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15th January 2014

Minister Phil Hogan

Department for the Environment, Community and Local Government
Custom House
Dublin 1

Dear Minister Hogan

The RIAI wrote to your Assistant Secretary General on 21st November, raising a number of issues that were of concern to the RIAI. The final point of that letter related to 'Transitional arrangements, lead times and procurement'. We have great concerns about delays, cost increases and potential disputes.

It is just over six weeks before the Building Control (Amendment) Regulations, 2013 are scheduled to come into force. As of today, the Code of Practice for Inspections has not been finalised; the electronic systems for lodgement of Commencement Notices and Design Certificates have not been tested or rolled out; the construction contract forms – whether for private or for publicly funded works – have not enough information to have been amended to take account of the necessary changes; and the finalised versions of the Design and Completion certificates are not yet available in Iris Oifigiúil, for reference in contracts now being entered into, and to allow their reasonableness and insurability to be formally verified.

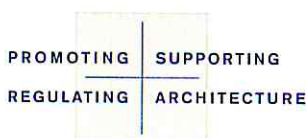
To proceed in the absence of these crucial elements runs the increasing risk of unforeseen delay in construction projects, embroiling new contracts in claims for additional payment, and in increased costs for building owners, for commissioning bodies and house-purchasers, and ultimately for the taxpayer.

For these reasons, we ask that you now defer the introduction of these regulations for a period of 6 months. Any deferral would allow us to address to the advantage of the State, the consumer, the client and the construction sector alike.

I am available at short notice to discuss the above with you or your officials.

Yours sincerely

Robin Mandal
President



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