

# Building Regulations in Northern Ireland: What's next?

# Review of the Building Regulations (NI) Order 1979 (as amended 1990)

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- **What is the 1979 Order, and what does it do?**
- **Why review the Order?**
- **What will be in the new legislation?**

# What does the 1979 Order do?

- Powers, duties and responsibilities;
- Establishes matters for which building regulations may be made;
- Rights of appeal;
- Sets enforcement procedures;
- Creates penalties and offences; and
- Sets out the “principles” of building regulations

# Why review the 1979 Order?

- The Order has been substantially unchanged for over 25 years;
- Recent developments in GB and EU:
  - Building (Scotland) Act 2003
  - Sustainable and Secure Buildings Act 2004
  - Building Control Bill 2005 (RoI)
  - European Directives
- Need to create legislation that meets the needs of the industry into the 21<sup>st</sup> century.

# What has happened so far?

- **June 2003 - scoping exercise began;**
- **2 rounds of public consultation: Jan-May 2004 and July-November 2005**
- **Bill instructions issued to the Office of Legislative Counsel**

# Proposals – some examples

- **Expansion of “principles” of building regulations (Article 5(5) of 1979 Order)**
  - **To facilitate sustainable development;**
  - and**
  - **To further the enhancement or protection of the environment;**
- **Expansion of Schedule 1 matters;**
- **Move from “deemed-to-satisfy” to guidance documents**

# Proposals – some examples

- **Introducing powers to address dangerous buildings;**
- **Off-site inspection of prefabricated or modular components;**
- **Multiple unit applications;**
- **Removal of Crown exemption; and**
- **Type approval of plans**

# Timetable

- **Instructions currently with OLC;**
- **Draft Bill to issue for public consultation late 2006**
- **Order laid at Westminster Spring 2007**
- **Order to come into effect early 2009**

# EU Directive on the Energy Performance of Buildings

- Calculation of energy performance
- Application of minimum requirements
  - New build
  - Major renovations
- Energy certification
- Inspection of boilers and air conditioning equipment
- Assessing older heating installations

# EU Directive on the Energy Performance of Buildings

## Certification & Inspection

- Qualified and/or accredited experts
- Buildings constructed, sold, leased or rented
- Asset/operational ratings
- Implementation January 2008-January 2009

# Building Regulations – Future Amendments

- Part F: Microgeneration
- Part K: Ventilation
- Part D: Structure
- Part J: Solid waste in buildings