



Rialtas na hÉireann  
Government of Ireland

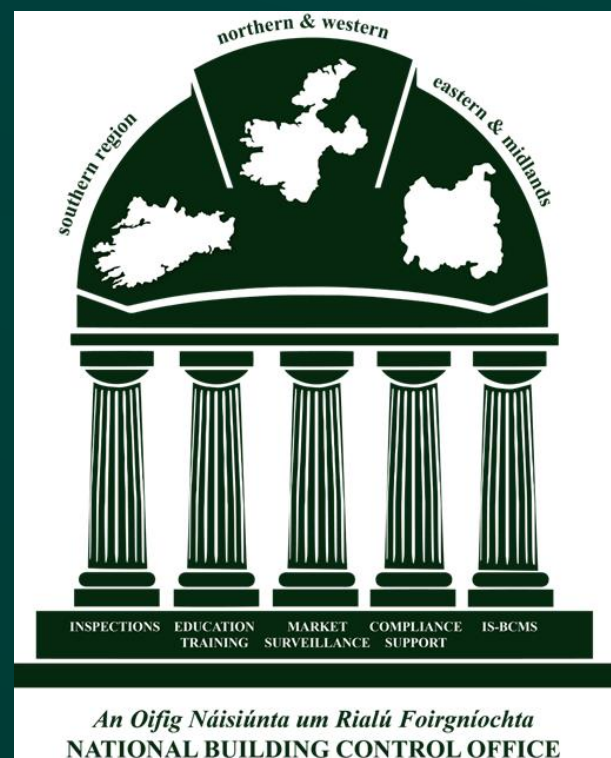
# NBCMISO CPD Day - Building Control Inspections

## Driving Compliance Through Regulatory Reform

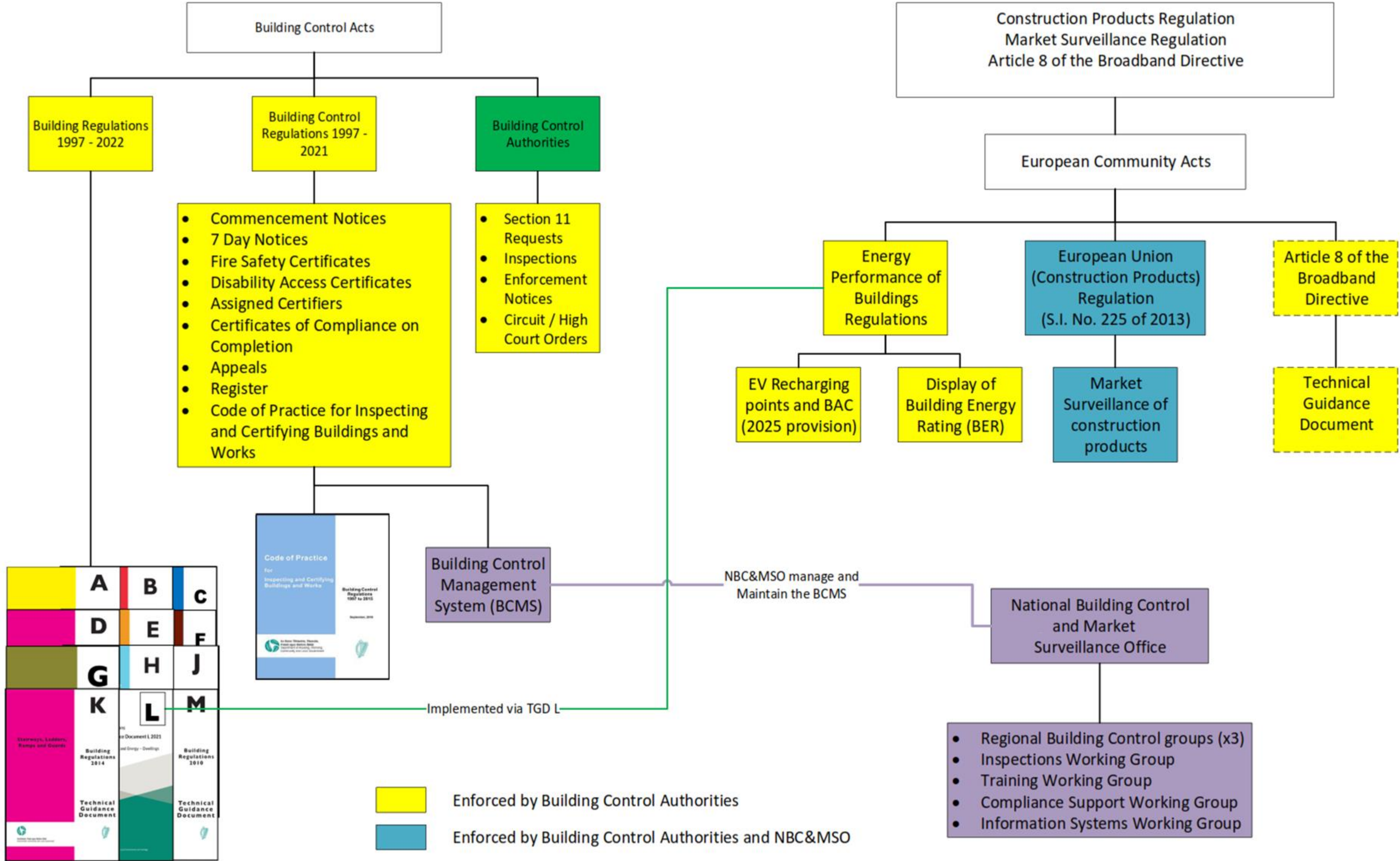
John Wickham

Senior Adviser, Department of Housing, Planning and Local Government

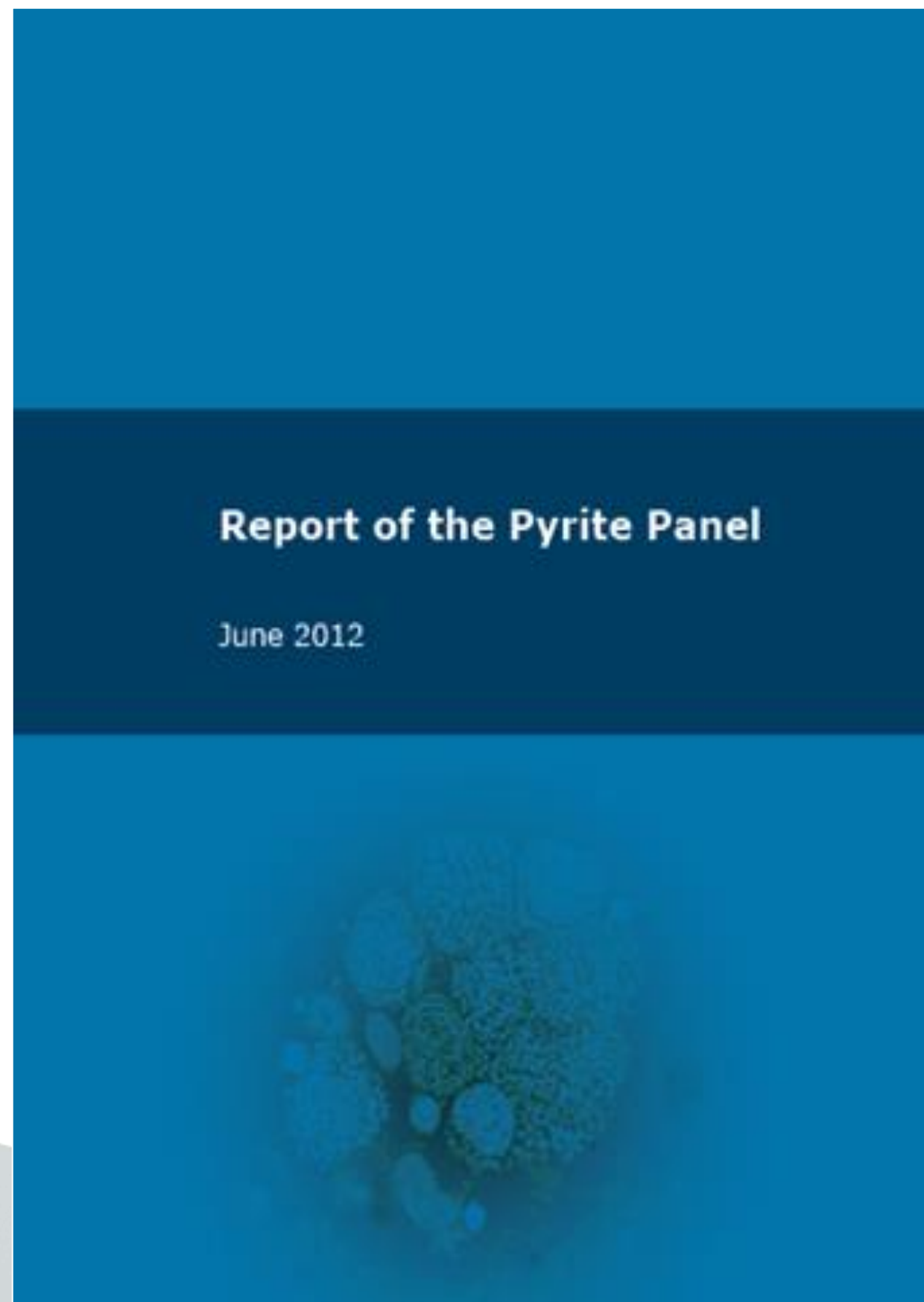
19 September 2023



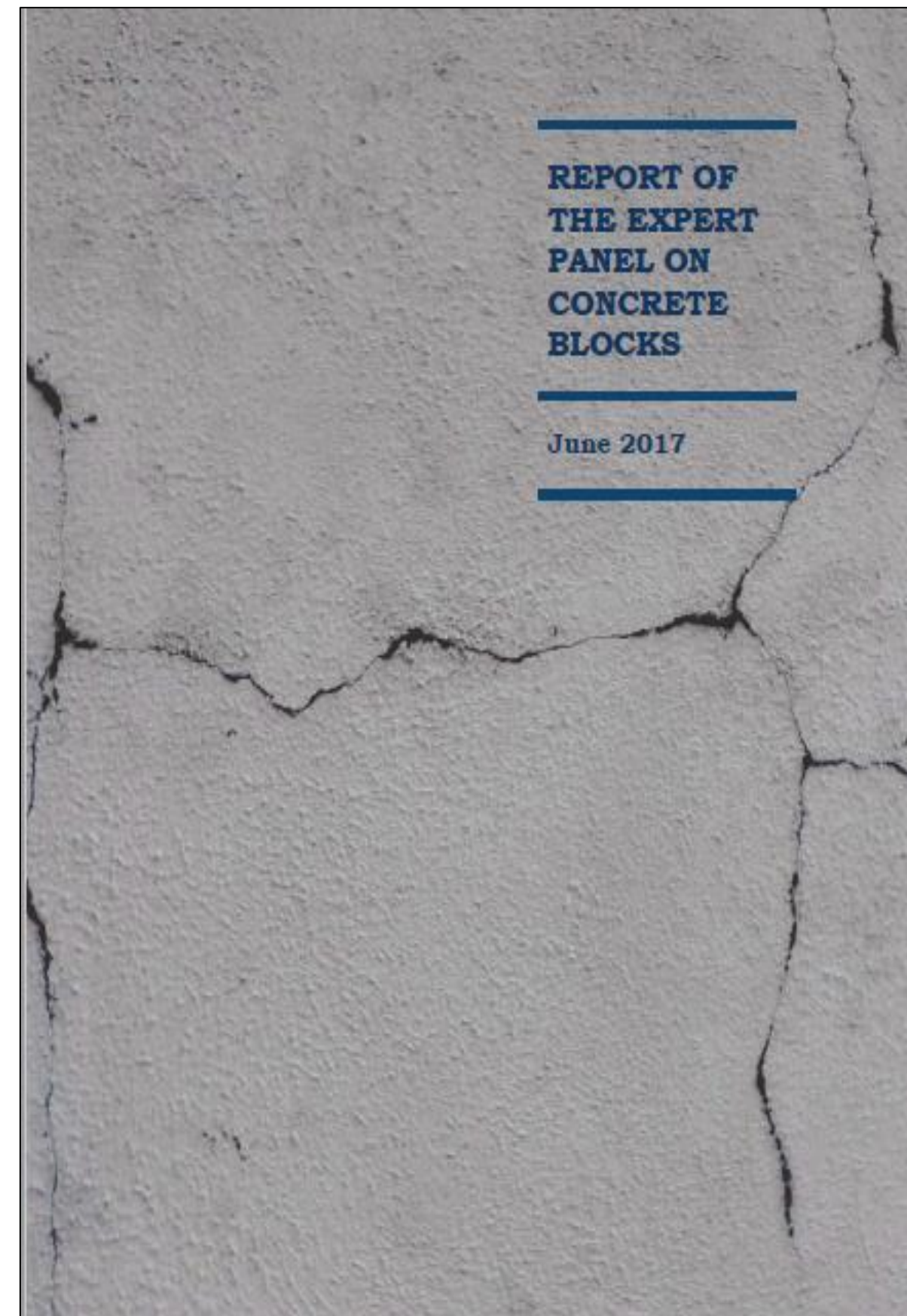
# Legislative Framework



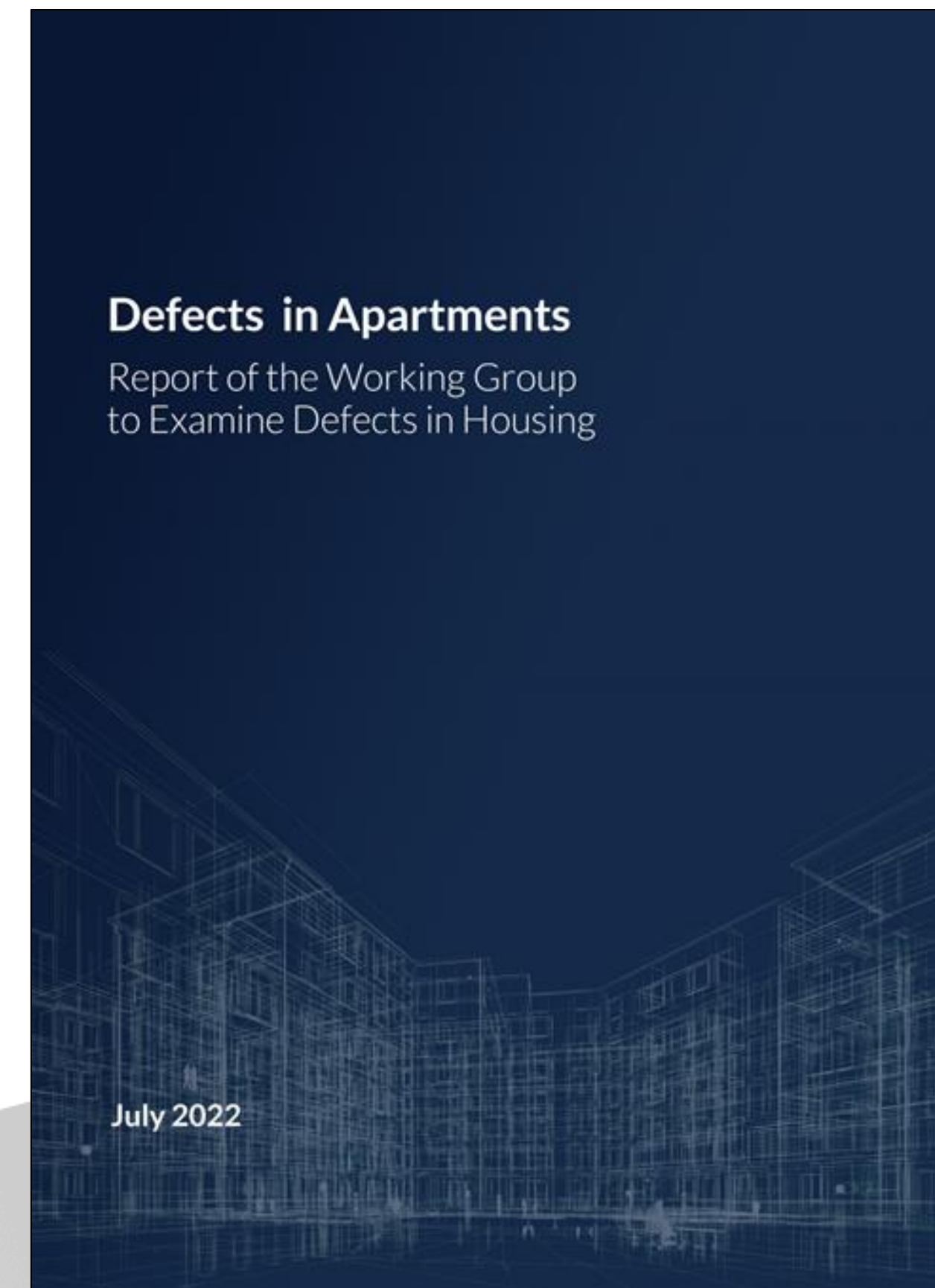
# Reports on Legacy Issues



2012



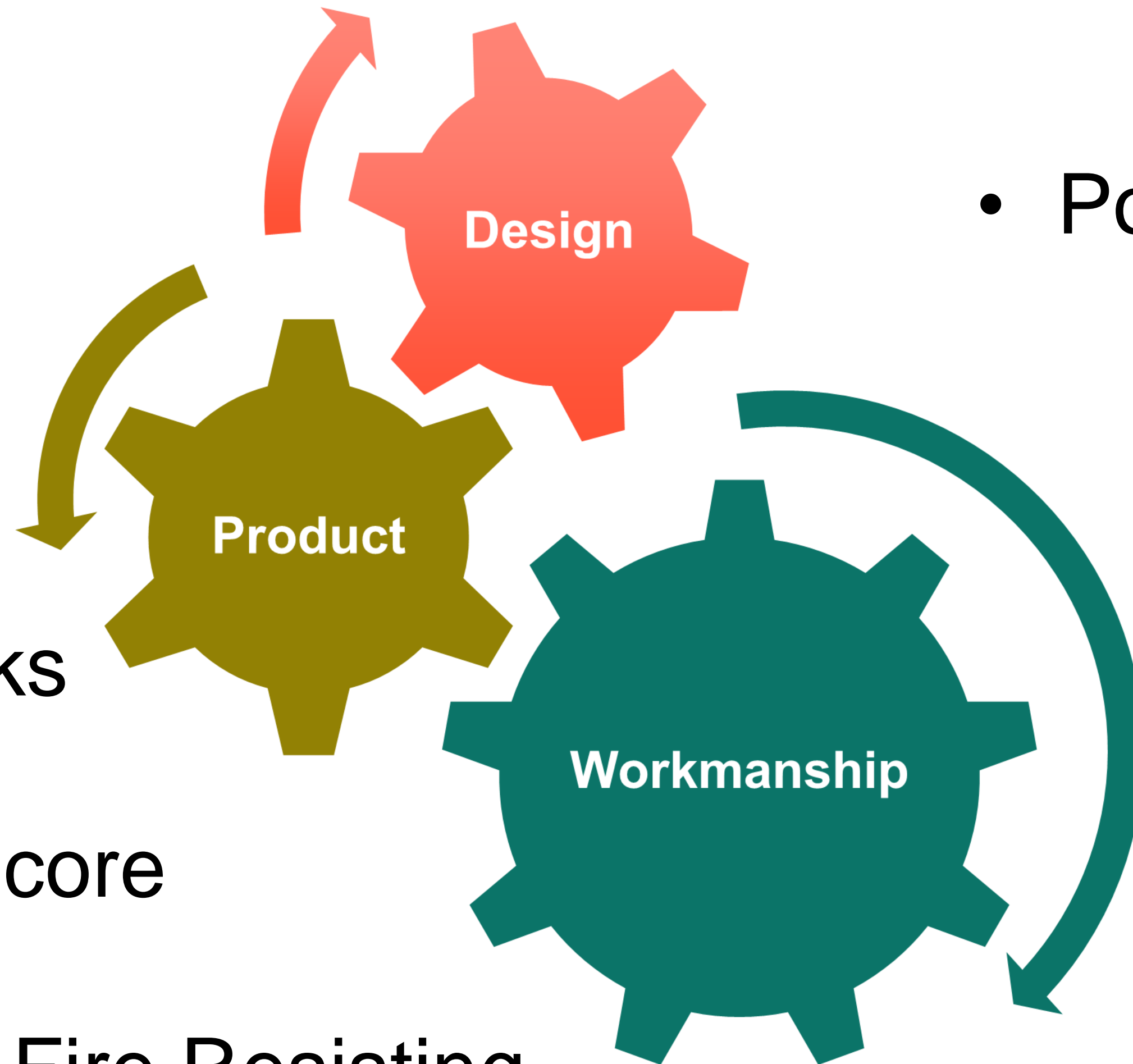
2017



2022

# Examples of Defects

- Poor Moisture Management
- Deleterious Materials
- Defective Blocks
- Defective Hardcore
- Deficiencies in Fire Resisting Compartmentation



- Poor Wall Design
- Lack of Detail Design
- Poor Design, Installation and Commissioning of Fire Detection & Alarm systems
  - Water ingress
  - Structural defects
- Ineffective Fire stopping
- Not Built as per Design

# Review of Building Control System 2011



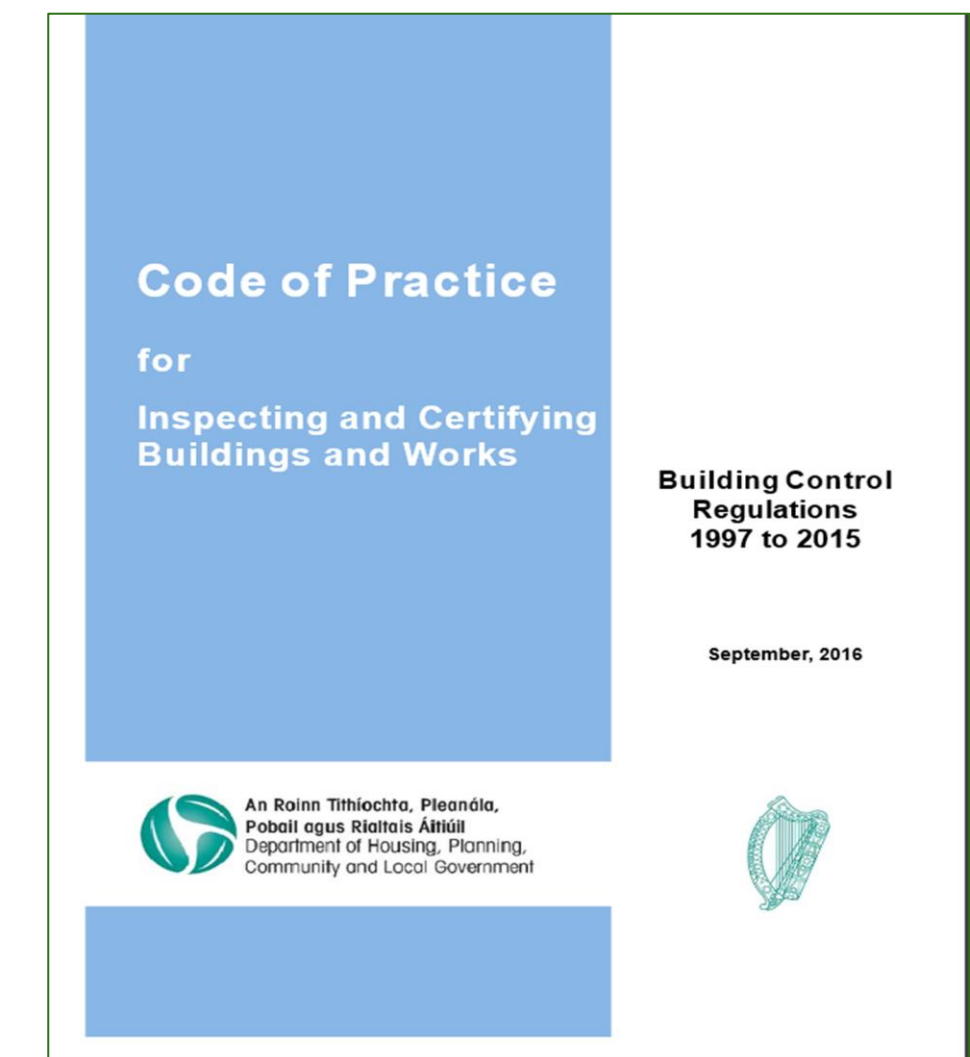
Key deficits identified in the regulatory regime;

- lack of involvement of construction professionals on site, particularly in relation to housing, and
- lack of accountability in relation to compliance with the Building Regulations.

# Building Control Reform Agenda



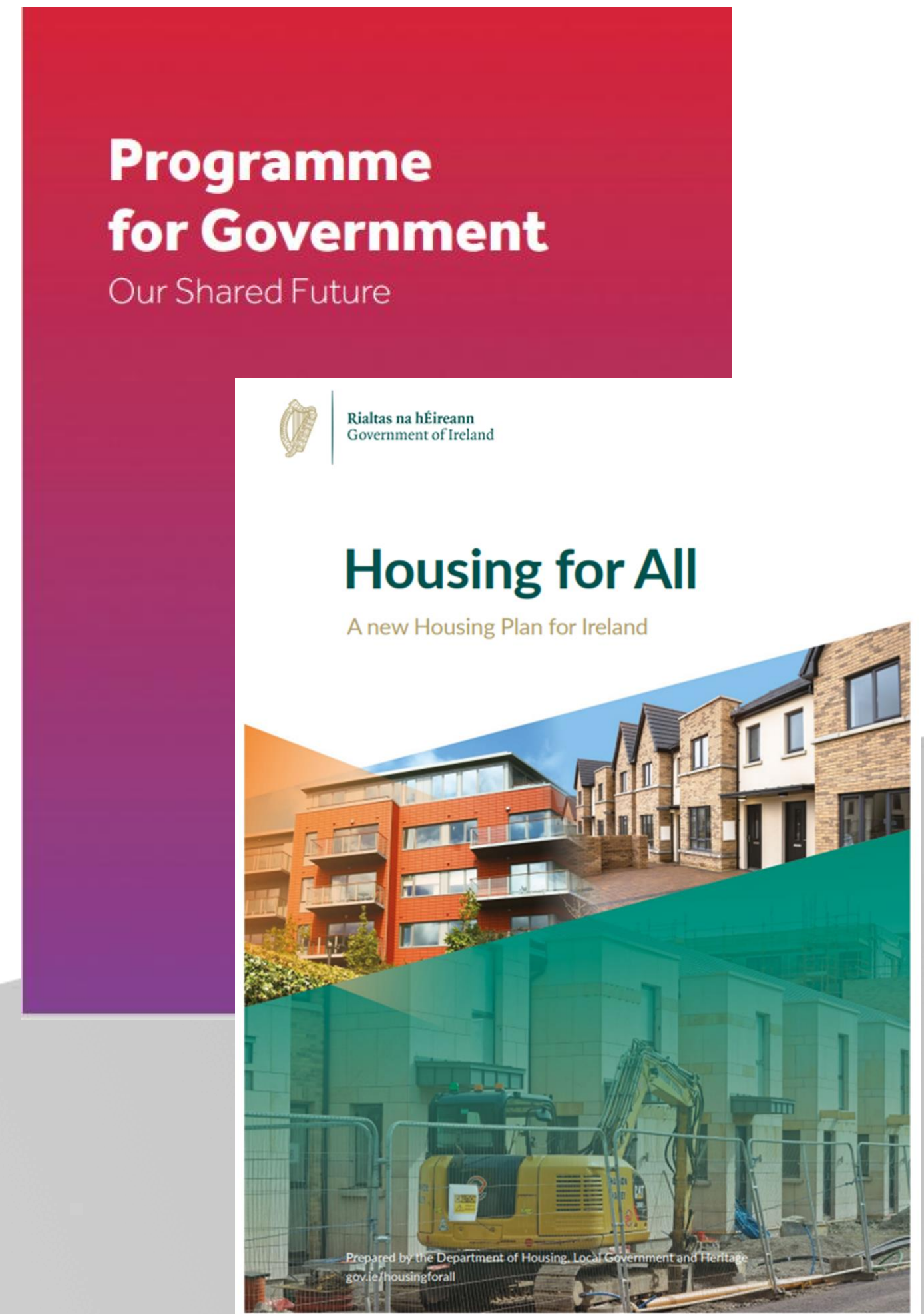
- Building Control (Amendment) Regulations 2014
- National building control management project - the establishment of the National Building Control and Market Surveillance Office
- Regulation of Providers of Building Works and Miscellaneous Provisions Act 2022.



# Building Standards Regulator



- Programme for Government (2020) & Housing for All (2021/2022)
- To strengthen the oversight role of the State, further reduce the risk of building failures and enhance public confidence in construction-related activity.
- The Regulator must have sufficient breadth of scope, effective powers of inspection and enforcement, and an appropriate suite of sanctions.



# Building Regulations Advisory Body



“.... re-establishment of the Building Regulatory Advisory Body.”

*Programme for Government (2020) & Housing for All (2021)*

Section 14 of the Building Control Act 1990

- to advise the Minister on matters relating to building regulations
- first established on 13 May 1992
- term of office of the last BRAB expired on 1 October 2012

Optimal role in context of Building Standards Regulator

## Programme for Government

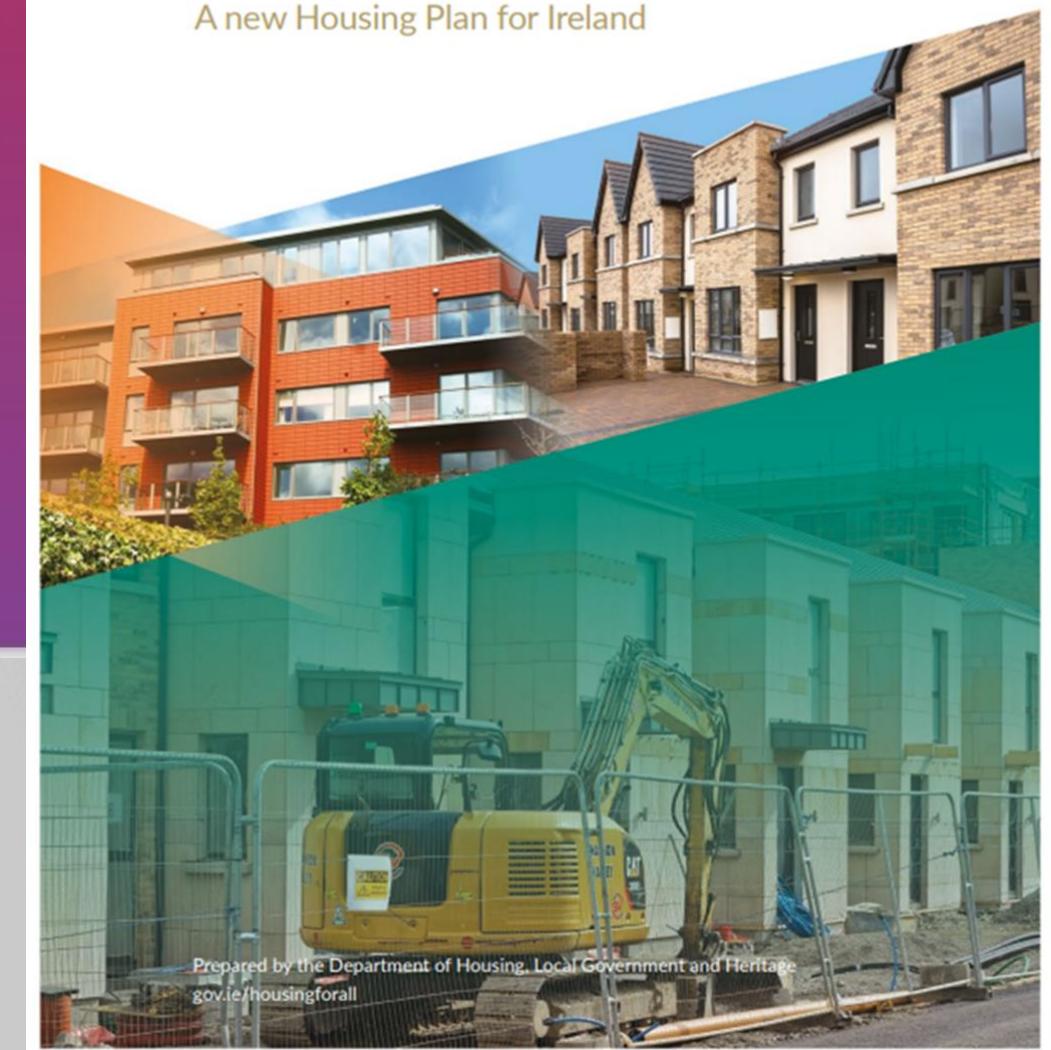
Our Shared Future



Rialtas na hÉireann  
Government of Ireland

## Housing for All

A new Housing Plan for Ireland





# Culture of Quality & Compliance



Registered Professionals

Modern Methods of Construction

Building Regulations/Energy  
Performance of Buildings  
Directive

Circular Economy

Durability

Building Regulations / Energy  
Performance of Buildings  
Directive

Construction Products  
Regulations

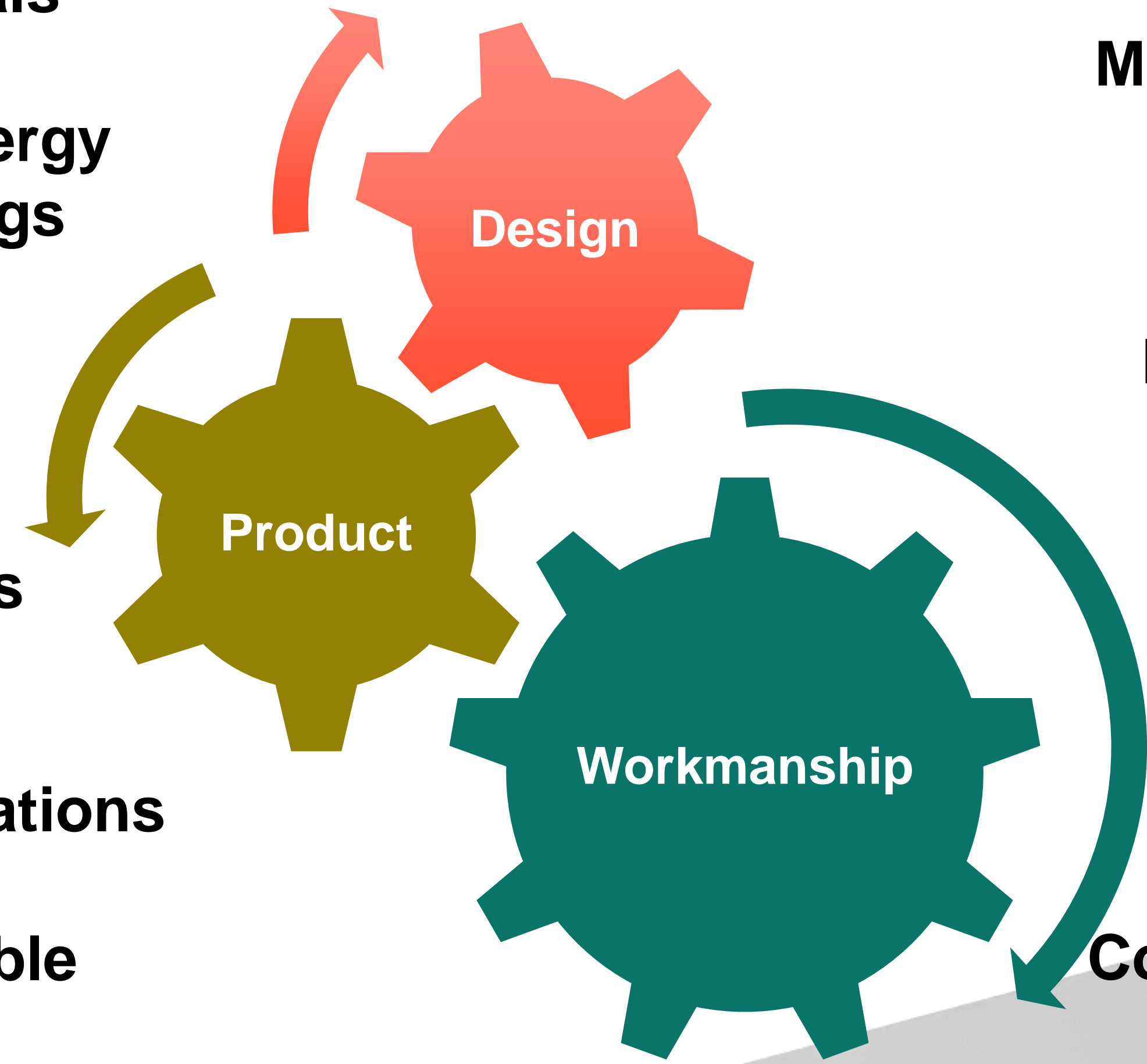
Durability

Market Surveillance Regulations

Building Control Regulations

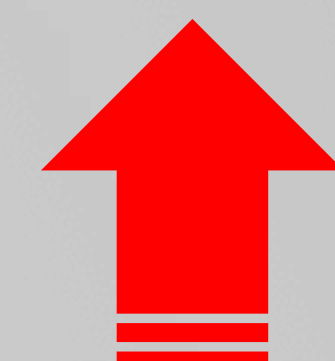
Ecodesign for Sustainable  
Products Regulation

Construction Industry Register of  
Ireland



**Building Control & Market Surveillance**

**Building Standards Regulator**





Rialtas na hÉireann  
Government of Ireland

# Thank you!

If you wish to keep up to date with changes to Building Standards please email [buildingstandards@housing.gov.ie](mailto:buildingstandards@housing.gov.ie) and ask to be added to our mailing list. You can also send an email to this address with general queries.

Please note that the Department has no function in assessing whether any particular proposal, or any completed works, complies with the Building Regulations.