# Minimum Competency in Building Control
# Course Overview

The National Building Control Office, in collaboration with LASNTG, has developed a new training course for Building Control Personnel. The course is a 6 day modular course with each day focusing on a separate Building Control element as detailed below:
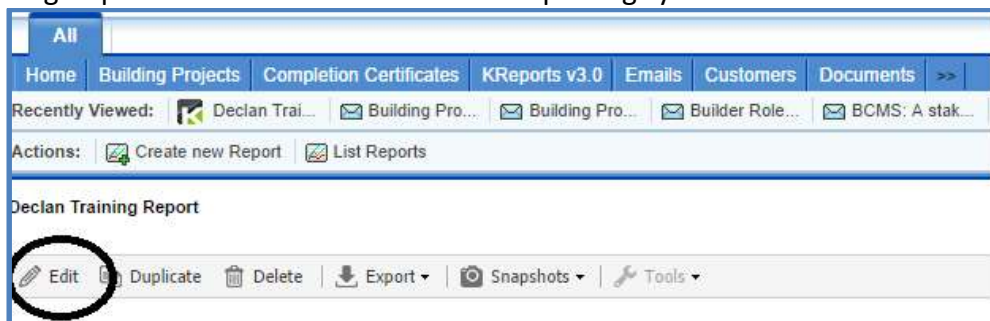
## Built Environment Legislation Overview

- Building Control Act
- Building Regulations
- Building Control Regulations
- EU Construction Products Regulations, and Market Surveillance
- EU Energy Performance in Buildings Directive
- Other Built Environment Legislation, Planning, Housing, Roads, Dangerous Structures, Derelict Sites, Fire Services Acts



## Building Control Management System (BCMS)

- Drupal (front end) - Notice, Application, Certificate Submission
- CRM Sugar (back end) - Notice, Application, Certificate Validation
- CRM - info@localgov.ie - Responding to Complaints/Queries
- Statutory Building Control Register
- K-Reporting to produce Service Indicators and Reporting system

**Building Regulations Overview**

- Requirements of the second schedule of the Building Regulations parts A to M.
- Locating compliance information for design and building works
- Requirements brief of the TGDs for Part A Structure, Part B Fire Safety, Part C Site Preparation and Resistance to Moisture, Part D Materials and Workmanship, Part E Sound, Part F Ventilation, Part G Hygiene, Part H Drainage and Waste Disposal, Part J Ventilation, Part K Stairways, Ladders, Ramps and Guards ,Part L  Conservation of Fuel and Energy Dwellings & other than Dwellings, Part M Access and Use



**Inspections and Inspection Procedures & Policy**

- Powers of Inspection Section 8
- First principal approach to Random, Risk-Based & Complaints Based inspections
- Inspection purpose, policy procedures and processes
- Requirements for Building Control Officers, Authorised Officers and warrants for inspections
- Requirements for taking, maintaining and keeping of records and contemporaneous site notes including recording in the BCMS.



**Enforcement –Legal**

- Irish Legal system
- Building Control Powers
- Offences and enforcement process
- Penalties and remedies including requirements for Section 12
- Court Proceedings
- Procedures for effectively presenting evidence in Court



**Compliance and Support**

- Code of  Practice for Inspection & Certifying Works
- Framework for Building Control Authorities
- Frequently Asked Questions (FAQs)
- Best Practice Guidance for addressing Building Control Issues