

# CCC inspections in DLRCC



Dún-Laoghaire Rathdown County Council  
Building Control Section, Planning Department  
County Hall, Marine Road  
Dún Laoghaire

**BCMS**  
Building Control Management System

LRP/BC/ISS/ISS/2023/ 8488127  
(for dlr.dlr.org.csb)

**Certificate of Compliance on Completion**  
Building Control Acts 1990 AND 2007 (Article 20F)

**Building Control Authority:** Dún-Laoghaire Rathdown County Council

1. This certificate relates to Commencement / 7 Day Notice reference no. [REDACTED]  
in respect of the following building or works:  
**Barber Shop Fit-Out**

**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 as completed has been constructed in accordance with the plans, calculations, specifications, and 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: [Signature] Date: 10th March 2023  
(to be signed by a Principal or Director of a Building Company only)

Name: [REDACTED]  
Address: [REDACTED]  
Tel: [REDACTED] Fax: [REDACTED]  
Email: [REDACTED]

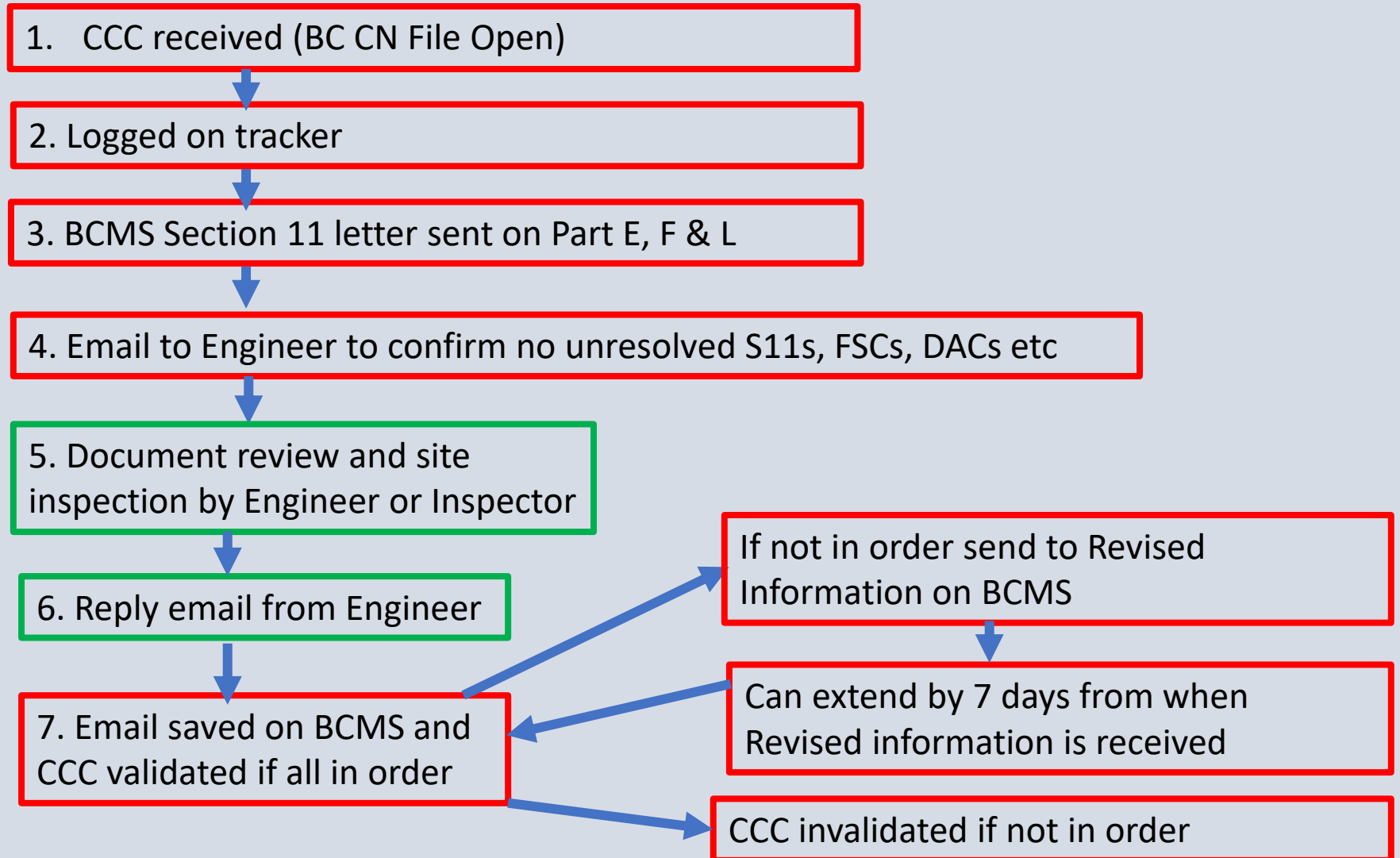
Construction Industry Register Ireland registration number (where applicable): N/A/N/A

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The screenshot shows the BCMS software interface. At the top, there's a navigation bar with 'BCMS' and various menu options. Below that, there's a search bar and a list of certificates. The main area displays a table with columns for 'Certificate No.', 'Project Name', 'Status', and 'Issue Date'. The table contains several rows of data, including certificate numbers like '17880001' and '17880002', project names like 'Barber Shop Fit-Out', and issue dates like '10/03/2023'. There are also expandable sections for 'Activities', 'Disbursements', and 'DLRCC Compliance Certificates'.

Mark Harper

Executive Engineer, Building Control Section, Planning Department, DLRCC



# Section 11 request

- Part E – sound test results
- Part F - ventilation validation test results
- Part L – Air pressure tests, correct EPC, CPC and RER results
- BER (under S.I. 243)



**Private & Confidential**

10<sup>th</sup> August 2023

**Re: Section 11 information request to demonstrate compliance with the Second Schedule of the Building Regulations Parts E, F and L. BER Request under S.I. No. 243 of 2012 European Union (Energy Performance of Buildings) Regulations 2012 for Planning Ref. [redacted] Submission No. [redacted]**

Dear Ms. [redacted]

I refer to the above works notified to the Building Control Authority by way of Commencement Notice No. CN008904DR on 25/04/2022;

1. You have been nominated by the owner of the works to be the Assigned Certifier and you have undertaken to carry out this role **or**
2. You are the owner/builder of the buildings and/or works.

In accordance with the Code of Practice for Inspecting and Certifying Buildings and Works:

1. You have been nominated by the Owner of the works to be the Assigned Certifier and you have undertaken to carry out this role. In accordance with the Code of Practice for Inspecting and Certifying Buildings and Works; part of your role as Assigned Certifier is to act as the single point of contact with the Building Control Authority in respect of the works. Notwithstanding this, the Building Control Authority may also communicate directly with the building Owner **or**

- Air tightness report – value of  $5\text{m}^3/\text{m}^2/\text{hr}$  or less.
- Part L report –
  - EPC <0.3, , CPC <0.35, RER >0.2.
  - Minimum U-values complied with?
  - Is Psi value correct? Can only use  $\Psi = 0.08$  if ACDs were adhered to
- Ventilation validators report – minimum values achieved, supply > or equal to extract but not more than 15% greater
- Acoustic report – Ensure number of tests is correct (Table 3A or 3B?).  
Airborne >53dB and Impact <58dB

# Framework for Building Control Authorities

## 10.3 Completion stage-Overview

The role of the Building Control Authority at completion stage is to validate the submission of the Certificate of Compliance on Completion and, where appropriate, to include details of same in the Register. The validation process will include checking that the certificate was correctly completed and signed. The authority will check that there are no unresolved matters in relation to requests under Section 11 of the Act or Enforcement Notices or conditions attached to Fire Safety Certificates, Disability Access Certificates, etc. In the normal course of events, it is not appropriate for the Building Control Authority to commence a technical assessment at this stage.

The Annex to the Statutory Certificate of Compliance on Completion detailing the Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars, and other Documents accompanying the Certificate of Compliance on Completion, must be completed and be retained on the Building Control Management System by the Building Control Authority.



Visual inspection to ensure compliance with the Technical Guidance Documents A-M.

- Part B - Windows, Fire Doors, Emergency Lighting and Signage, Refuge places
- Part M - Access Routes, Stairs, Door thresholds, Accessible Toilets, Car parking spaces

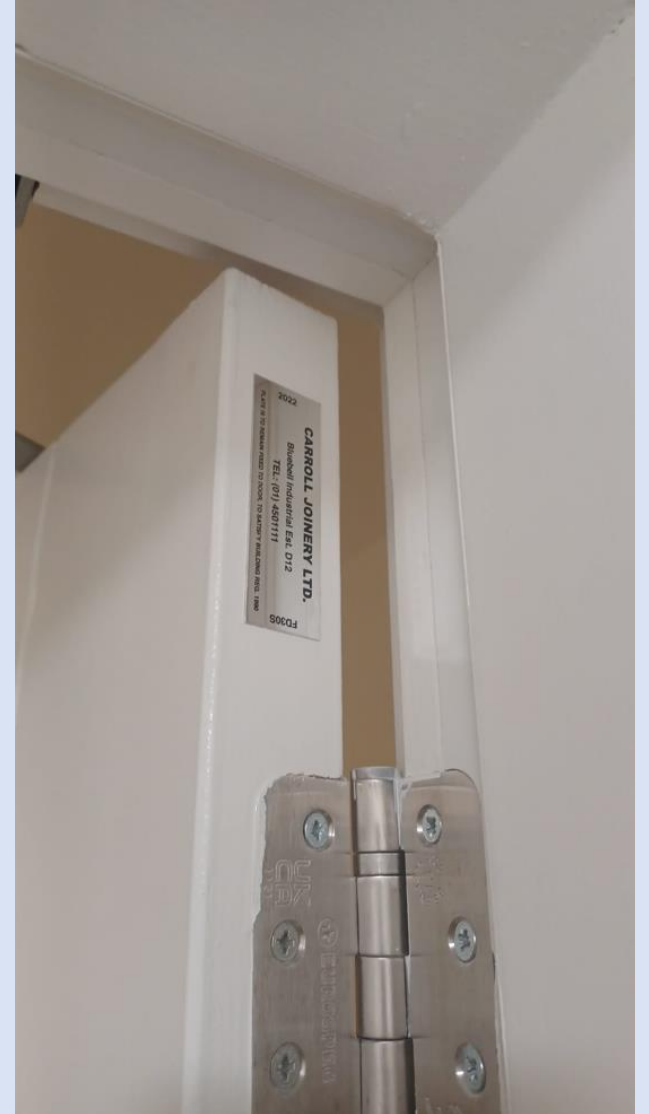
# Fire Doors



Intumescent strip has fallen out



Fire door plaque missing



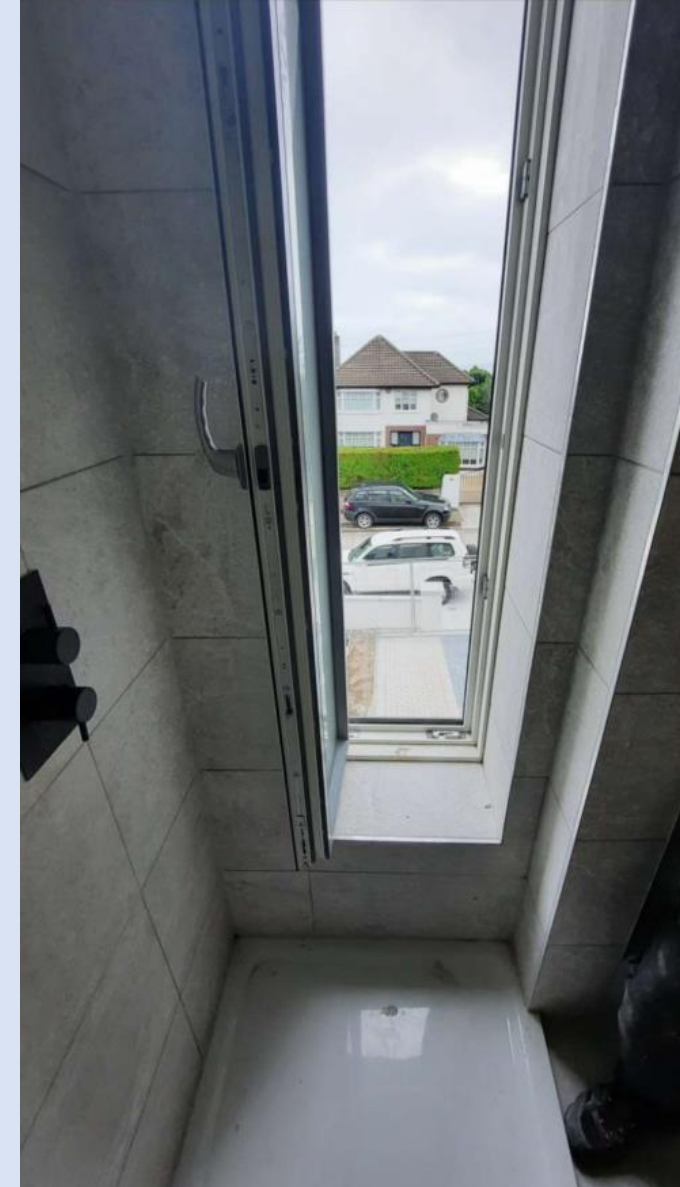
# Escape from windows and restrictors



Upstairs windows should not be lockable



Safety restrictors required





# Emergency lighting and running men

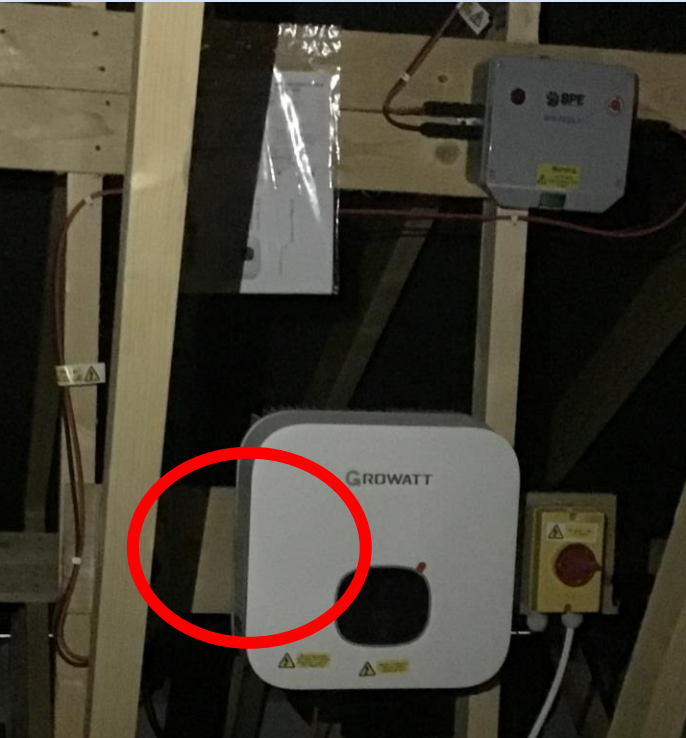


Check running men strategy is coherent

# Solar Panels

“Fireman switch” or automatic switch required

At CCC inspection



After consultation



Check Part L report matches with what you see on the ground.

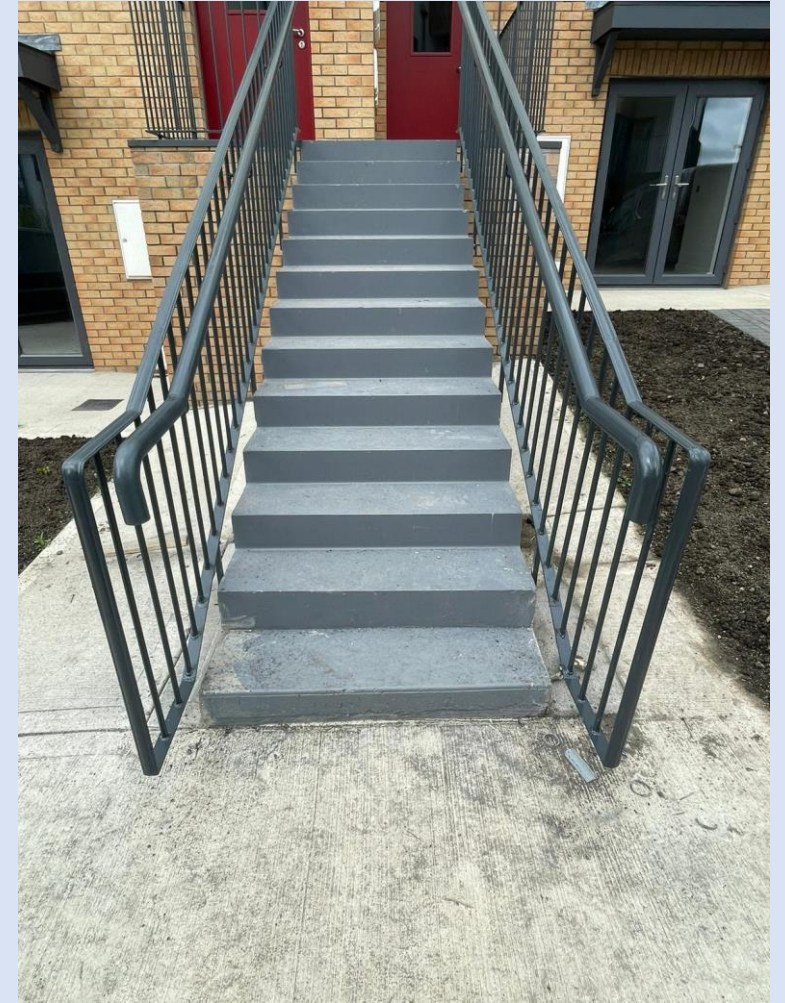
Inverter should be mounted on a fire resistant surface

# Part M Steps & Handrails

**First CCC**



**Second CCC**



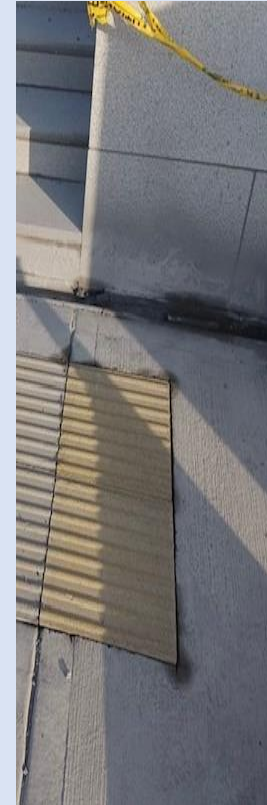
Trip hazard at bottom step, Handrail not round.

# Tactile Paving at Steps

Before

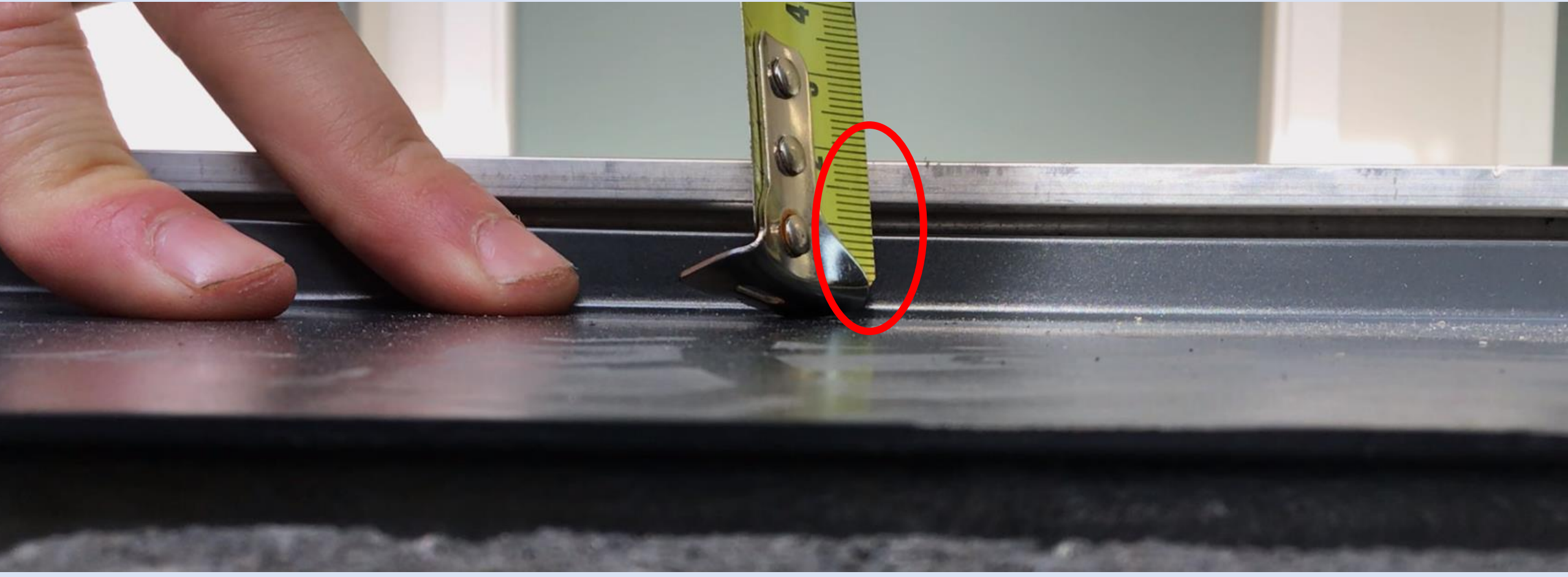


After



# Part M Thresholds

Part M requires thresholds to have a maximum height of 15 mm



# Accessible car parking spaces



No dropped kerbs



Inadequate hatching/marking



# Other Part M issues

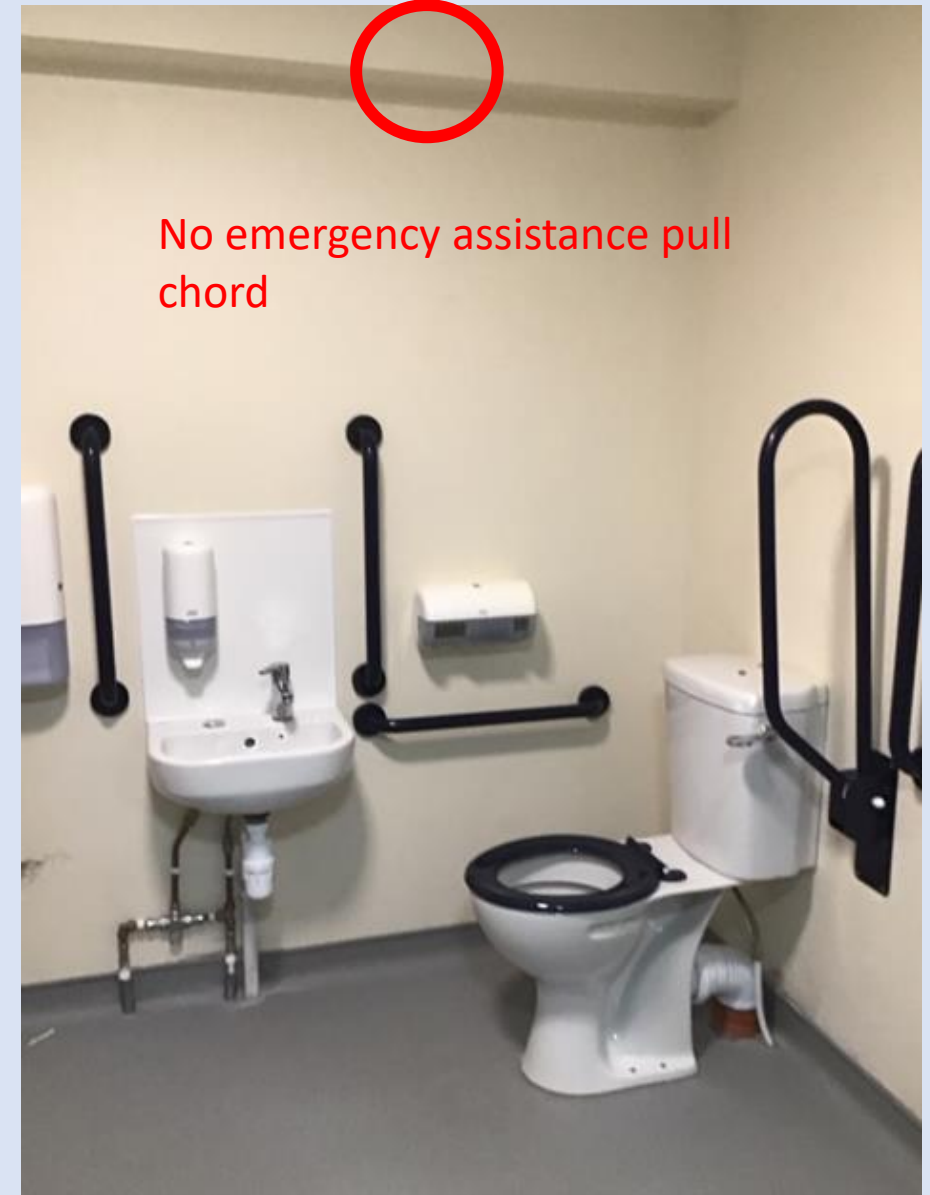
Trip hazards



No clear knee recess beneath worktop



No emergency assistance pull chord



# Part L issues

Hot pipes  
connected to hot  
water storage  
vessels should  
have 1 metre of  
insulation





# Part L issues

Insulation in attics is often not well fitted or not put back after being moved during airtightness tests or ventilation tests



Insulation missing under attic walkways



# Part L issues

Check that a room has a  
room thermostat  
OR a thermostatic radiator  
valve



# Part F Issues

## Non insulation of ducting in cold attic space



Overuse of flexible ducting - Cross sectional area of ductwork not maintained


No boost button or sensor installed



# Part F Issues

**Sentinel**  
Kinetic MVHR RANGE

User Instructions




**Stock Ref. N°**

438342	Kinetic V
438222	Kinetic B Right
438222L	Kinetic B Left
443319	Kinetic BH Right
443319L	Kinetic BH Left
408167	Kinetic FH Right
408169	Kinetic FH Left
443028	Kinetic Plus B Right
443028L	Kinetic Plus B Left
408449	Kinetic High Flow Right
408451	Kinetic High Flow Left

**Vent-Axia**

SEE PAGE 16 FOR SPARE FILTERS

PLEASE RETAIN THESE INSTRUCTIONS WITH THE PRODUCT



There should be no peaks or troughs in ductwork



Ensure MVHR has a condensate drain

Houseowners manual and information on where to purchase filters



Thank you