

# Impact of national policy and legislation on building

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Comhshaol, Oidhreacht agus Rialtas Áitiúil  
Environment, Heritage and Local Government

# Partners in a Process – Overseers of Standards in Construction

- Department of the Environment Heritage & Local Government
- Building Regulations Advisory Board
- Local Authority Building Control
- Professionals in Private Practice  
*Architects / Engineers / Surveyors*
- Private Warranty Company Inspectors  
*(Homebond / Premier)*
- National Standard Authority of Ireland (NSAI) / Irish Agreement Board
- Approval Bodies (IAB, BBA, BRE etc)
- Sustainable Energy Ireland (SEI)



# Acts, Regulations & Directives

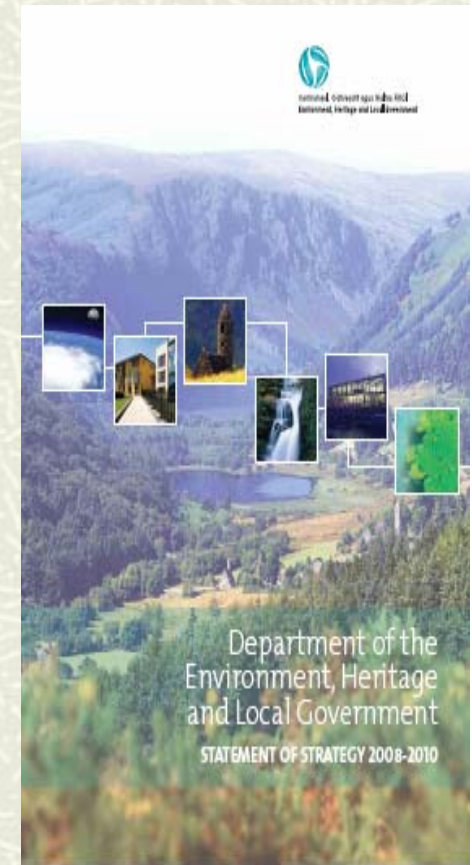
- **Building Control Act 1990 / 2007**
- **Building Regulations**
- **Building Control Regulations**
- **European Communities (Energy Performance of Buildings) Regulations (S.I. 666 of 2006)**
- **Construction Products Directive 89/106 EEC**
- **European Communities Regulations 1992 (S.I. No. 198 of 1992) and European Communities Regulations 1994 (S.I. No. 210 of 1994) *(implemented the CPD in Ireland)***
- **Housing (Floor Area Compliance Certificate Inspection) Regulations 2004 (S.I. No. 128 of 2004)**
- **Finance Act 2004**



# Housing Policy

*‘For every household to have a good quality dwelling suited to its needs in local communities that are sustainable’*

Department of the Environment Heritage & Local Government, Statement of Strategy 2008-2010



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# Floor Area Compliance Certification

- Required by a vendor of a new dwelling of floor area not less than 38 sq m and not greater than 125m<sup>2</sup> to enable an owner occupier purchaser to claim for stamp duty exemption.
- **This Certificate confirms that the Dwelling:**
  - (a) Floor area is not less than **38m<sup>2</sup>** and not greater than **125m<sup>2</sup>**.
  - (b) complies with the standards of construction as set down by the Minister for the Environment, Heritage and Local Government in the Housing (Floor Area Compliance Certificate Inspection) Regulations 2004 (S.I.No.128 of 2004) and in explanatory memorandum HA1, provided the house has been is built strictly in accordance with the plans submitted to the Department.



# FACC TECHNICAL STANDARDS

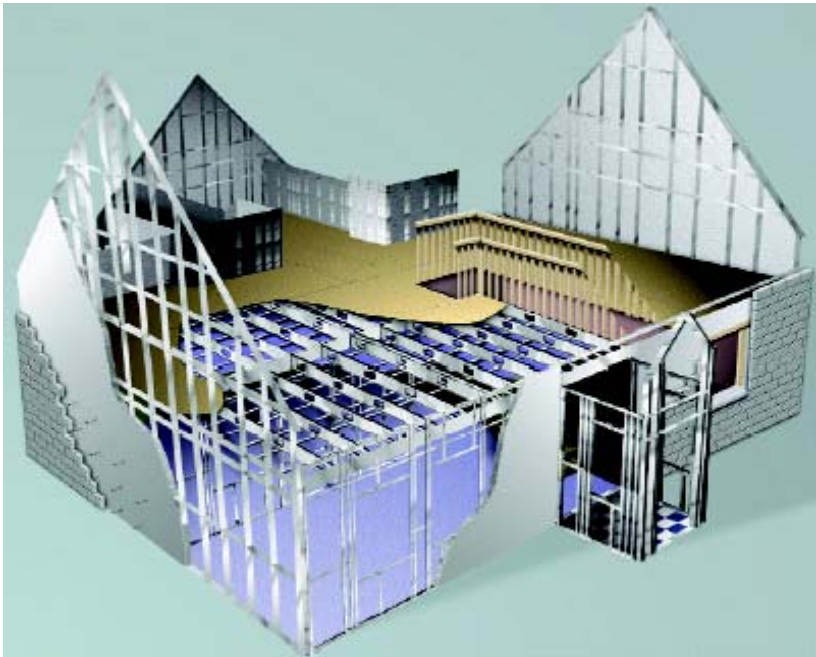
- Good design
- Compliance with the requirements of the Building Regulations
- Certification of materials and methods of construction
- Use for residential purposes
- Conditions of use
- Climatic conditions
- Key elements: 60 year durability



# Diversity of Modern Housing Construction

- The fabric of new apartments and houses has changed in a short period of time due to the introduction of new materials and methods of construction
- The proportion of off-site construction has increased
- Lighter elements have replaced to varying degrees heavier concrete components
- Energy reduction requires change





# Modern methods

Panellised steel frame



Structural insulated panels (SIPs)



Composite panels



Tunnel form construction

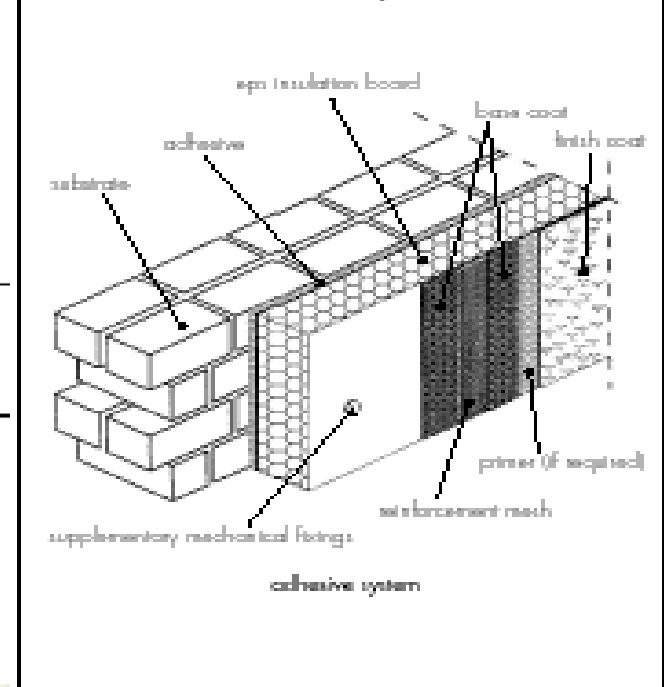
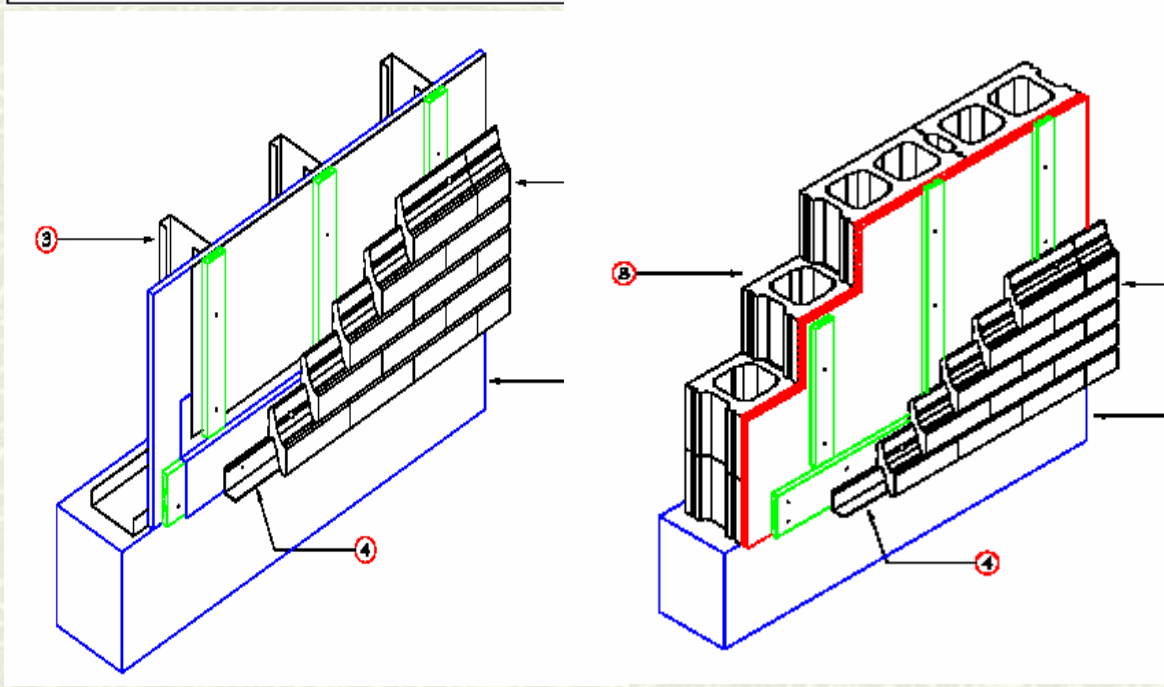
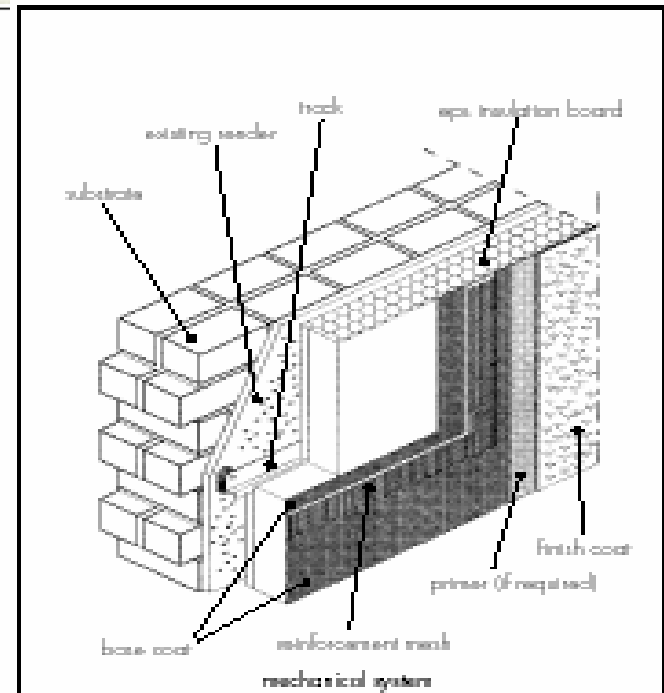
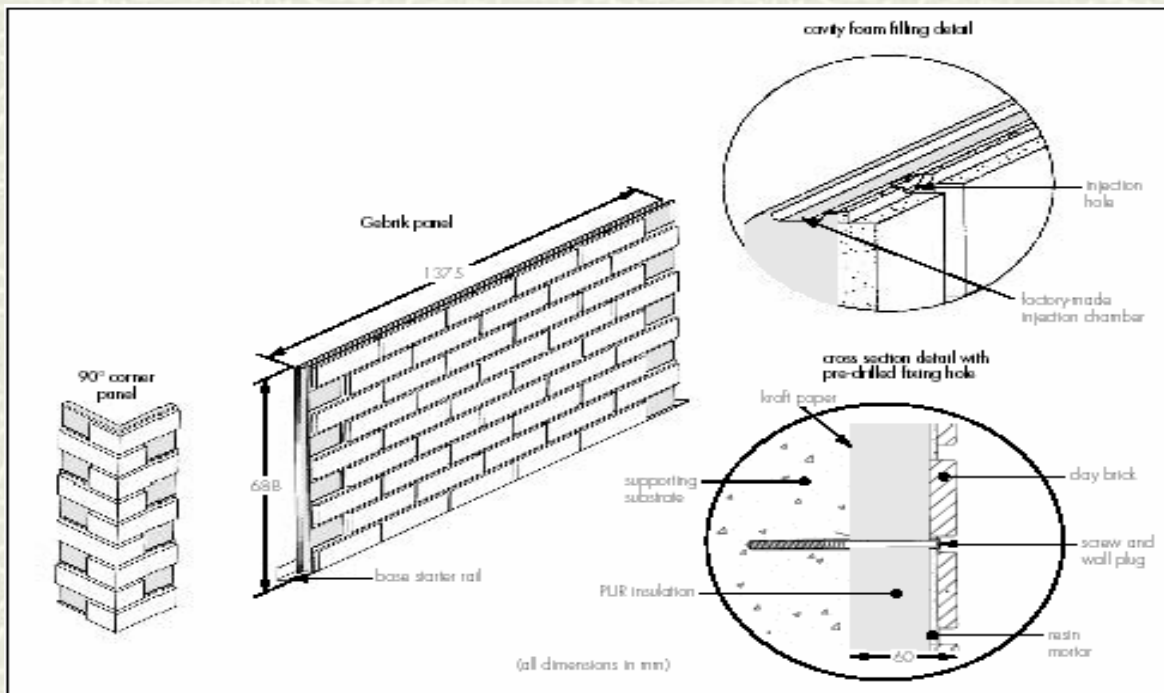


Insulating formwork



Aircrete block and plank







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# Building Regulations

## Second Schedule – Part D - (2000)

- **“Proper materials”** – ..materials fit for use...intended and for conditions in which... to be used and includes materials which:
  - (a) bear CE marking, or
  - (b) comply with Harmonized Standard, European Technical Approval or National Technical Specification under Construction Products Directive, or
  - (c) comply with appropriate Irish Standard or **Irish Agrment Board Certificate** or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability.
  
- A proper standard of workmanship and the appropriate use of any material is essential to achieving compliance with the requirements of the Regulations.



# Certification Contents

- **D3** – The ..... Walling System, as certified in this Irish Agrément Board Certificate, is comprised of proper materials fit for their intended use
- **D1** – The ..... Walling System, used in accordance with this Irish Agrément Board Certificate, meets the requirements for workmanship
- Competent, qualified and experienced structural engineers, shall assess that any proposed design complies with relevant building regulations
- The modules of the ..... Building System shall be installed and maintained strictly in accordance with the ..... Building Systems Technical Manual
- Installation must only be carried out by operatives formally trained by ... Structural Buildings
- The Installation Manager on each site is responsible for ensuring each installation is carried out correctly and for producing and retaining quality control records.

# Best Practice Criteria

- Established statutory requirement to design and build in compliance with Building Regulations
- Overall Project Coordination and Control
- Detailed Design by Qualified Professionals
- Use Certified Materials and Methods of Construction
- Training
- Supervision
- Sign-off

