

Commencement Notices



An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE

Building Control Administration COMMENCEMENT NOTICES

15th November 2023

- Education & Training
- Compliance Support
- Inspections
- BCMS

support@nbco.gov.ie

Website: www.localgov.ie

Twitter: [@NBCOIreland](https://twitter.com/NBCOIreland)

YouTube: [NBCO DCC](https://www.youtube.com/NBCO DCC)

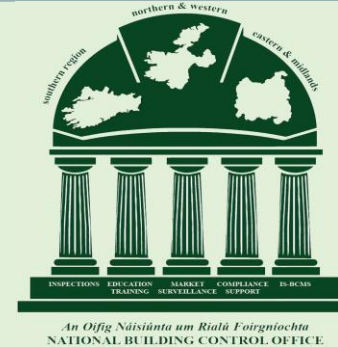


National Building Control & National Market Surveillance Office

NBCO-Reform of Building Control- 31 Building Control Authorities – One Voice

Reform of Building Control

- Education & Training
- Compliance Support support@nbco.gov.ie
- Inspections
- Market Surveillance
- BCMS-
 - Notices -Commencement Notices
 - Certificates -of Compliance
 - Applications Fire Safety and Disability Access Certificates; Dispensation from and Relaxation of Building Regulations and
 - Building Control Register of Building Projects
 - Data for Government & Industry



National Building Control and Market Surveillance Office

English Gaelige

Welcome to the Building Control Management System (BCMS)

Log In

Sign Up

Search the Statutory Register here

-Any-



Enter search word



About BCMS

Welcome to the Building Control Management System (BCMS). A Commencement Notice is required to give notice to Building Control Authorities of the erection of buildings, or classes of buildings, or the carrying out of works, or classes of works, as may be specified in the regulations. A building or works may also require a Fire Safety Certificate Application, a Disability Access Certificate Application or a Certificate of Compliance on Completion. For specific works on buildings an application for a Dispensation from or a Relaxation of a requirement in the building regulations may be appropriate. Each Owner, Designer, Builder and Assigned Certifier must first register/sign up with the BCMS to make a submission or accept a role. S.I. 3 of 2014 recommends the BCMS as the preferred means of electronic building control administration.

COVID-19 Notice

S.I. No. 156 of 2021 Building Control (commencement notices) (Revoked) and Childcare Services (Construction) Regulations 2021 and Phased Opening of Nurseries.

Having regard to the immediate, exceptional and manifold risk posed to human life and public health by the spread of Covid-19, you should also refer to Section 6(2) of S.I. 4 of 2021 HEALTH ACT 1947 (SECTION 31A - Temporary Notifications)(COVID-19) (No. 10) (Amendment) Regulations 2021, prior to submission.

Cookies and Privacy Policy

Manage your submissions

Log In

Sign Up

Useful links and documents



Frequently Asked Questions

FAQs

[Download here](#)



Framework for Building

Control Authorities

[Download here](#)



Code of Practice for

Inspecting and Certifying

Buildings and Works

[Download here](#)



EU Construction Products

Regulations

[Download here](#)

Construction Products

Regulations

[Download here](#)

Department of Housing,

Local Government and

Heritage Website

[Guide for homeowners](#)

Law Reform Commission

Consolidated Building

Control Regulations

National Building Control

Management Project

Newsletter

National Building Control & National Market Surveillance Office

What are the Regulatory Considerations in Building Construction?

Planning Acts	SHWW Acts	Multi Units Development Acts	Construction Law
• Pre-planning	• PSDP	• Certification from	Housing Acts 1966-2015
• Development plans	• PSCS	Competent Person	Arbitration Acts 1954-1980
• Taking in Charge	• Safety File	Building Control Acts	Roads & Traffic Legislation
Health Acts	Fire Services Act	Building Regulations	TIC-Traffic Management
• Designated Centres	• Occupation Phase	Building Control Regulations	Pyrite Resolution Act 2013
• HIQA Registration	• Section 18(2) – Duty of Care	• Commencement /7Day Notices	EU –Regulations & Directives
• Certification from	• Section 18(6) – Fire	• Fire Safety Certificates	Regulation (EU) No 305/2011 - Construction Products Regulation
Competent Person	Safety Assessment	• Disability Access Certificates	EU (Construction Products) Regulations 2013 (S.I. No. 225 of 2013)
Sale of Goods & Services Acts	Contract Law Legislation	• Certificates of Compliance on Completion	Market Surveillance-Regulation No 765/2008 of 9 July 2008
Derelict Sites Act 1990	Dangerous Structures Act 1964	Technical Guidance Documents Part A-M	EU (Energy Performance of Buildings) Regulations 2012 S.I. No. 243 of 2012 -NZEB
			S.I. No. 393/2021 - European Union (Energy Performance of Buildings) Regulations 2021
			Urban Regeneration and Housing Act 2015
			Bringing Back Homes - Manual for the reuse of existing buildings -2018

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What are the Building Control Regulations?

The Building Control Regulations apply to new buildings, extensions, material alterations and changes of use of buildings. They promote observance of the Building Regulations by supplementing powers of inspection and enforcement given to Building Control Authorities. The Building Control Regulations regulate:

1. **Commencement Notices and 7 Day Notices**
2. Fire Safety Certificates, Revised Fire Safety Certificates and Regularisation Certificates
3. Disability Access Certificates and Revised Disability Access Certificates
4. Maintenance of Registers
5. Fees
6. Statutory registration of building control activity

Failure to submit a **Commencement Notice is an offence** and will have **serious consequences which cannot be regularised**.

It may have difficulties in selling the property if it cannot prove that the statutory requirements relevant to the property have been met.

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Do all developments require a Commencement Notice?

Commencement Notices are required for the following:

1. the erection of a building;
2. a material alteration or extension of a building, or material change of use of a building;
3. works in connection with the material alteration (excluding minor works) of a shop, office or industrial building.

Note: a commencement notice may be required in certain circumstances where a planning permission is not required e.g. for extension with a floor area not exceeding 25sqm or certain material alterations. Contact your local Building Control Officer for further clarification.

A Commencement Notice is not required:

1. for works or a change of use which are exempted development under the Planning Acts, and for which a Fire Safety Certificate is not required;
2. or where a 7 Day Notice has been submitted

The Question to ask?
planning permission required?
Is a fire certificate required?
Does the works involve the second schedule
A-M

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Application of Part II Article 7

7. (1) Subject to sub-article (2) and articles 3 and 6, this Part applies to—

- (a) the erection of a building,
- (b) the material alteration or extension of a building, and
- (c) a material change of use of a building, to which the Building Regulations apply.

(2) (a) Subject to paragraph (b), this Part shall not apply to works or a building as regards which a material change of use takes place, where—

- (i) the works are or the material change of use is exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 to 1993), and
- (ii) Part III, or Part III of the Building Control Regulations, 1991 and 1994, do not apply to the works or building.

(b) This Part applies to works in connection with the material alteration (excluding a material alteration consisting solely of minor works) of a shop, office or industrial building to which Part III, or Part III of the Building Control Regulations, 1991 and 1994, do not apply.

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Types of Commencement Notices

<p>COMMENCEMENT NOTICE WITH COMPLIANCE DOCUMENTATION</p> <p>S.I. 9 of 2014</p>	<p>A Building or works which relate to:</p> <ul style="list-style-type: none"> The construction of a domestic dwelling, or domestic dwellings in a multi-unit development The extension of a domestic dwelling of more than 40 sq.m Works which require a Fire Safety Certificate
<p>COMMENCEMENT NOTICE WITH OPT OUT DECLARATION</p> <p>S.I. 9 365 of 2015</p>	<p>A Building or works which relate to:</p> <ul style="list-style-type: none"> The construction of a single domestic dwelling on a single development site, or The extension of a domestic dwelling of more than 40 sq.m, <p><u>Where the owner is choosing to Opt Out of the requirement for Statutory Certification</u></p>
<p>7 DAY NOTICE</p> <p>S.I. 9 of 2014</p>	<ul style="list-style-type: none"> Works which require a Fire Safety Certificate, where the owner intends to commence the construction of such works before the grant of the relevant Fire Safety Certificate
<p>COMMENCEMENT NOTICE WITHOUT COMPLIANCE DOCUMENTATION</p> <p>S.I. 351 of 2009</p>	<ul style="list-style-type: none"> Any other works not listed above, where the Building Control Regulations require such a Notice

National Building Control and Market Surveillance Office English | Settings

Home > New Notice

Add New Notice

Use the tabs below to create and/or view your Notices and/or Certificates.

My Dashboard

My Details

My Notices
+ New Notice

My Applications
(Photo mode)
+ New Application

My Certificates
+ New Certificate

Take a tour

Logout

Select the type of Notice you wish to submit.

NEW SEVEN DAY NOTICE

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings, including plans, sections and elevations
- The name and email address for each "job" in the project
- To download, sign and scan the statutory documents
- Schedule of Drawings (in format as per 6. of Commencement Notice)
- Preliminary Inspection Plan
- Payment of the correct fee

[New Notice](#)

NEW COMMENCEMENT NOTICE WITH COMPLIANCE DOCUMENTATION

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings, including plans, sections and elevations
- The name and email address for each "job" in the project
- To download, sign and scan the statutory documents
- Schedule of Drawings (in format as per 6. of Commencement Notice)
- Preliminary Inspection Plan
- Payment of the correct fee

[New Notice](#)

NEW COMMENCEMENT NOTICE WITHOUT COMPLIANCE DOCUMENTATION

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings
- The name and email address for each "job" in the project
- To download, sign and scan the statutory documents
- Schedule of Drawings (in format as per 6. of Commencement Notice)
- Payment of the correct fee

[New Notice](#)

NEW COMMENCEMENT NOTICE WITH OPT OUT DECLARATION

During the submission process you will be asked for:

- Details of the building project and each type of building
- General arrangement drawings
- The name and email address for each "job" in the project
- To download, sign and scan the statutory documents
- Schedule of Drawings (in format as per 6. of Commencement Notice)
- Payment of the correct fee

[New Notice](#)

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Obligation to Give Notice Article 8 & 8A

8. A person who intends to carry out any works, or to make a material change of use as regards a building to which this Part applies, 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 (in these Regulations referred to as a “commencement notice”) 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.

8A. 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 20A(1).

• [Law Reform Commission Consolidated Building Control Regulations](#)

The screenshot shows the homepage of the National Building Control and Market Surveillance Office. At the top, there is a navigation bar with the logo and the text "National Building Control and Market Surveillance Office". Below this, there is a section titled "Welcome to the Building Control Management System (BCMS)" with "Log In" and "Sign Up" buttons. A search bar is present with the text "Search the Statutory Register here" and a dropdown menu for "Any". The main content area is divided into two columns. The left column is titled "About BCMS" and contains text about the system, including a "COVID-19 Notice" section. The right column is titled "Manage your submissions" and also has "Log In" and "Sign Up" buttons. At the bottom, there is a "Useful links and documents" section with several links and download buttons.

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Form of Notice Article 9

S.I. No. 9 of 2014 - BUILDING CONTROL (AMENDMENT) REGULATIONS 2014

Article 9 - Form of Commencement Notice

9. (1) A commencement notice shall be—

(a) filed electronically on the Building Control Management System or set out in the form for that purpose included in the Second Schedule, and

(b) subject to paragraph (2), accompanied by—

(i) such plans, calculations, specifications and particulars as are necessary to outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations relevant to the works or building concerned, 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,

[Law Reform Commission Consolidated Building Control Regulations](#)

The screenshot shows the website for the National Building Control and Market Surveillance Office. The header includes the logo and name of the office, with language options for English and Gaelic. Below the header is a welcome message for the Building Control Management System (BCMS) with 'Log In' and 'Sign Up' buttons. A search bar for the Statutory Register is also present. The main content area is divided into sections: 'About BCMS' which explains the system and lists regulations; 'Manage your submissions' with 'Log In' and 'Sign Up' buttons; and 'Useful links and documents' which provides links to frequently asked questions, building control frameworks, and other resources.

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Form of 7 Day Notice

20A. (1) (a) A 7 day notice shall be submitted to a building control authority in respect of:

- (i) all works or buildings to which Part III applies, pursuant to article 11(1) of these Regulations, and
- (ii) where it is proposed to commence work before grant of the relevant fire safety certificate.

(b) A 7 day notice referred to in paragraph

(a) shall be submitted not less than 7 days in advance commencement of work.

[Law Reform Commission Consolidated Building Control Regulations](#)

The screenshot displays the website for the National Building Control and Market Surveillance Office. At the top, it features the organization's name and a navigation menu with 'English' and 'Gaeilge' options. Below this is a banner for the Building Control Management System (BCMS) with 'Log In' and 'Sign Up' buttons. A search bar for the Statutory Register is also present. The main content area is divided into two columns: 'About BCMS' and 'Manage your submissions'. The 'About BCMS' section provides a detailed explanation of the system and its requirements, including a section on COVID-19 notices. The 'Manage your submissions' section includes 'Log In' and 'Sign Up' buttons. At the bottom, there is a 'Useful links and documents' section with icons and links to various resources such as Frequently Asked Questions (FAQs), Framework for Building Control Authorities, Code of Practice for Inspecting and Certifying Buildings and Works, EU Construction Products Regulations, Department of Housing, Local Government and Heritage Website, Law Reform Commission Consolidated Building Control Regulations, and National Building Control Management Project Newsletter.

National Building Control & National Market Surveillance Office

What required for each Notice Type



NBCO

National Building Control Office Frequently Asked Questions (FAQ)

FAQ 15 . WHAT DOCUMENTS / FORMS ARE REQUIRED TO ACCOMPANY A COMMENCEMENT NOTICE / CCC

Commencement Notice with Compliance Documentation	Commencement Notice without Compliance Documentation	Commencement Notice with Opt Out of Statutory Declaration	7 Day Notice	Certificate of Compliance on Completion						
Form of Commencement Notice	Form of Commencement Notice	Form of Commencement Notice	Form of 7 Day Notice	Form of Certificate of Compliance on Completion (incl Annex)						
		Declaration of Intention to Opt Out of Statutory Certification	Statutory Declaration							
Design Certificate			Design Certificate							
Nomination of Builder		Nomination of Builder	Nomination of Builder							
Undertaking by Builder			Undertaking by Builder							
Nomination of Assigned Certifier			Nomination of Assigned Certifier							
Undertaking by Assigned Certifier			Undertaking by Assigned Certifier							
General Arrangement Drawings		General Arrangement Drawings	General Arrangement Drawings							
Preliminary Inspection Plan			Preliminary Inspection Plan	Inspection Plan as Implemented						
<p>Q6-6. 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 & Particulars)-</p> <table border="1"> <thead> <tr> <th>Document</th> <th>Reference</th> <th>Description/Remarks</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>e.g., designed/to be designed later (also ref, 5.1 & 5.2 Code of Practice)</td> </tr> </tbody> </table> <p>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.</p>				Document	Reference	Description/Remarks			e.g., designed/to be designed later (also ref, 5.1 & 5.2 Code of Practice)	<p>ANNEX-Table of Documents 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>
Document	Reference	Description/Remarks								
		e.g., designed/to be designed later (also ref, 5.1 & 5.2 Code of Practice)								
Completion of an Online Assessment via the BCMS	Completion of an Online Assessment via the BCMS	Completion of an Online Assessment via the BCMS	Completion of an Online Assessment via the BCMS							

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Compliance with Building Regulations?

"Design" Has the meaning assigned to it in the Act of 1990 and 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" will be construed accordingly;

Is the Schedule of Documents as per Q6 of the Commencement Notice; a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date ?

Review the plans, calculations, specifications and particulars to check for compliance with the second schedule of the Building Regulations A-M

Project Particulars
 Online Assessment
 Phasing
 Nominate Roles
 Statutory Documents
 Supporting Documents
 Payment

As well as the required Statutory documents, a number of 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 the following

- Schedule of documents, as per Question 6 of the Commencement Notice

Schedule of Documents: A document listing the plans, calculations, specifications and particulars as are necessary to outline how the proposed dwelling or domestic extension will comply with the relevant requirements of the Second Schedule to the Building Regulations. This should include, but not be confined to, general arrangement drawings, a schedule of compliance documents - as designed or to be prepared at a later date.

Supporting Document : No file chosen
Only PDF files are allowed. The maximum file size for this document is 50 MB.

Supporting Document Type*:

Uploaded Supporting Documentation:

No document uploaded yet

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Basic requirement for Plans

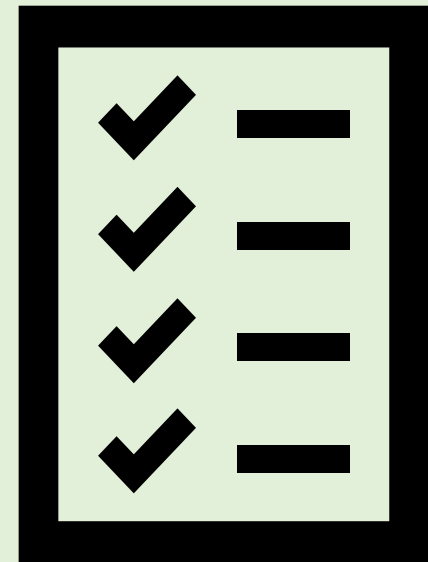
Properly dimensioned,
using SI units

All floor plans,
elevations, sections,
sections and associated
details and
specification,

Building
control/construction
drawings, **NOT** marked
for planning purposes
only

Where work is to an
existing property,
clearly distinguish
between new and old
work

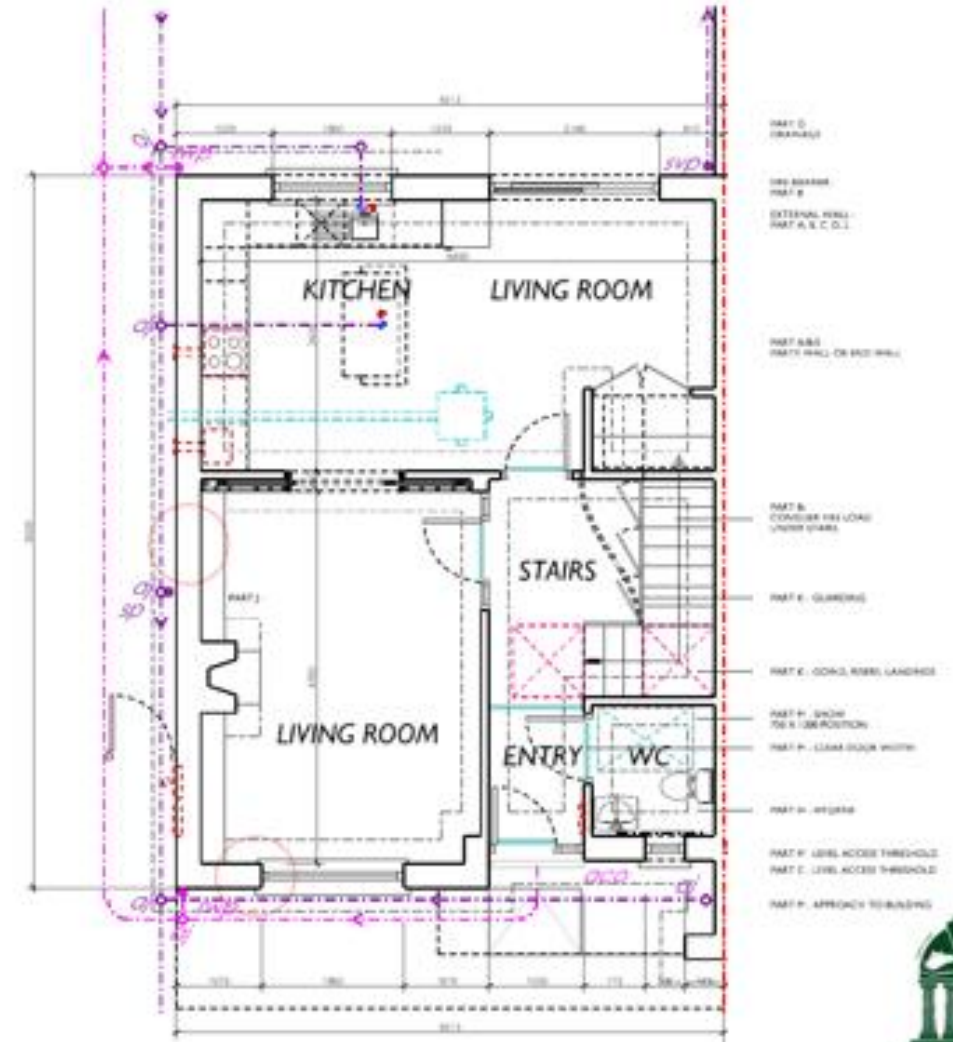
Details of Designer
responsible for
preparation of
Drawings



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Plans demonstration compliance with Building Regulations

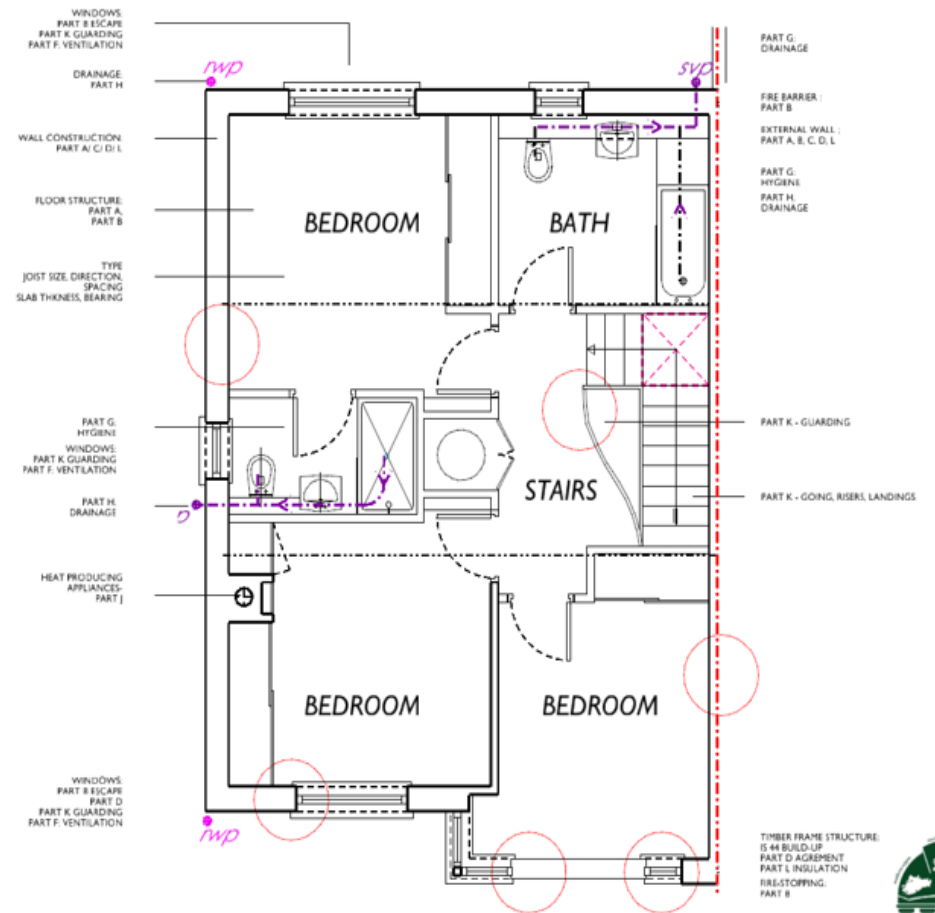
Building Regulations	Requirements of regulations
Parts A & B	All load bearing (walls, columns etc.) and fire rated elements clearly shown, and referenced
Part B	Firestops, cavity barriers, fire alarms, bedroom windows or doors etc..
Parts B, K & M	Vertical Circulation, show widths and landings. In 3 storey - show protected escape routes and location of Fire doors
Part C	Location of radon sump and outlet
Part M	Show widths of doors and widths of corridors Show level access at front door Show visitable WC (750 x 1200 rectangle) show ambulant stairs when required Show ramps and landings when required



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Plans demonstration compliance with Building Regulations

Building Regulations	Requirements of regulations
Parts A, B & E	Show party wall (if applicable)
Part F	Location of wall vents and fans
Part J	Location of Heat Producing Appliances (if applicable) chimneys, flues, oil boilers, gas boilers & Co2 alarms etc.
Part K	Stairs, steps, landings, handrails and guarding.



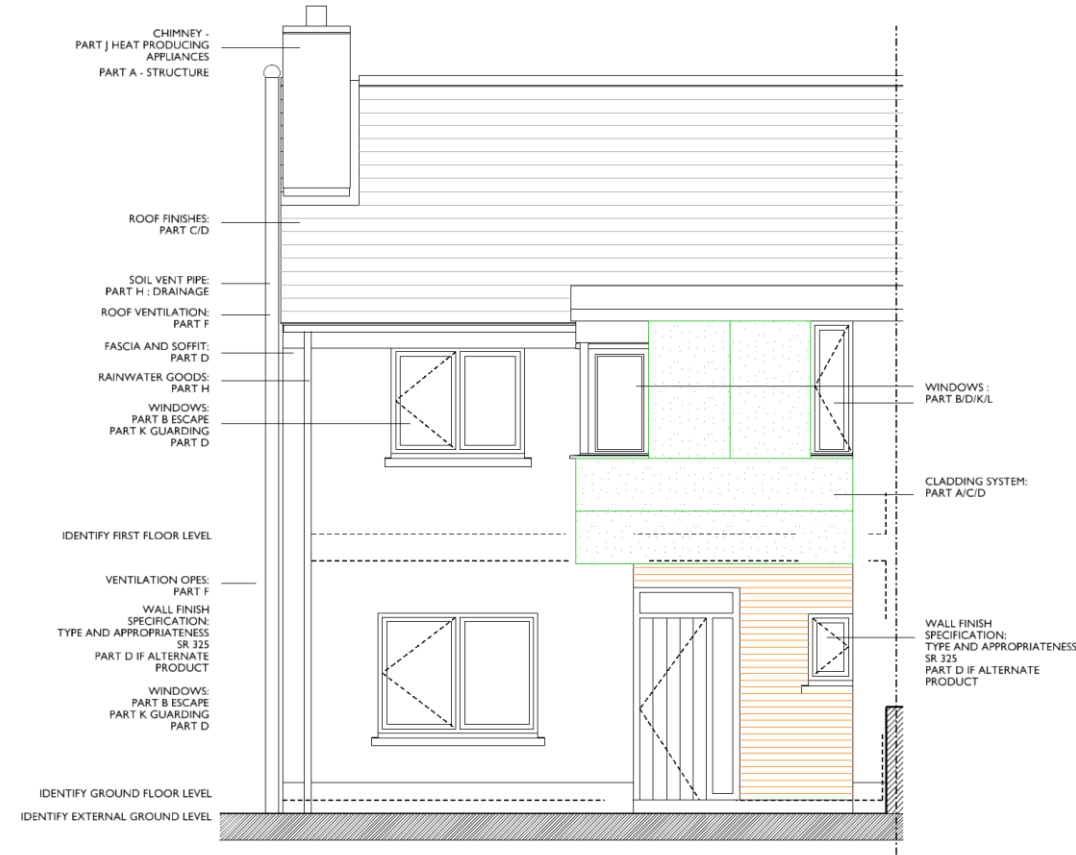
SAMPLE FIRST FLOOR PLAN



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Elevations demonstration compliance with Building Regulations

Building Regulations	Requirements of regulations
Parts B, C & D	Roof covering, fixing details, relevant standards. External wall renders (S.R. 325 reference)
Part H	SVP, gutters, downpipes
Parts B, F & K	Window opes, window guarding, wall vents, roof vents etc.



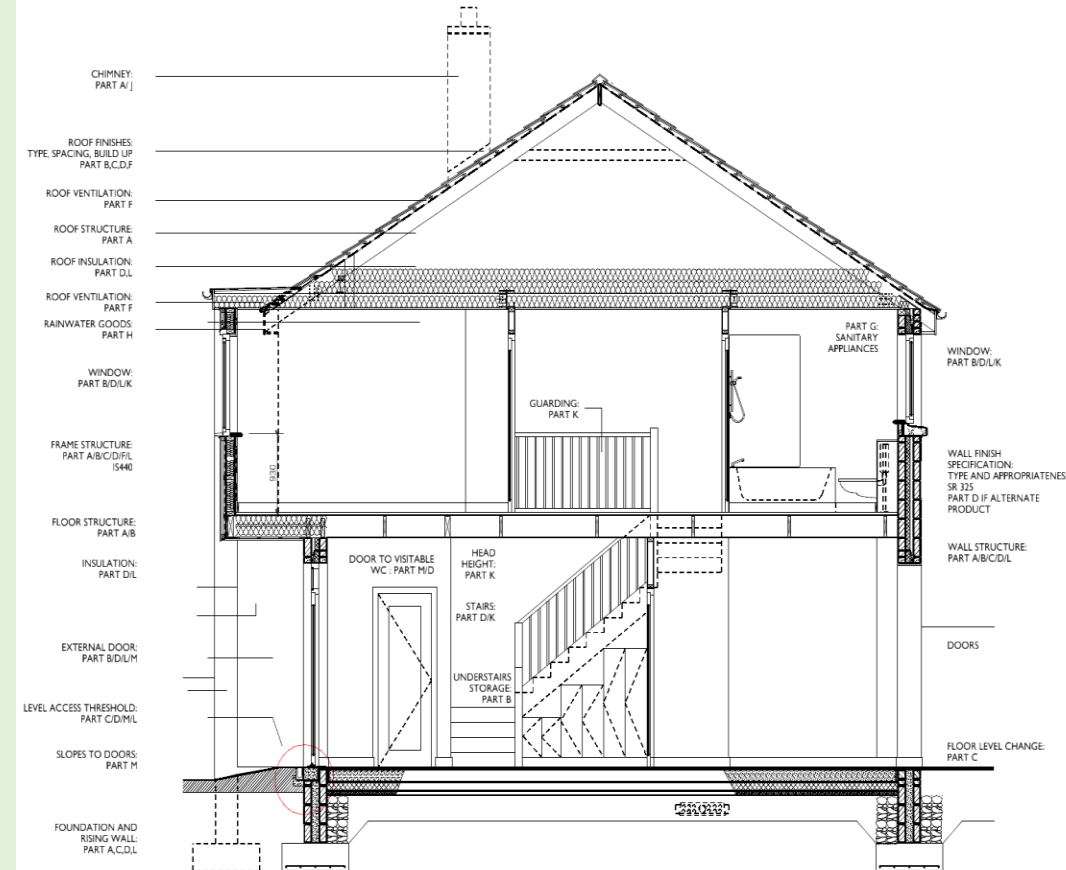
SAMPLE FRONT ELEVATION



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Section demonstration compliance with Building Regulations

Building Regulations	Requirements of regulations
Parts A	All load bearing (walls, columns, floors, and roof etc.), foundation details, design specification.
Part B	Firestops, cavity barriers, fire alarms, bedroom windows or doors etc..
Parts B, K & M	Vertical Circulation, show widths and landings. In 3 storey - show protected escape routes and location of Fire doors
Part C	Location of radon sump and outlet, radon barrier/DPM, SR 21 material Build ups, renders on Block work
Part L	ACD's Junctions, U-Values wall, floor, ceiling, roof,



SAMPLE SECTION

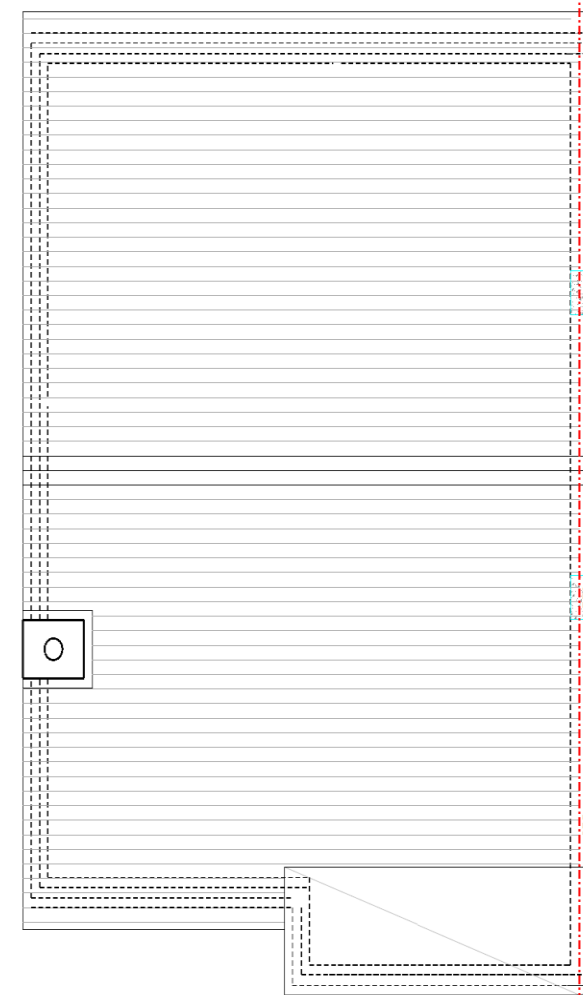


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Roof Plan demonstration compliance with Building Regulations

Building Regulations	Requirements of regulations
Parts B & C	Roof Covering (Roof lights for Escape) etc.
Part F	Roof Vents
Parts J	Chimney,

GUTTER CALCULATIONS:
PART H DRAINAGE



SAMPLE ROOF PLAN



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Cross referencing

Cross referencing with details, calculations and specifications

ACDs	Identify the key Junctions
Details:	Construction details (wall build ups, floor build ups, sound details etc.) Also reference to the relevant standard.
Design calculations	Summary design structural calculations (foundations, walls, floors roof etc.), Part L report, ventilation calculations, etc.

(I) WALLS: INSULATION IN CAVITY

DETAIL I.03a, 2021

THERMAL PERFORMANCE

- ENSURE CAVITY INSULATION IS SECURED FIRMLY AGAINST INNER LEAF OF CAVITY WALL
- FLOOR INSULATION TO TIGHTLY ABUT BLOCKWORK WALL
- ENSURE WALL INSULATION IS INSTALLED AT LEAST 225MM BELOW TOP OF FLOOR
- INSTALL PERIMETER INSULATION WITH A MIN R-VALUE OF 1.0 M2K/W
- THERMAL BLOCK MAX CONDUCTIVITY 0.2W/mK SUITABLE STRENGTH AND APPROPRIATE FOR FOUNDATIONS

PART A

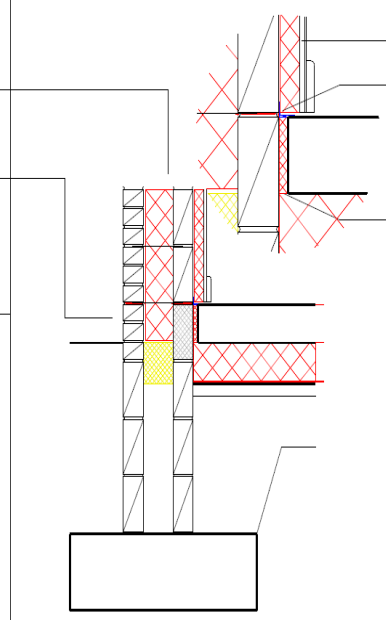
- FILLING AND hardcore TO BE IN ACCORDANCE WITH SR 21 ANNEX E
- REINFORCED CONCRETE IN ACCORDANCE WITH PART 5 TGD PART A CONCRETE TO I.S. EN 12620:2002 + S.R. 16:2004
- WHERE A RAFT IS SPECIFIED, AN ENGINEER MUST CALCULATE
- MASONRY WALLS IN ACCORDANCE WITH SR 325
- DOPS TO BE MAINTAINED FOR MASONRY BLOCKS IS 771
- LINTOLS AND MASONRY ACCESSORIES IS 845

PART C

- A SUITABLE DPM IS REQUIRED TO BE INSTALLED
- WHERE CIRCUMSTANCES DICTATE, A RADON BARRIER AND SUMPS ARE TO BE INSTALLED. AGREEMENT CERTIFICATE REQUIRED FOR PROPOSED SYSTEMS
- WALL RENDERING TO SR 325

PART D

- PROVIDE FOR CE MARKINGS, DOPS & IRISH AGREEMENTS TO BE CHECKED AND RETAINED
- ALL WORK TO BE CARRIED OUT USING 'PROPER MATERIALS'



T3- BLINDING
T2 MIN 200

T1 <900 BELOW MEMBRANE
T0 > 900 BELOW MEMBRANE

PART M

- SPECIFIC DETAIL NEEDED TO SHOW WEATHERING AND THERMAL PROPERTIES OF LEVEL ACCESS THRESHOLDS

- INTERNAL INSULATION IF/AS REQUIRED TO ACHIEVE U-VALUES SET OUT IN PART L REPORT
- LOCATION OF SEAL BETWEEN FLOOR AND WALL TO ACHIEVE AIR-TIGHTNESS REQUIRED
- LOCATION OF SEAL BETWEEN FLOOR AND WALL TO ACHIEVE AIR-TIGHTNESS REQUIRED

STANDARD FOR INSULATION

AIR BARRIER OPTIONS :

- MASONRY INNER LEAF WITH WET FINISH PLASTER
- MASONRY INNER LEAF WITH SCRATCH/PARGE COAT, AND FINISHED WITH PLASTERBOARD, OR
- INSULATED PLASTERBOARD SYSTEM SEALED TO ACHIEVE APPROPRIATE AIR TIGHTNESS, BEDDED ON DABS AND MECHANICALLY FIXED, WITH CONTINUOUS RIBBONS OF ADHESIVE AROUND ALL OPENINGS, ALONG TOP AND BOTTOM OF WALL AND AT INTERNAL AND EXTERNAL CORNERS, OR
- AIR TIGHTNESS MEMBRANES AND TAPES
- OTHER APPROVED SYSTEM

NOT AMENDED TO SHOW RADON, OR CORRECT DEPTH INSULATION

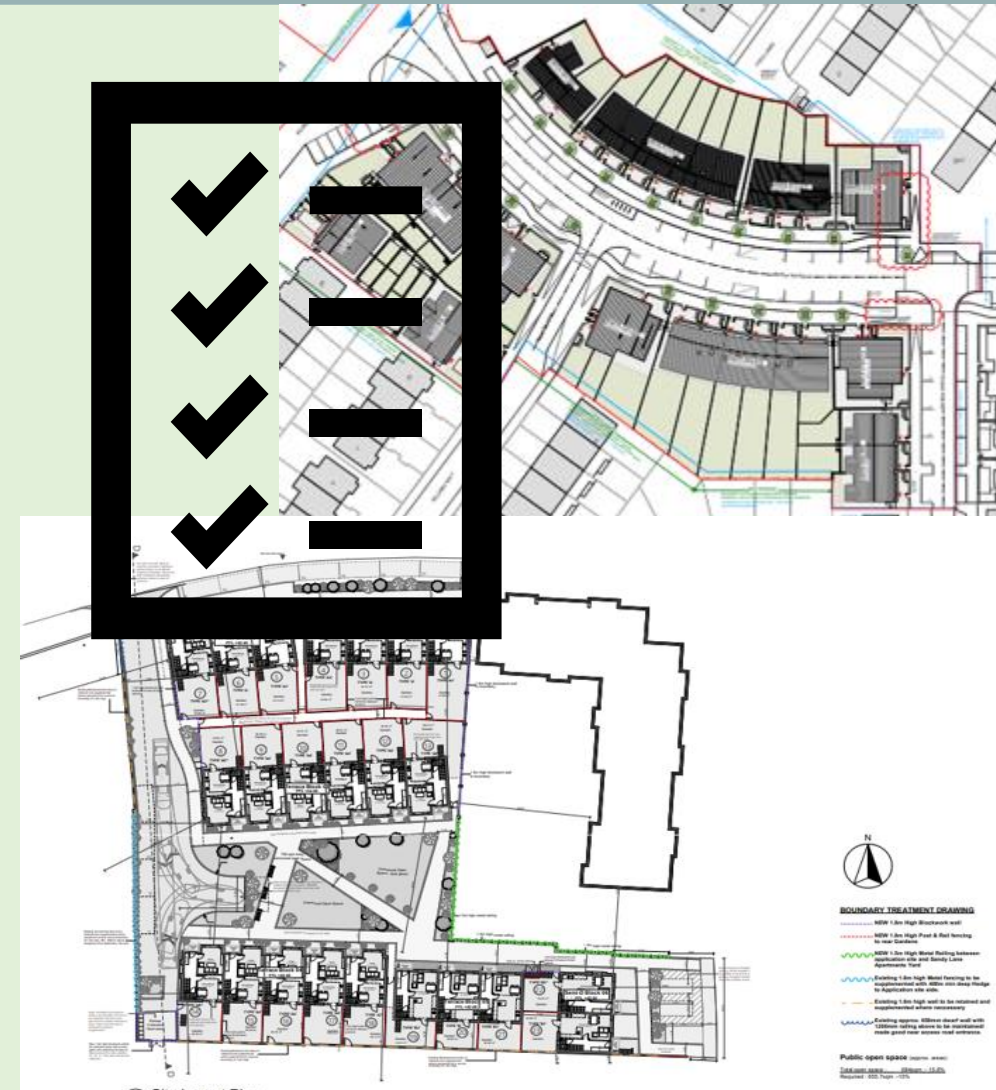


An 100% National and Public Enterprise
NATIONAL BUILDING CONTROL OFFICE

National Building Control & National Market Surveillance Office

Validation Drawing checklist – Overview

1. Are drawings provided for all Building Types and each type identifiable?
2. Are Plans Sections and Elevations provided?
3. Are drawings marked for Commencement or Construction purposes?
4. Are the details of the Designer responsible for the preparation of the drawings identified on the drawings?
5. Are drawings provided with a stated scale, dimensions and changes in levels?
6. Do the buildings illustrated match the description in the Project particulars in terms of use, number of floors, above & below ground for the Building.



BOUNDARY TREATMENT DRAWING

- 1.5m High Brickwork wall
- 1.5m High Post & Rail fencing to the kerbside
- 1.5m High Metal Fencing between residential lots and Service Lane
- 1.5m High Metal Fencing to be supplemented with 1.5m high chain link to supplement the walls
- 1.5m High wall to be retained and supplemented where necessary
- 1.5m High wall to be retained and supplemented where necessary

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Reasons for Revised Information/Revised Notice

- Drawings not labelled Construction drawings/Building Control purposes.
- The drawings do not demonstrate compliance with all or any parts of the second schedule (A-M of Building Regulations).
- Disclaimers on the drawings
- Drawings not showing the responsible person for Design compliance.

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS.

TECHNICAL GUIDANCE DOCUMENTS PART 'L' CONSERVATION OF FUEL AND ENERGY NEW DWELLING - **MUST BE APPLIED TO PROPOSED WORKS**

CLIENT (BUILDING OWNER) MUST OBTAIN A SEARCH PRIOR TO TENDER STAGE IN ORDER TO ENSURE COMPLIANCE WITH RELEVANT REGULATIONS AND FINALISE FABRIC INSULATION, BUILDING SERVICES COMPLIANCE

NOTES:

CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.

WORK TO BE CARRIED OUT BY CERTIFIED PEOPLE

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

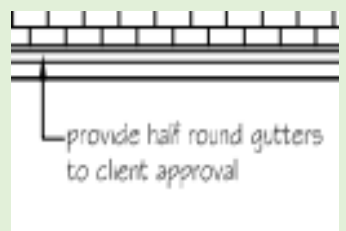
DRAWINGS FOR PLANNING APPLICATION ONLY

NOT TO BE USED FOR CONSTRUCTION

Proposed Ground Floor Plan = 110.0sq/m
 Furniture Layout
 Area Of Granny Flat = 57.8sq/m

- NOTES:**
1. All dimensions are in millimeters UNO.
 2. This drawing is to be read in conjunction with all other relevant drawings and specifications.
 3. This drawing must not be scaled. Work to figured and site obtained dimensions only.
 4. Any discrepancies in the drawings must be communicated to the Design Team.
 5. **plans are drawn to reflect the plans that have been submitted to Building Regulations, other than the timber frame lies, with the certifying Architect / Engineer.**
 6. Internal dimensions relate to timber studs to counter batten on external wall UNO. Dimensions to party walls are to finished board face or to counter batten where applicable UNO.
 7. All walls consist of CLS treated timber.
 - External walls: 140mm
 - Party walls: 90mm
 - Internal load bearing walls: 90mm
 - Internal non load bearing walls: 90mm
 8. All external openings are as per architectural drawings and are actual frame sizes. Structural window openings will include a tolerance which is included within the opening sizes shown.
 - External doors: 7.5mm both sides and 15mm top
 - Internal doors (load bearing wall): 5mm both sides and 15mm top
 - Internal doors (non load bearing wall): 5mm both sides and 5mm top
 - Windows: 7.5mm both sides and 15mm top
 9. Internal load bearing walls are shown hatched
 10. All opening sizes indicated are structural frame opening including tolerance.
 11. Refer to Handbook for standard details.

DRAWINGS FOR FIRE SAFETY PURPOSES ONLY



		STATUS	
		Preliminary	<input checked="" type="checkbox"/>
		Tender	<input type="checkbox"/>
		Construction	<input type="checkbox"/>
		Record	<input type="checkbox"/>
Planning Ref:			
Sheet No:	ST102		
Revision:	03		
Approved By:			

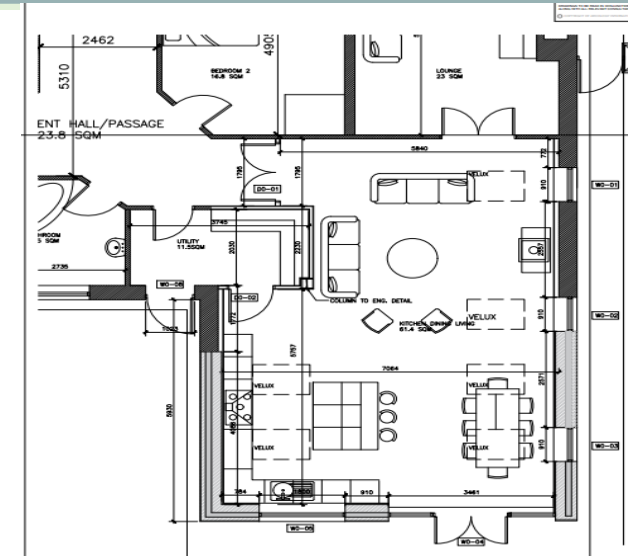
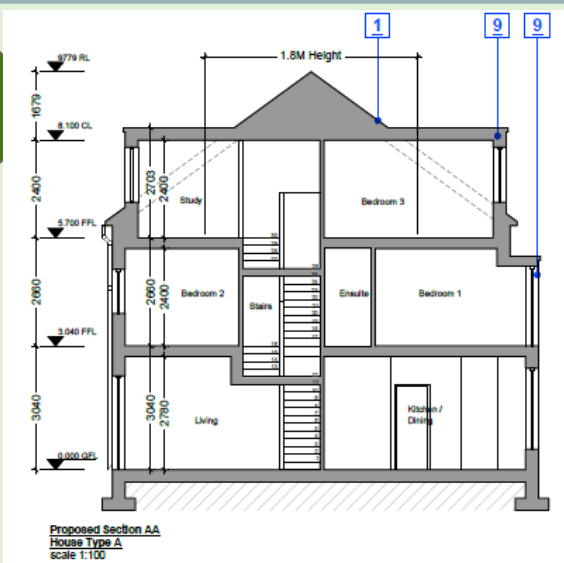
CONTRACTOR RESPONSIBLE FOR ALL REGULATION BEING COMPLIED WITH WHETHER OR NOT ALL NOTATIONS FOR SAME HAVE BEEN IMPLIED ON THESE DRAWINGS

GENERAL SPECIFICATION ONLY ALL WORKS TO CURRENT BUILDING REGULATIONS AND COMPLIANCE WITH TECHNICAL GUIDANCE DOCUMENTS PART L & M

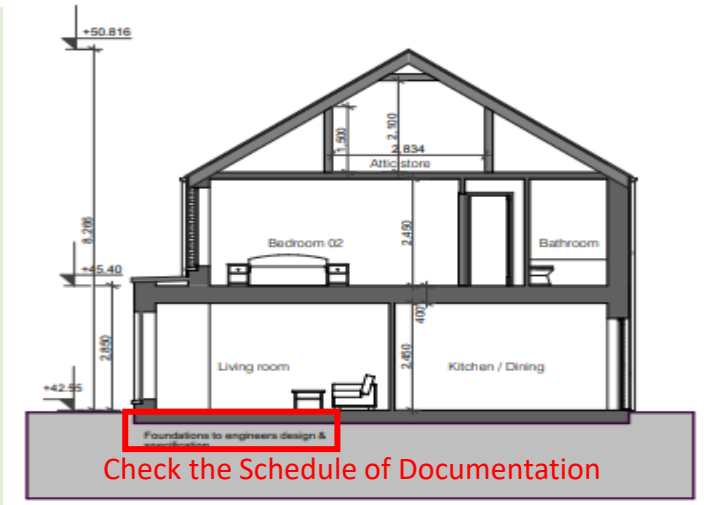
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Validation Drawing checklist – Overview

- Drawings not demonstrating Building Regulation compliance or sufficient supporting documentation is provided or to be prepared at a later date.
- No information about the structure or fabric demonstrating HOW the building is to be constructed.
- Building extensions not show whole of the building



- NOTES**
- 1 SLATE / CONCRETE ROOF TILE FINISH
 - 2 SELECTED BRICKWORK
 - 3 RENDER FINISH, TO SELECTED COLOUR
 - 4 OBSCURED GLAZING
 - 5 BLACK TIMBER FASCIA & SOFIT
 - 6 VELUX ROOFLIGHTS (RL)
 - 7 SELECTED DOUBLE GLAZED PVC WINDOWS
 - 8 SOLAR PANELS SUBJECT TO ORIENTATION AND DETAILED M&E SPECIFICATION
 - 9 DORMER WINDOW

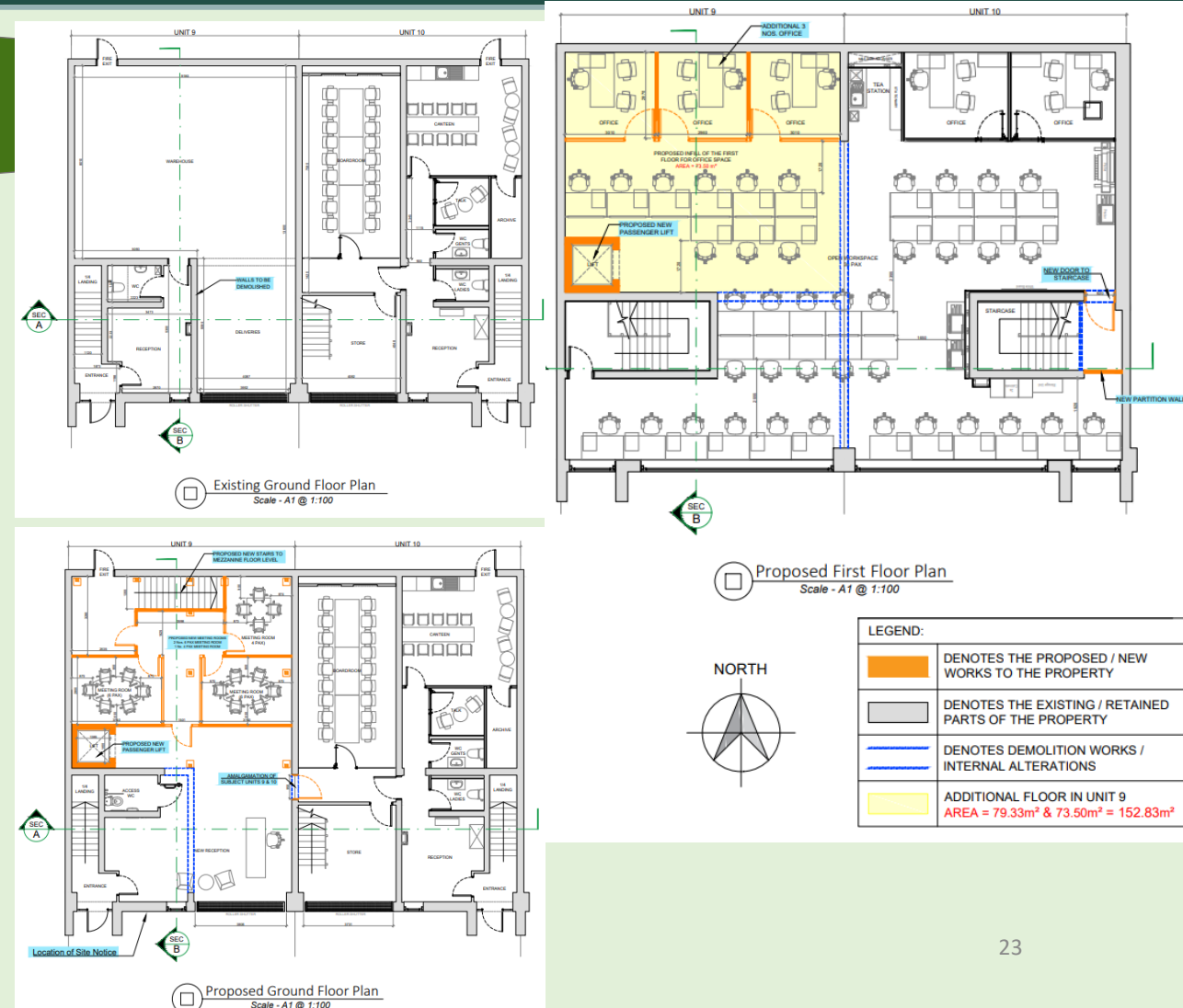


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Make the Drawings Easy to understand

Outline the Site Maps in Red:

- Existing Buildings
- Show Existing and Proposed works
- Show Floor areas of Proposed works and Existing Floor Area.



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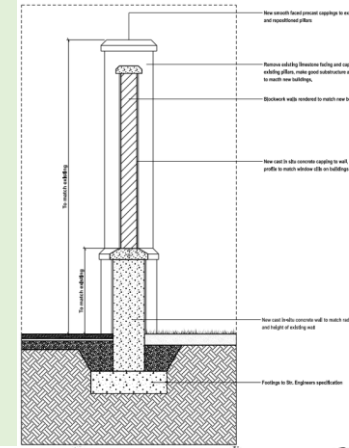
Drawings not Required

Drawings that do not relate to Buildings or works :

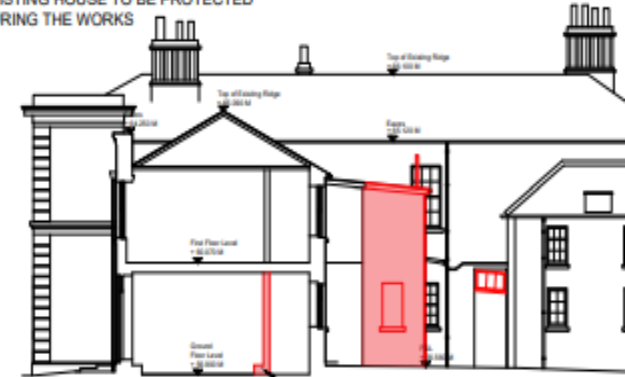
- Demolition Drawings
- Landscape Drawings
- Site drainage works (main foul and surface water)
- Temporary works drawings

Drawings that relate to elements that are not subject to Building Regulations:

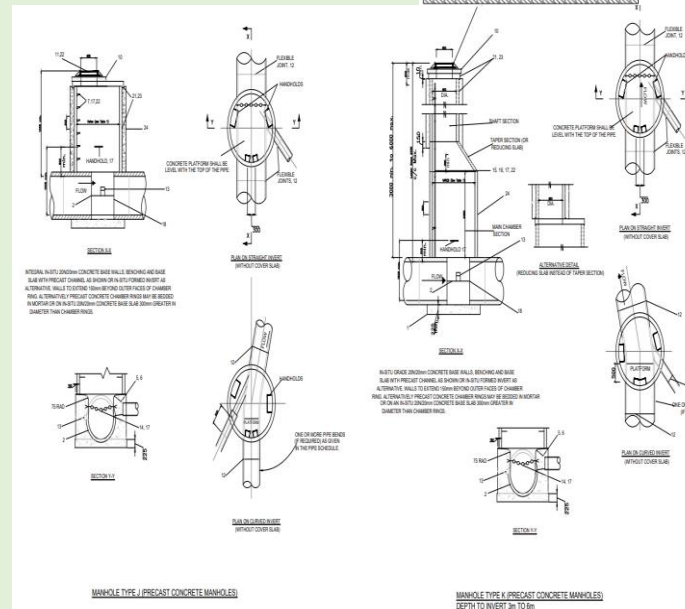
- Furniture Drawings (not fixed)
- Site boundary details



EXISTING HOUSE TO BE PROTECTED DURING THE WORKS



METHOD STATEMENT REQUIRED FOR EXISTING WALL DEMOLITION



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Schedule of Drawings

A schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date,

SCHEDULE OF DOCUMENTS – Commencement Stage			
Type	Name	Status	Submitted with CN
General Arrangement drawings	Proposed Floor plans		
	Proposed Elevations		
	Proposed Sections		
	Details		
	Window Schedule		
Calculations	Part L Compliance Report		
	Ventilation calculations		
	Ramp calculations		
	Drainage calculations		
	Structural calculations		
Specifications	Architects Specification		
	Structural Engineers Specification		
	Mechanical & Electrical Specification		
Particulars	Ancillary Cert Design – Structural Engineer		
	Ancillary Cert Design – Roof		
	Ancillary Cert Design – Mechanical Installation		
	Ancillary Cert Design – Windows		
Preliminary Inspection Plan	Preliminary Inspection Plan		

- Schedule of Submitted Documents

Documents

General Arrangement Drawings
General Arrangement Drawings
General Arrangement Drawings

Reference

MM_DS_01_A
MM_DS_05
MM_DS_06

- Schedule of Documents to be submitted

(To be prepared at a later date to outline how the proposed dwelling will comply with the relevant requirements of the Second Schedule to the Building Regulations. This should include, but not be confined to general arrangement drawings, a schedule of compliance documents)

As Built Drawings Materials Ancillary Certificates/Calculations/Specifications, Final BER Reporting & Compliance Documents for all Parts of the requirements of the Second Schedule to the Building Regulations.

- Not submitted with CN
- Not requested by BCA
- Won't be submitted

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Remember -Responsibility for Compliance with the Law-Owner/Designer/AC

Validation of Statutory Notices/Applications/Certificates

“Validation is solely based on the assumption that the facts stated in the Form of Notice, Application, Certificate, or Declaration and the attachments i.e., Statutory Supporting Compliance Documentation forming part of the Notice/Application/Certificate/Declaration are true and accurate in compliance with the requirements of the legislation.

If at any time after validation it is found that there are inaccuracies, it may cause the Notice /Application /Certificate/Declaration to be subsequently invalidated.

Under Section 16 of the Act; *“any person who contravenes (by act or omission) any requirement of this Act or of any order, regulation or notice under this Act shall be guilty of an offence”* and may be prosecuted and be subject to penalties under Section 17 of the Act.

Prosecution/Enforcement carries a cost.“

Note; Building Control Authorities are not Planning, Roads, Water, Waste Authorities.

A Valid Commencement Notice of itself does not mean you have legal entitlement to commence a works or a building and any issues outside the remit of the Building Control Authority will be brought to the attention/complaint to the relevant regulatory authority.

The onus is on the owner/builder/designer/assigned certifier to comply with the law

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Building control Act 1990

Section 6....

(4) Where a certificate of compliance, or a notice to which subsection (2) (k) relates, is submitted to a building control authority, the building control authority **shall not be under a duty to any person to—**

(a) ensure that the building or works to which the certificate or notice relates will, either during the course of the work or when completed, **comply with the requirements of building regulations or be free from any defect,**

(b) ensure that the **certificate complies with the requirements of this Act or of regulations or orders made under this Act,** or

(c) verify that the facts stated in the certificate are **true and accurate**



Number 3 of 1990

BUILDING CONTROL ACT, 1990

ARRANGEMENT OF SECTIONS

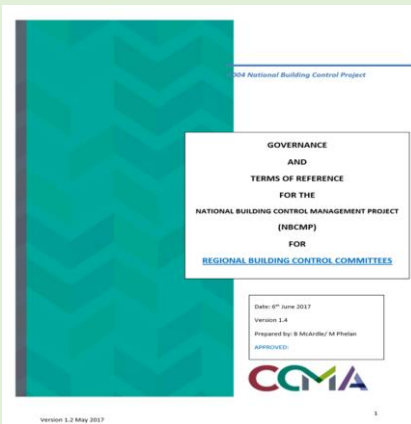
Owner, builders
and designers are
responsible for
compliance

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Check list for Desktop study

"Desktop Technical Assessment"

means an office based assessment checking for compliance with the Second Schedule to the Building Regulations of a valid Commencement Notice (CN)/ 7 Day Notice **but excluding** normal assessment procedures of Fire Safety Certificates (FSCs) and Disability Access Certificates (DACs) or On-Site Technical assessment of the works for compliance.

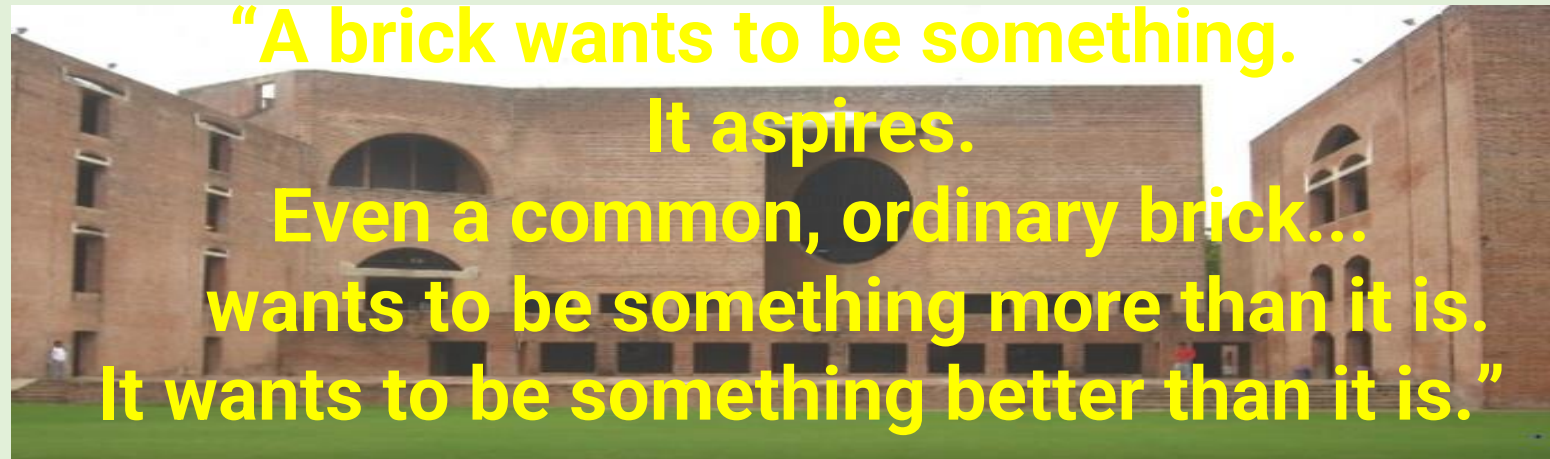


- Consistency
- Standardisation
- National Co-ordination
- Standard Approaches

Part	Typical information	Included Yes/No/N.A.
A	Are load bearing elements (eg. foundations, walls, beams, joists, columns etc.) identified and sizes and specification of same annotated or illustrated? Are items noted "to be designed by..." listed in the schedule of documents with Ancillary Certs identified?	
B	Are compartments, protected areas such as corridors & stair enclosures and escape routes identified and specific measures described including details of cavity barriers and escape windows and final exits?	
C	Are waterproofing measures including rainwater collection measures described or illustrated including reference to calculations associated with these measures? Are radon measures including number and location of sumps illustrated?	
D	Are specific materials or performance requirements for structure and finishes described?	
E	Are sound tests required (terraced or semi detached dwellings, apartments etc) and requirements for sound resistance annotated or illustrated?	
F	Is the ventilation strategy clearly identified? Are window opens and vents indicated with reference to calculations associated with the relevant ventilation strategy? Are Ancillary Certs referenced in the schedule of documents?	
G	Are sanitary conveniences and details of hot and cold water provision clearly identified on drawings.	
H	Are details of foul waste water and surface water treatment and disposal measures including routes and sizes of systems illustrated or specified on drawings	
J	Has the need for fuel storage provision been highlighted and if required are details indicated on drawings.	
K	Are details of stairs and guarding if required annotated or illustrated on drawings.	
L	Are details of the fabric of the building illustrated or annotated (including insulation, air tightness line etc.) Is the location of any plant within or outside the building indicated on drawings? Are thermal bridges identified and calculations provided or scheduled.	
M	Are measures of accessibility illustrated or annotated on drawings including access into the building, including ground levels, dimensions of circulation routes and provision of accessible sanitary conveniences.	
Where the answer is No is or will compliance with the relevant Parts of the Building Regulations be demonstrated in calculations, specifications or other documentation that is listed in the Schedule of Documents submitted with the commencement Notice?		

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Louis Isadore Kahn



Designers let your plans aspire too.....
Be something you want them to be.....

