology-based system hosted by the Local Government Management Agency and developed to facilitate the electronic administration of building control matters by building control authorities as the preferred means of building control administration;”*

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.*
- Copyright information/FOI – Circular 1/2005
- Limited fees refunds & Issue with regard to voluntary organisations
- No provision for withdrawal of Commencement Notices (CN)
- No system of regularisation for non-submission of a CN
- Extensions & 40 square metres
- Loft conversions

Roles & Duties-

- Owners, Builders, Designers responsible for compliance
- Assigned Certifiers- liaise with the BCA, inspection plans & document collation for Certificate of Compliance on Completion
- Building Control Authority administer the process and may take enforcement
 - Validation is solely based on the assumption that the facts stated in and the notices, certificates and attachments forming part of the notice/certificate are true and accurate
- Certificate of Compliance on Completion must be on Register before works or building may be opened, occupied or used.



Commencement

localgov.ie BCMS Commencement Notice Mandatory Document 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 requested by the Building Control Authority.

Documents/General Arrangements	Description-Plans, Sections, Elevations, Compliance Statement Report, Ancillary Certificates	Remarks-Available or to be available @ a later date	Reference 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,(potential list A-M compliances below)	List/Schedule- include those designed i.e. available and to be designed during the project development			upload
(III) the completion of an online assessment, via the Building Control Management System, 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 and relevant Building Regulation Compliance issues			upload
(I) a Certificate of Compliance (Design),				upload
(II) a Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier),				upload
(III) a Certificate of Compliance (Undertaking by Assigned Certifier),				upload
(IV) a Notice of Assignment of Builder,				upload
(V) Certificate of Compliance (Undertaking by Builder)				upload

Construction

localgov.ie BCMS Building Control authority (BCAs)-Inspections Stages for Compliance

Stage No	Building Elements	Relevant Part of Building Regulations	Elements to be Inspected / Checked
1. Design Stage	Paper Assessment-S11 Requests	A-M	A-M
2. Formation Level	Substructure & Drains	A,C,D,H	Ground bearing, Drainage
3. Foundations	Excavation Ready for Inspection	A,C,D,H,,B,K,L,M	Foundations, pipe covers
4. Ground Floor Level	Superstructure walls and floor Joists laid	A,C,D,H,,B,K,L,M	Access, ventilation, walls
5. Wall Plate Level	Services, ventilation etc	A,B,D,E,F,M	Fire, insulation, floors-sound
6. Roof	Roof Construction & bracing complete	A,B,J,K	Fire, bracing, water storage
7. Certification	First Fix Services Complete & Ready for Occupation	A-M	Installation manuals

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,
13. Blocks with no certification (Part A)



Completion

localgov.ie BCMS Certificate of Compliance on completion Checklist & Minimum Document Requirement

localgov.ie BCMS ANNEX to Certificate of Compliance on Completion

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

Annex to Be Completed Refer to Q6 of Commencement Notice when Completing- **Red are Mandatory Upload Documents**

CERTIFICATE OF COMPLIANCE ON COMPLETION (CCC)-Cross Compliance

Annex List Mandatory & Other Required Documents -Name Annex-Table of ,	Y/N	Description-Plans, Sections, Elevations, Compliance Statement Report, Ancillary Certificates	Remarks	Reference No	May Request Upload
Plans					Upload
Calculations					Upload
Specifications					Upload
Ancillary Certificates					Upload
Particulars					Upload
Note; Only necessary to upload the:					
<ul style="list-style-type: none"> Statutory CCC Form, Inspection Plan as Implemented Table/Schedule of Compliance Certificates & Documents 					
which show how compliance with regulations was achieved- & include details which differs from those details listed in the CN Schedule					
Note; the documents/certificates listed in this table should be available for upload if requested by the BCA					
Check if the following may or may not be relevant					
DACs-DAC-Revised					Upload
FSCs-FSC-Revised-Regularisation					Upload
Relaxation of Building Regulations					Upload
Dispensation from Building Regulations					Upload
Other Relevant Compliances which may be Listed in the Annex Table					
DEAP Calculations					Upload
NEAP Calculations					Upload
Phased Developments stand alone Compliance Check Building Regulations					Upload
Compliance Documentation/Report re temporary Compliances the subject of future Development Works Compliances- i.e. development fully completed?					Upload
Previous CCC Ref No Documentation/Report which form part of this CCC					Upload
Other Commencement Notices relevant to this Completion certificate					
Are all requests and Correspondence from BCA acknowledged and resolved?					
S11 Requests Resolution Report					Upload
Enforcement Resolution reports					Upload
Differences from commencement Submission					
Inspection Plan as Implemented					
Signed CCC by Builder & Assigned Certifier					
Other Relevant Compliances					Upload

Consequences of Non-Compliance with Building Regulations

Building Regulations have a primary purpose

- health, safety and welfare of people in and around buildings;
- provision for the special needs of disabled persons in relation to buildings;
- provision for the conservation of fuel and energy in relation to buildings;
- the efficient use of resources and
- the encouragement of good building practice
 - i.e. safe, accessible, economic and environmentally sustainable buildings.

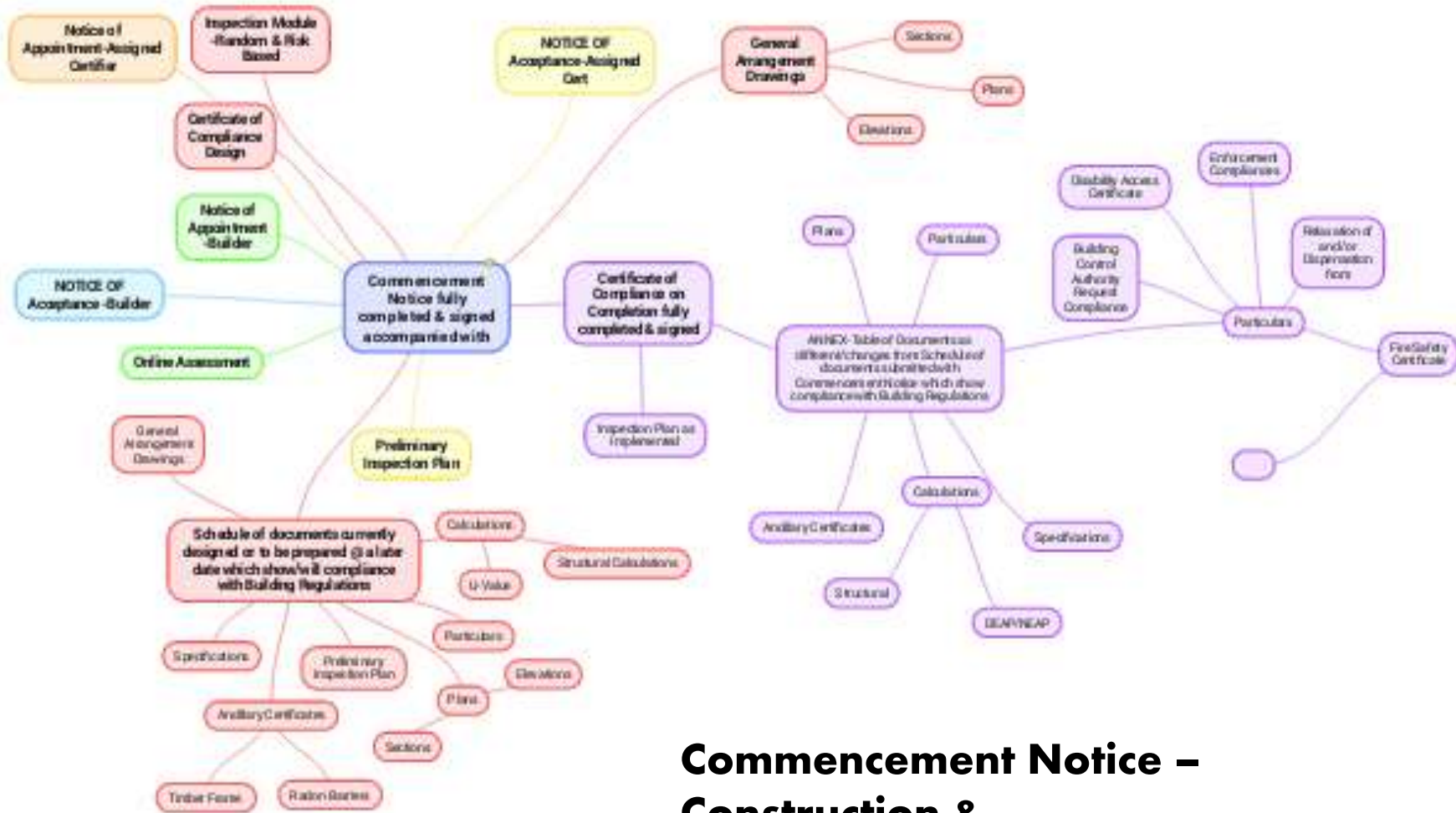
Failure to comply –whole life costing

cost the exchequer millions in retrofitting- e.g. HAG/DPG grants-Part M, K
caused serious environmental pollution – e.g. well & septic tank grants-Part G, H
at times serious injury and/or loss of life- e.g. fire & flues -Part J



Importance of getting the
CN design and compliance
documents correct

Completion Phases-must stand alone for compliance- important consideration @ CN stage



Commencement Notice – Construction & Certificate of Compliance on Completion documents overview

BCMS –Current Status

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 and contact details**

If you have previously registered you need to login.

To login you will need your: **Username & Password**

View a video on how to accept a role on the system if you are [not registered](#) or [already registered](#)

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

Policy & Procedures Folder

- FAQ
- CPR
- Framework
- Policy Documents
- Manual-videos

Users Circulation/updates

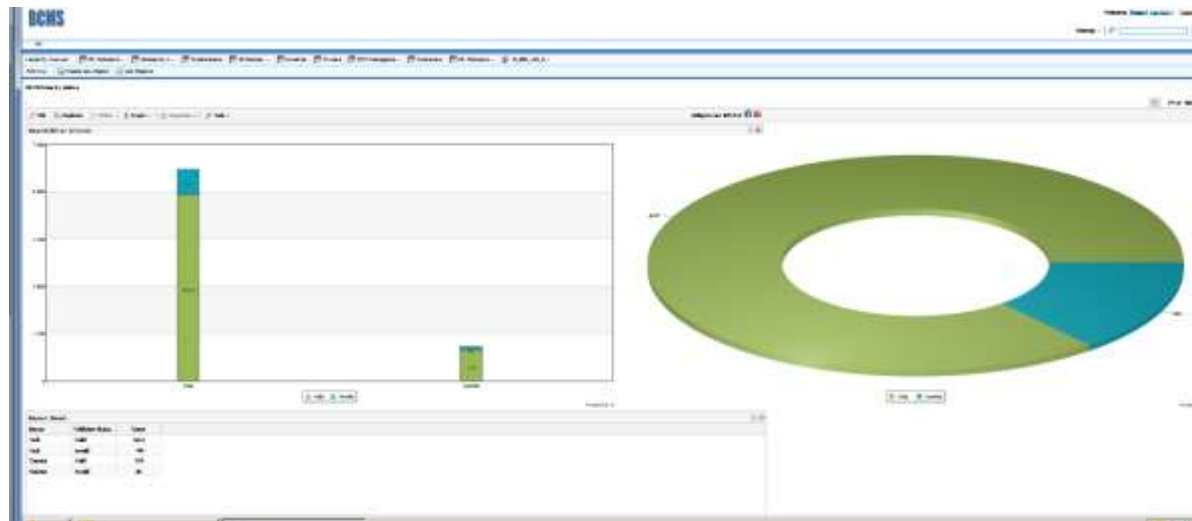
Contact process for BCMS customers-BCMS@laname.ie

Training

Current Status contd.

- S.I. 9 of 2014- 1st March 2014
- 6432+ Valid Commencement Notices processed to date
- 829+ Invalid CN processed
- 111,168+ documents lodged in support of Compliance
- 571 + Completion Certificates
- 80/20 proportion of on-line to counter applications, with on-line activity increasing
- Material held digitally on national database disaggregated for individual BCAs

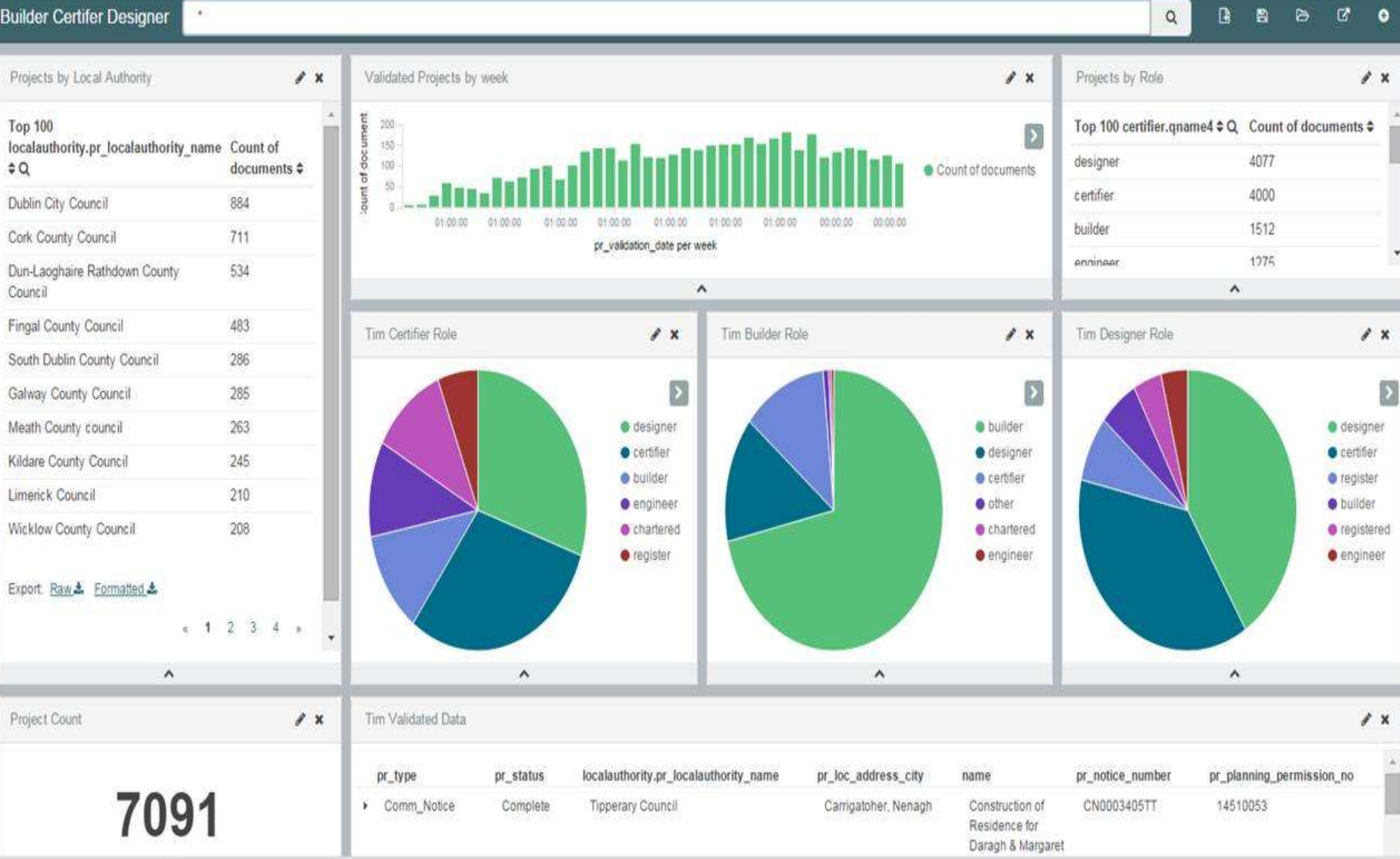
Report Result		
Notice Type	Notice No.	Fee
Commencement...	4586	234,597.36
Short Comme...	1408	50,067.74
Seven Day N...	398	1,122,660.07



Default to Digital

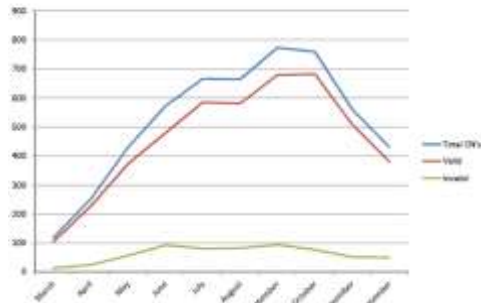
- System architecture derived by LGMA with wider application
- Gateway through LG Portal developed by LGMA
- Interface continually improved through benefit of live testing
- Two Irish software companies were partnered to deliver product
- BCMS - Chambers Ireland national award for inter-authority initiative.

Stakeholder involvement-BUILDER the largest when included as takes on the Role of Designer and Certifier in many projects
Registered Architect smallest stakeholder
Working on refining this search

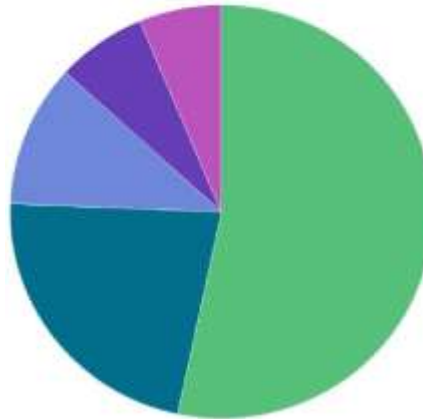


BCMS Statistics 2014

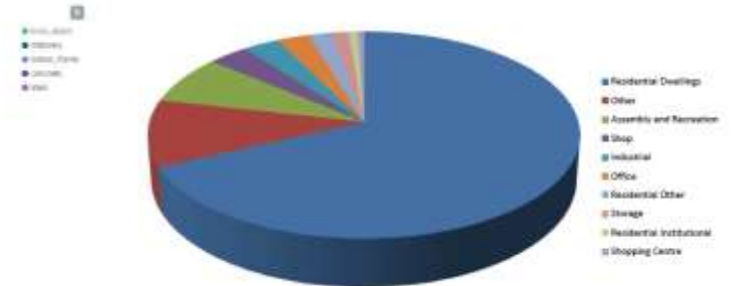
Commencement Notices Submitted to BCMS in 2014



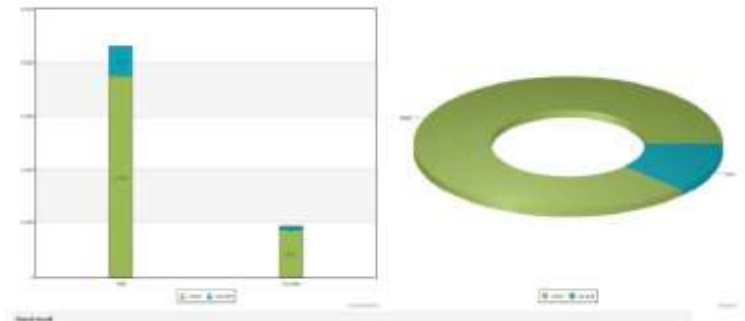
Construction Types Commenced in 2014



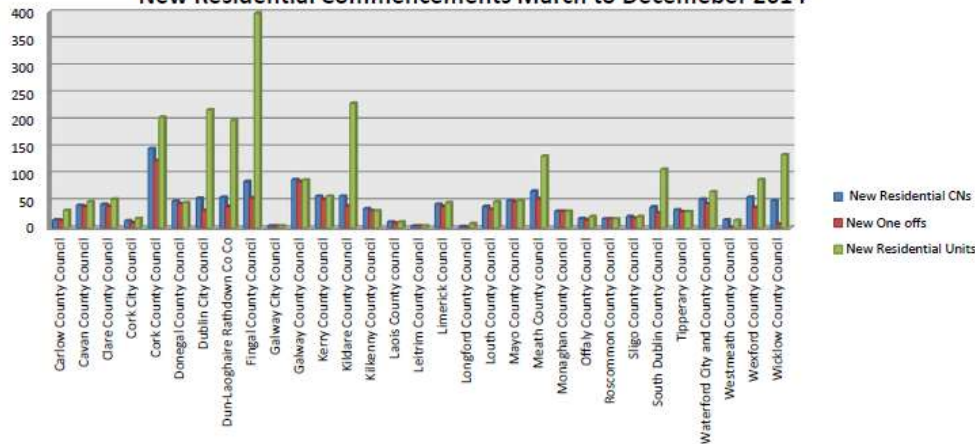
Valid Commencement Notices 2014



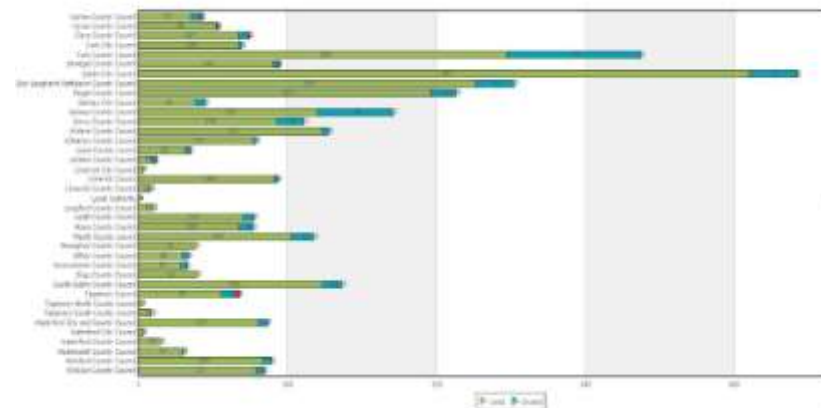
Total number of Processed Commencement Notices 2014



New Residential Commencements March to December 2014



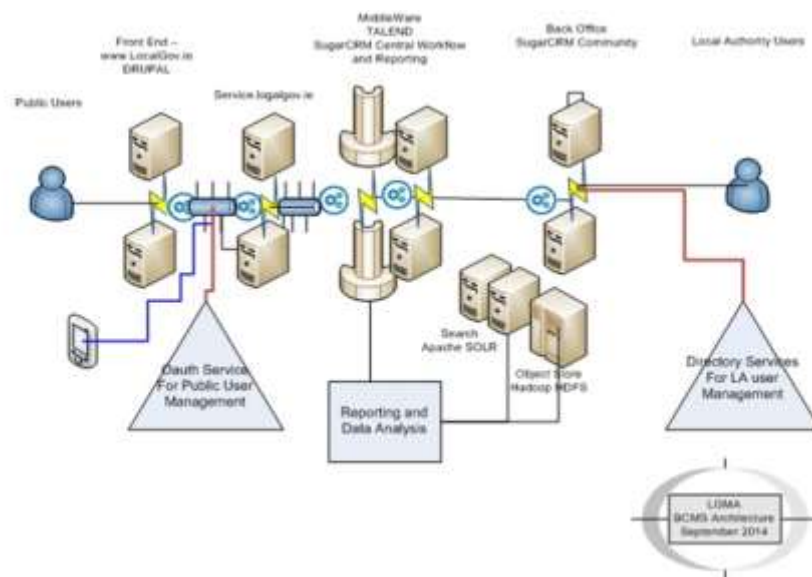
Commencement Notices by County for 2014



BCMS –Next stage

- European e-tender for services integration Lots
 - Drupal Services
 - SugarCRM services
 - Data Analytics and Reporting module
 - Training and Learning Delivery
 - Service Bus and Authentication Services
 - Inspections
 - Cloud solution for document storage
- Automate CCC
- Link to professional registers
- Notification to BCO document upload
- Training
- Statutory Register update
- Add remainder of BC forms
- Practicioners Groups
 - Local Authority Development Module
 - Protected Structures –good example deta
 - Inspection Module
 - Enforcement/CE Orders/Delegation suit of documents
 - Training module

Local Government Shared Services Platform



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

N O T I C E S	1. "enforcement notice" served under section 8 of the Act;	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	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),
	2. "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		(b) fire safety certificate- includes a certificate referred to in section 6(2)(a)(ii) of the Act;			(ii) Certificates of Compliance (Undertaking by Assigned Certifier),
	3. "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.		(c) revised fire safety certificate-means section 6(2)(a)(vi) and section 6(2)(a)(x) of the Act			(iii) Certificates of Compliance (Undertaking by Builder), and
	4. Assignment of Person to Inspect and Certify Works (Assigned Certifier)		(d) regularisation certificate- means a certificate referred to in section 6(2)(a)(vii) of the Act;			(iv) Certificates of Compliance on Completion;
	5. Assignment of Builder,		(e) Disability Access Certificate, -a certificate referred to in section 6 (2)(a)(ix) of the Act			
	6. Change of Owner, Builder, Assigned Certifier-14 days		(f) revised disability access certificate-			

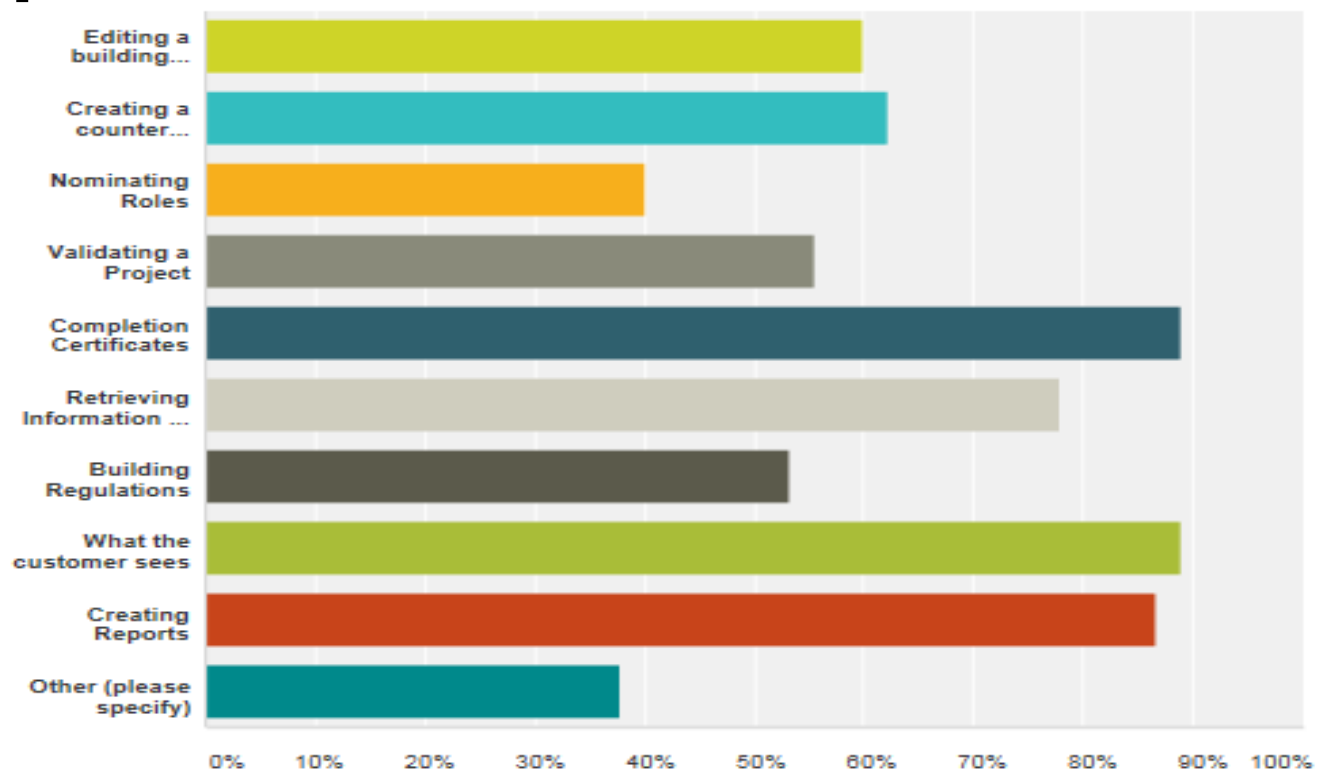
Register	"register" means a register pursuant to article 21 of these Regulations;-Statutory Public Register https://www.localgov.ie/sites/default/files/BuildingRegister22ndSep2014.pdf
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Inspection Module Recommendations – Inspection System

- App Based
- Map Functionality
- Unique site / premises identifiers
- SSWP / Lone worker functionality
- Links to BCMS CN data
- Prescriptive and dynamic data collection
- Database of common problems / non-compliances
- Photographic capabilities
- PDF capabilities
- Links to TGD's, Codes
- Offline option
- Templates

What areas do you want to cover?

Answered: 45 Skipped: 0



Answer Choices	Responses
Editing a building project	60.00% 27
Creating a counter submission	62.22% 28
Nominating Roles	40.00% 18
Validating a Project	55.56% 25
Completion Certificates	88.89% 40
Retrieving Information on projects	77.78% 35
Building Regulations	53.33% 24
What the customer sees	88.89% 40
Creating Reports	86.67% 39
Other (please specify)	37.78% 17

Ongoing challenges

- BCMS complete the development of IT system
- Refunds & voluntary organisations
- Link to planning & FSCs
- Inspection module
- Training for staff, both BCOs and administrative to help people commencing building
- Non-submission of Commencement Notices
- Likely difficulties with occupation by non-compliant builders or owners putting pressure on Councils to relieve complex problems-reminder email.
- Need to support people commencing one-off houses and misrepresentation of position of Building Control Authorities
- Need to better coordinate Planning and Taking-in-Charge in pursuit of improved compliance

Opportunities

Certificate of Compliance on Completion *Signed by Builder and Assigned Certifier*

- Projects completed in one phase can use the proscribed Form
- Multi-unit developments are different if completed over periods:
 - Phased Commencement must become mandatory
 - Each phase must allow all units to be compliant on completion

Opportunities

- Can eliminate the development of projects with incomplete infrastructure
- Will heighten focus on Taking-in-Charge
- Will require greater coordination of Planning and Building Control
- Planning and Building Control functions must coordinate to demand coherent phasing at project planning stage – ideally at pre-application stage – from developers of
 - Housing Estates, Apartment Complexes, Mixed Use developments, Shopping Complexes, Industrial Estates

Notice Type	Notice No.	Local Authority	Commencement Date	Description	Development Location	Planning Permission No.	Validation Date	Owner Name	Owner Company	Owner Address	Builder Name	Builder Company	Designer Name	Designer Company	Contractor Name	Contractor Company	Completion Date Number
Commencement Notice	CN005796CV	Carlow County Council	23/03/2015	Construction of a single steel framed light industrial unit, associated car parking, site vehicular entrance, perimeter fencing, sign to front facade, connection to existing services and all ancillary site works.	Site 10, Tulloo Business Park, Tulloeweg, Tulloo, Carlow	140318	11/03/2015	Stuart Glynn	Sig Precision Engineering Ltd		Stuart Glynn	Sig Precision Engineering Ltd	Thomas Cassells	DCM Developments	Thomas Cassells	DCM Developments	
Commencement Notice	CN005794CV	Carlow County Council	20/03/2015	Extension to existing domestic dwelling and associated site works as per sp CV14119.	Sackinryan, Bagenalstown, Carlow	14119	11/03/2015	Ellen O'Neill			Anthony Keogh	Keogh Brothers Construction	Bill Foristal	BFP Consulting Engineers	Bill Foristal	BFP Consulting Engineers	
Short Commencement Notice	CN005815CV	Carlow County Council	19/03/2015	Single storey room extension comprising of utility and downstairs bathroom	5 Ffarrwood, Poterton, Carlow, Carlow	PL 14079	03/03/2015	Seamus & Siobhan Day		5 Ffarrwood, Poterton/Carlow, Carlow	Ian Thompson		Oliver Fox				
Commencement Notice	CN005836CV	Carlow County Council	19/03/2015	The construction of a MV ESB networks Substation and Switch room and all associated site works at O'Brien Road, Carlow.	O'Brien Road, Carlow, Carlow	14300	04/03/2015	Edward Dowling			John O'Neill		Thomas Cassells	DCM Developments	Thomas Cassells	DCM Developments	
Commencement Notice	CN005814CV	Carlow County Council	19/03/2015	The erection of a dormer bungalow, domestic garage, effluent treatment system and ancillary work at Coppengagh, Tulloo, Co. Carlow	Coppengagh, Tulloo, Carlow	1468	03/03/2015	Derek Walker	Dell Construction		Derek Walker	Dell Construction	Val O'Brien	Val O'Brien & Associates	Val O'Brien	Val O'Brien & Associates	
Commencement Notice	CN005465CV	Carlow County Council	11/03/2015	2 No. Semi-detached houses including ancillary services with retention of boundary walls Blackbog Road CV136673	Blackbog Road, Carlow, Carlow	136573	25/03/2015	James Brophy			Gary O'Neill		Bill Foristal	BFP Consulting Engineers	Bill Foristal	BFP Consulting Engineers	
Commencement Notice	CN005323CV	Carlow County Council	04/03/2015	Construction of a new dwelling and associated site works at Moanmore & Clouston, Bagenalstown, Carlow	Moanmore & Clouston, Bagenalstown, Carlow	14066	18/03/2015	Patraig Kavanagh			Springwell Developments Ltd	Springwell Developments Ltd	Terry Brennan	Terry Brennan Consulting Engineers	Terry Brennan	Terry Brennan Consulting Engineers	
Commencement Notice	CN005324CV	Carlow County Council	02/03/2015	Construction of two storey dwelling, garage, treatment plant and associated site works Coonakasha Leightbridge Rd 147115	Coonakasha, Leightbridge, Carlow	147115	18/03/2015	Lorraine Comerford			Anthony Quinn	GDC Builders Ltd	Bill Foristal	BFP Consulting Engineers	Bill Foristal	BFP Consulting Engineers	
Commencement Notice	CN005456CV	Carlow County Council	02/03/2015	alterations to the ground floor layout of existing take-away/restaurant, alterations comprising of subdivision of same for use as take-away/restaurant & shop unit, to construct a first floor extension over existing single storey portion to the	Chapel St											Mark Kelly	

Thank You



140232	11/03/2015	Mary Devine	C/O John Tully, Green Road/Bagenalstown, Carlow	Rory Walsh		Patrick Byrne	Planning & Design Solutions		
447	04/03/2015	Dara Hannan		Anthony Quinn	GDC Builders Ltd	Terry Brennan	Terry Brennan Consulting Engineers	Terry Brennan	Terry Brennan Consulting Engineers
4231	13/03/2015	James Byrne		John Paul Nolan	Dobson Engineering Ltd	Mark Kelly		Mark Kelly	
4206	11/03/2015	Anne Gahan		John Paul Gahan	JPG Carpentry Ltd	Mark Kelly		Mark Kelly	
4284	28/01/2015	Claid Houking		Christy Haughney					
4158	19/01/2015	John Pierce		John Pierce					

