



Common Compliance Issues Identified During Building Control Inspections of Dwellings

Please Note

This is not an exhaustive list and it does not cover all potential non-compliances.

Responsibility for ensuring full compliance with the Building Regulations remains with the Owner, Builder and Designer of the works.

You are strongly advised to review your design to ensure that it is in full compliance with all Parts of the Building Regulations.

Part A – Structure

Number of wall ties per m ² in cavities >100mm.....	(TGD A 2012 - Paragraph 1.1.3.27 & SR 325)
Spacing wall ties around opes.....	(TGD A 2012 - Diagram 9 & SR 325)
Notches and holes in timber joists.....	(TGD A 2012 - Paragraph 1.1.2.5)
Strapping of walls and floors.....	(TGD A 2012 - Paragraph 1.1.3.24)
Strapping of walls and roofs.....	(TGD A 2012 - Paragraph 1.1.3.25)

Part B – Fire Safety

Final Exits. Locks operable without use of a key.....	(TGD B 2017 – Para 1.3.9.7)
Fire stopping to vents in fire resisting ceilings.....	(TGD B 2017 – Table 3.4)
Installation of smoke alarms in all habitable rooms.....	(TGD B 2017 - Paragraph 1.3.6)
Use of optical smoke detectors on ground floor.....	(TGD B 2017 - Paragraph 1.3.6.3)
Correct location of fire alarms (min 300mm from other features).....	(TGD B 2017 - Paragraph 1.3.6.3)
Height of escape windows.....	(TGD B 2017 - Paragraph 1.3.7.1)
Fire stopping at the top of party walls.....	(TGD B 2017 - Diagram 10)
Cavity barriers at the top of cavity walls including gable walls.....	(TGD B 2017 – Paragraph 3.6.2)
Cavity barriers in timberframe – firm butting/lapping of joints to avoid sagging	(IS 440)

Spacing of screw fixing in timber frame party walls.....(See manufacturer's instructions)
Fire Resistance of walls, floors and roofs.....(TGD B 2017 – Supplementary Guidance**)

** "Supplementary Guidance to TGD B (Fire Safety) Volume 2 Dwelling Houses 2017. Guidance on Fire Resistance of Walls, Intermediate Floors and Trussed Roofs in Dwellings" is available on www.gov.ie

Part C – Site Preparation & Resistance to Moisture

Provision of weep holes above windows (particularly brick).....(TGD C 1997 & SR 325 2013)
Provision of weep holes in timber frame construction.....(IS 440:2009 Paragraph 9.7.15)
Sealing of service penetrations in radon barrier.....(TGD C 1997 + A 2020- Paragraph 2.13)
Openings in rising walls to aid radon extraction.....(TGD C 1997 + A 2020- Paragraph 2.15)
Under floor fill material – gas permeable material.....(TGD C 1997 + A 2020)– Para 3.1.4)
Use of T3 blinding (sand) to protect radon barrier.....(TGD C 1997 + A 2020– Para 3.1.4)
DPM detail at external wall cavity (stepped up).....(TGD C 1997 + A 2020 – Para 3.2.6 & Diagram 5)

Part E - Sound

Location of vent pipes & other opes near party walls.....(TGD E 2014 - Diagram 6,10,15)
Avoiding double coursing of blockwork in party walls.....(TGD E 2014 - Diagram 14)
Avoiding toothing blockwork at party wall/flanking wall junction.....(TGD E 2014 - Diagram 5)
Sound resisting cavity stops in party walls.....(TGD E 2014 - Diagrams 5 & 18)
Sound isolation and decoupling of drylined party walls.....(TGD E 2014 - Diagram 8)

Part F - Ventilation

Background ventilation in utility rooms.....(TGD F 2019 – Table 3)
Background ventilation calculations, air permeability value.....(TGD F 2019 – Table 3)
Ventilation of pitched roofs at wall plate level.....(TGD F 2019 – Diagram 11)
Ventilation of flat roofs.....(TGD F 2019 – Diagram 11)
Ventilation Systems to be Designed, Installed,
Commissioned & Validated by Competent Persons.....(TGD F 2019 – 1.2.1.10)

Part G - Hygiene

Insulation of raised cold water storage tanks within the roof space.....(TGD G 2008 - Paragraph 1.9.2)
Moisture resistant board to support cold water cistern.....(TGD G 2008 – Diagram 3)
Insulation of underground cold water pipes.....(TGD G 2008 - Diagram 1)

Part H – Drainage & Groundwater

Protection of pipes in rising walls from settlement (not solidly built in) (TGD H 2016 - Diagram 12)

Part J – Heat Producing Appliances

Provision of Carbon Monoxide alarms.....(TGD J 2014 - Paragraph 1.5)
System Chimneys – requirements for Carbon Monoxide alarms.....(TGD J 2014 - Paragraph 1.5.2.1)
Provision of notice plates for hearths and flues.....(TGD J2014 - Paragraph 1.8)
Minimum hearth sizes for stoves.....(TGD J 2014 - Diagram 12 & 18)
Permanent ventilation to stoves where MVHR systems are installed.....(TGD J 2014 – Paragraph 1.3.2)

Part K – Stairways, Ladders, Ramps and Guards

Height of windows above finished internal floor level.....(TGD K 2014 – Paragraph 2.4)
Guarding heights above climbable window sills.....(TGD K 2014 – Paragraph 2.4)
(**NB** Windows for Escape or Rescue must also comply with the requirements set out in Paragraph 1.3.7 of TGD B 2017)

Part L – Conservation of fuel and energy

Correct fitting of cavity wall insulation boards without gaps
Insulation, thermal bridging and ventilation at junction of wall & ceiling
Access to cisterns, services and fittings in the roof space.....(TGD L 2019 Appendix B.5)
Air pressure testing required on **all** dwellings on site.....(TGD L 2019 – Para 1.5.4.2)
(**Note** - Backstop value: 5m³/hr/m²)
Thermal Bridging details & Quality assurance.....(Approved Construction Details)
Thermal Bridging details – Dormer windows
 - Steel columns supporting bay windows
 - Structural steel above openings

Part M – Access and Use

- Edge protection to slopes & landings at the main entrance.....(TGD M 2010 – Paragraph 3.1.2.1)
- Width of WC doors relative to adjacent corridor widths.....(TGD M 2010 – Table 4 & Diagram 33)
- Corridor width – must allow turning into the accessible WC.....(TGD M 2010 – Table 4 & Diagram 33)
- Provision of clear unobstructed space within accessible WC.....(TGD M 2010 - Diagram 34/35)
- WC – Swing of WC door not to obstruct access into the accessible WC(TGD M 2010 – Diagrams 33 - 35)
- WC layout – permit wheelchair to manoeuvre into clear space adjacent to toilet..(TGD M 2010 - Diagram 34/35)