OPEN LETTER TO MINISTER PHIL HOGAN, T.D.
Department of Environment, Community and Local Government
Custom House,
Dublin 1.
minister@environ.ie

Date:
16th December 2013.

Re: Building Control (Amendment) Regulations – S.I. 80

Dear Minister.

We are writing as architect members of the RIAI.

As you are aware, there is widespread concern about S.I. 80 among our profession. This is not reactionary or vexatious but a deeply held view that there are aspects of the new Building Regulations that need to be improved if you are to achieve your worthy objective of making the building process better and protecting consumers. These views were reflected in an almost unanimous expression of concern - over 500 votes to 8 - at the recent RIAI EGM, probably the largest ever gathering of architects in Ireland.

In addition to our views of the detail of S.I. 80, we are worried about a lack of readiness in many of the necessary administrative systems. These need more work, so that premature implementation does not end up in confusion or in a delay in the roll out of badly needed construction projects, forming an essential part of the Government's overall economic programme.

For these reasons, echoing the formal letter you received recently from the RIAI, we ask you to postpone the implementation date to facilitate:

• introduction of tested IT systems in the various BCAs,
• amendment of the relevant forms of Building Contracts,
• introduction of an appropriate Latent Defects Insurance system,
• completion of the development of a full registration system for Contractors and Sub-contractors,
• consultation with stakeholders from outside the construction sector, to improve the regulations for all parties in the process,
• the amendment of S.I. 80 to take into account some real and significant shortcomings in the current drafts including a meaningful independent inspection system overseen by the Building Control Authorities.

Yours Sincerely,

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Aiden Kearney, MRIAI
Alan Mee MRIAI
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