Tipperary Fire and Rescue Service

Version 2 – April 2020

Common Non compliances 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

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

Part B – Fire Safety

B	Installation of smoke alarms in all habitable rooms	(TGD B 2017 - Paragraph 1.3.6)
B	Use of optical smoke detectors on ground floor	(TGD B 2017 - Paragraph 1.3.6.3)
B	Correct location of fire alarms (min 300mm from other features)	(TGD B 2017 - Paragraph 1.3.6.3)
B	Height of escape windows / rooflights	(TGD B 2017 - Paragraph 1.3.7.1)
B	Fire stopping at the top of party walls	(TGD B 2017 - Diagram 10)
B	Spacing of screw fixings to plasterboard in timber frame party walls	(See manufacturer's instructions)
B	Fire Resistance of floors (testing to EN standards)	(See manufacturer's instructions)
B	Fire stopping to services such as ventilation ducts in floors with open voids such as engineered joists.	(See manufacturer's instructions)
B	Fitment of cavity barriers	(TGD B 2017 – Paragraph 3.6.3)

Part C – Site Preparation & Resistance to Moisture

C	Provision of weep holes above windows (particularly brick)	(TGD C 2004 & SR 325 2013)
C	Provision of weep holes in timber frame construction	(IS 440:2009 Paragraph 9.7.15)
C	Sealing of service penetrations in radon barrier.	(TGD C - Paragraph 2.13)
C	Openings in rising walls to aid radon extraction.	(TGD C - Paragraph 2.15)
C	Under floor fill material – Use of gas permeable material	(SR21 – as amended in 2016)
C	Use of sand blinding to protect radon barrier.	(Relevant Agrément Cert)

Part D – Materials and Workmanship

D	Compliance with Construction Products Regulations (CE Marking)	(TGD D – Paragraph 0.2)
D	Use of correct slating and tiling battens (strength graded + CE Marked)	(SR 82 2017)
D	Suitability and position of safety glazing	(TGD D – Paragraph 1.5)

Part E - Sound

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

Part F - Ventilation

F	Background ventilation in utility rooms	(TGD F 2019 – Table 3)
F	Background ventilation calculations, including air tightness factor	(TGD F 2019 – Table 3)
F	Gap under internal doors for mechanical ventilation systems	(TGD F 2019 – Paragraph 1.2.1.2)
F	Air permeability of <3m3/hr.m2 – must be mechanically ventilated	
F	Ventilation of pitched roofs at eaves	(TGD F 2019 – Diagram 11)
F	Ventilation of flat roofs	(TGD F 2019 – Diagram 11)

Part G - Hygiene

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

Part H – Drainage & Groundwater

H	Protection of pipes in rising walls from settlement. (not solidly built in)	(TGD H 2010 - Diagram 12)
H	Offset of branch pipes to discharge stack to prevent self-siphonage	(TGD H 2010 – Diagram1)
H	Termination of ventilation stacks adjacent to building openings	(TGD H 2010 – Diagram 5)

Part J – Heat Producing Appliances

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

Part K – Stairways, Ladders, Ramps and Guards

K	Height of windows above finished internal floor level	(TGD K 2014 – Paragraph 2.4)

Part L – Conservation of fuel and energy

L	Correct fitting of cavity wall insulation boards without gaps	(relevant Agrément Cert)
L	Insulation, thermal bridging and ventilation at junction of wall & ceiling	
L	Access to cisterns, services and fittings in the roof space	(TGD L 2019 Appendix B.5)
L	Thermal Bridging details & quality assurance	(Approved construction details)
L	Thermal Bridging details – Dormer windows - Steel columns supporting bay / corner windows - To structural steel above openings	

Part M – Access and Use

M	Edge protection to slopes & landings at the main entrance	(TGD M 2010 – Paragraph 3.1.2.1)
M	Width of WC doors relative to adjacent corridor widths	(TGD M2010 – Table 4 & Diagram 33)
M	Corridor width to allow turning into the accessible WC	(TGD M2010 – Table 4 & Diagram 3)
M	Provision of clear unobstructed space within accessible WC.	(TGD M 2010 - Diagram 34)