



Circular Letter: BC 04/2016

30th November 2016

Revised Code of Practice for Inspecting and Certifying Buildings and Works

To: All Building Control Authorities,

1. GENERAL

I wish to advise you that the Minister for Housing, Planning, Community and Local Government, Mr. Simon Coveney, T.D., at the Department of Housing, Planning, Community and Local Government has approved publication of a revised Code of Practice for Inspecting and Certifying Buildings and Works, with reference to Article 20G of the Building Regulations 1997 - 2015. A copy of the Code of Practice is enclosed for your attention and is available on the department's [website](#).

2. BACKGROUND

The Building Control (Amendment) Regulations 2014 (S.I. No. 9 of 2014) were introduced with effect from 1st March 2014 in order to strengthen the arrangements in place for the control of building activity.

In tandem with the introduction of S.I. No. 9 a new Code of Practice for Inspecting and Certifying Buildings and Works was published to provide guidance with respect to inspecting and certifying buildings and works for compliance with the requirements of the Second Schedule of the Building Regulations. Where a building is inspected and certified, by a professional acting as an Assigned Certifier, in accordance with the Code of Practice this will prima facie indicate compliance with the Building Control Regulations.

In April 2015 a full review and consultation process including an Open Policy Seminar on the operation of S.I. No. 9 and the effectiveness of Building Control was launched by the then Minister. This process led to the introduction of the Building Control (Amendment) (No. 2) Regulations (S.I. 365 of 2015) which provided an opt-out from the requirement to obtain statutory certification of compliance with the building regulations for new single unit developments.

3. REVISED CODE OF PRACTICE

The Revised Code of Practice was produced in close collaboration with industry stakeholders and public sector bodies. In this regard, a working Group was established by the Department of Housing, Planning, Community and Local Government comprising representatives from the Department, the Construction

Industry Council of Ireland, the Housing Agency and the Local Government Management Agency.

The revised Code of Practice will provide Assigned Certifiers with greater clarification of their role and practical guidance on how to discharge it in accordance with the Building Control Regulations. It will also improve transparency surrounding costs and improve competition. However, it does not represent a change of direction in relation to the previous Code of Practice.

A key element of the revised Code of Practice is the inclusion of additional appendices, as follows:

- Appendix B provides guidance for the development of an Inspection Plan and contains a sample application of the process to a detached non-complex dwelling house.
- Appendix C provides guidance for:
 - Builders supervising; and
 - Assigned Certifiers and other persons nominated to undertake necessary inspections ;

when supervising and inspecting the construction of a detached non-complex dwelling house.

This will facilitate greater transparency and comparison in relation to costs and will also be of assistance to owners who are constructing non-complex, detached, one-off houses and decide not to opt out of statutory certification pursuant to S.I. No.365.

The revised Code of Practice supersedes the 2014 Code of Practice.

4. ENQUIRIES

Further enquires about this circular can be addressed to Ms. Claire Darragh, Executive Officer (Tel: 01 888 2893) or to Mr. Nason Fallon, Higher Executive Officer (Tel: 01 888 2466). Alternatively, queries can be e-mailed to buildingstandards@housing.gov.ie.

Yours sincerely,


David Hannigan,

**Assistant Principal,
Housing Advisors and Building Standards**

**To: Each Chief Executive,
Each Building Control Authority,**



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