



*20211222 NBCMP Open Data Portal –
Data Collected -
Certificate of Compliance on
Completion & BCMS Certificate Details*

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Dublin City Council



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

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DOCUMENT HISTORY

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D01	First Draft	Draft	30/11/2021	K. Minjon
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DEFINITIONS

“Principal Regulations” means [Building Control Regulations 1997](#) (S. I. No. 496 of 1997) as amended.

Certificate of Compliance on Completion

A Certificate of Compliance on Completion, supplied by the Assigned Certifier and Builder, certifies that the building or works have been carried out in accordance with the Building Regulations. A Certificate of Compliance on Completion shall be submitted for any works where a Commencement Notice with Additional Documentation or 7 Day Notice was submitted to a Building Control Authority.

The Form of Certificate of Compliance on Completion must be accompanied by the “*Inspection Plan as Implemented*” and is set out in three parts:

Part A – of a Certificate of Compliance on Completion must be signed by the Builder as described in the Commencement Notice with Additional Documentation or 7 Day Notice as submitted to a Building Control Authority unless there was a “*change of Builder during the project*”. The Builder must be a “*competent person*” and certifies “*that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned*”.

Part B – of a Certificate of Compliance on Completion must be signed by the Assigned Certifier as described in the Commencement Notice with Additional Documentation or 7 Day Notice as submitted to a Building Control Authority unless there was a “*change of Assigned Certifier during the project*”. The Assigned Certifier must be a “*competent person*” and certifies that “*the building or works is in compliance with the requirements of the Second Schedule of the Building Regulations, insofar as they apply to the building or works concerned*”.

The Assigned Certifier must be competent in relation to the works involved and be either an Architect on the register maintained by the RIAI under Part 3 of the Building Control Act 2007; or a Building Surveyors on the register maintained by the SCSI under Part 5 of the Building Control Act 2007; or a Chartered Engineers on the register maintained by Engineers Ireland under section 7 of the Institution of Civil Engineers of Ireland (Charter Amendment) Act 1969.

The Annex – must consist of a “*Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.*”

The Assigned Certifier confirms in the Certificate of Compliance on Completion that “*Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the Annex*”.

Inspection Plan as Implemented – must accompany the Certificate of Compliance on Completion. This must be implemented by the “Assigned Certifier in accordance with the [Code of Practice referred to under Article 20G\(1\)](#) or a suitable equivalent”. The Assigned Certifier confirms in the Certificate of Compliance on Completion “*that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by them having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled*”

Builder

“Builder” means a competent builder assigned by the Building Owner, to build and supervise the works in accordance with the Building Control Regulations.

Assigned Certifier

“Assigned Certifier” means the competent, registered professional person assigned by the Building Owner to inspect and certify works in accordance with the Building Control Regulations;

Competent Person

“Competent Person”: a person is deemed to be a competent person where, having regard to the task he or she is required to perform and taking account of the size and/or complexity of the building or works, the person possesses sufficient training, experience and knowledge appropriate to the nature of the work to be undertaken.

Valid

“Valid” in relation to a Certificate of Compliance on Completion given under Article 20F(1) of the Principal Regulations, means where the Certificate of Compliance on Completion having been received by the building control authority concerned, the authority considers in accordance with Article 20F(4) of the Principal Regulations that it complies with the requirements of Article 20F(3) of those Regulations.

Commencement Notice Useful Links

NBCO CORE VALUES: PROMOTION | COLLABORATION | COMPLIANCE | BUILDING REGULATIONS



For information on Commencement Notice Submission click on YouTube Channel and view videos for:

<https://www.youtube.com/channel/UCCCiy80kctZ34oujewzgKEA/featured>

[BCMS How to Submit a Certificate of Compliance on Completion](#)

FORM OF CERTIFICATE OF COMPLIANCE ON COMPLETION

BCMS

Building Control Management System

Unique Identifier: _____
(for official use only)

Certificate of Compliance on Completion
Building Control Acts 1990 AND 2007

(Article 20F)

Building Control Authority: _____

1. This certificate relates to Commencement / 7 Day Notice reference no. _____
in respect of the following building or works:

Part A — Certificate signed by Builder

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.

3. I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications, ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature: _____ Date: _____
(to be signed by a Principal or Director of a Building Company only)

Name: _____

Address: _____

Tel: _____ Fax: _____

Email: _____

Construction Industry Register Ireland registration number (where applicable): _____

Part B — Certificate signed by Assigned Certifier

5. I confirm that I am the Assigned Certifier assigned by the owner to inspect and certify the building or works concerned.

6. Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part III C of the Building Control Regulations are included in the Annex (see attached).

7. I now confirm that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.

8. Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.

Signature: _____ **Date:** _____

Registration No.: _____

(where the signatory is an employee) On behalf of: _____

Name & Address: _____

Tel: _____ Fax: _____

Email: _____

Practice registration number (where relevant): _____

ANNEX

Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

(Details of relevant plans, etc. may be listed below and attached hereto)

BCMS CERTIFICATE DETAILS

FIELD LABEL	OPTIONS	SUB-GROUPS
Is this a Pre-Notification of Completion?	Yes/No	
Notified Completion Date		
Type of Completion Certificate		1. Full Completion of Buildings or Works 2. Phased Completion of Buildings or Works 3. Completion of Some Buildings
FSC (If applicable)		
DAC (If applicable)		
Description of works completed under this Certificate of Compliance on Completion		

BCMS – OPEN DATA RELATIONSHIP DIAGRAM

