

## New Building Control Regulations 2014 - Guidance Notes.

The information contained here is intended to provide practical guidance, and is not a definitive legal interpretation of the building control legislation.

In accordance with the Building Control Regulations you are obliged to submit a Commencement Notice prior to commencement of the development and it must be received by the BCA not less than 14 days and not more than 28 days before you wish to commence works. You should be also be aware that if you omit to submit a valid commencement notice, you may be unable to get a Completion Certificate for the building and this may have serious long term consequences.

The commencement notice and accompanying documentation **must now be filed electronically via the online Building Control Management System at [www.localgov.ie](http://www.localgov.ie)**. Where notices and documentation are submitted in written format, the building control authority will arrange for scanning and uploading of same for which an administrative charge will apply and statutory deadlines relating to such notices may be delayed by up to seven days. Copies of the revised commencement notice form and other documents for manual submission may be obtained from the Building Control Authority.

These Regulations strengthen the current arrangements in place for the control of building activity by requiring greater accountability in relation to compliance with Building Regulations in the form of statutory certification of design and construction, lodgment of compliance documentation, mandatory inspections during construction and validation and registration of certificates.

A revised form of Commencement Notice which must be submitted to a building control authority prior to the commencement of construction works. The Commencement Notice must henceforth be signed by the owner of the works. Where the works involve the creation of a building (including a single dwelling unit), an extension greater than 40 square meters or require an application for a Fire Safety Certificate in accordance with Part III of the Building Control Regulations 1997 to 2014. The Commencement Notice and the appropriate fee must in addition be accompanied by the following: (Refer to section 9 **S.I. No 9 of 2014**)

- General arrangement drawings;
- A schedule of design documents as are currently prepared or to be prepared;
- An online- assessment via the Building Control Management System of the proposed approach to compliance with the requirements of the Building Regulations 1997 to 2014;
- The preliminary inspection plan;
- A Certificate of Compliance (Design);
- Notices of Assignment in respect of the Builder who will carry out the works and of the Assigned Certifier who will inspect and certify the works;
- Certificates of Compliance signed by the Builder and the Assigned Certifier undertaking to carry-out their roles in accordance with the Requirements of the Building Regulations.

The Designer and the Assigned Certifier must be a **Chartered Engineer**, or **Registered Architect** or **Registered Surveyor**. Also Documentation held on file by a building control authority relevant to works or a building included on the statutory register will be accessible to any person who subsequently acquires an interest in the building concerned.