



*Project Managers
Chartered Civil, Structural
& Building Services Engineers*

CAHIR DIGITAL HUB



ELECTRICAL BUILDING CONTROL (AMENDMENT) REGULATIONS (BCAR) REQUIREMENTS

TENDER ISSUE

21ME006

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1 BCAR REQUIREMENTS

1.1 PI Insurance Requirements

All specialists supplying design products & ancillary design certificates, to the works, are to carry Professional Indemnity insurance to the value of €6.5millions.

1.2 Ancillary Electrical Design Certificates to be provided to the M&E Consultant by the Contractor:

Electrical Design Certificates to be provided to the M&E Consultant by the Contractor:

Electrical Design Certificate for all necessary design work for the installed systems not explicitly designed (as presented in the tender documentation) by the consultant, consultant design altered in any way or initial design impacted by final equipment selection, this includes but is not limited to:

- Containment Design
- Switchgear Design
- Final circuit wiring design
- Fault Protection Design
- Data cabling design
- Internal Lighting design
- External Lighting
- Lighting Controls Design
- Fire Alarm Design
- Security Alarm System Design
- Controls Design
- All Fire-Stopping Design
- All Temporary Designs

Note: It is the contractor's responsibility to ensure all design work and certification is carried out by competent persons.

1.3 Electrical Completion Certificates:

The contractor will provide a completion certificate for all electrical works, that they have been completed in compliance with the tender package and where there is any degree of interpretation that the contractor has completed the works in accordance with building regulations.

The contractor will support this certification with the following non-exhaustive list of data:

- 2 No hard copies and 1 no electronic copy of the O&M manuals are required which shall include the following information as a minimum.
- As Built drawings including copies of all charts and all control panel wiring diagrams
- Installation Description
- Systems operations
- All relevant suppliers, sub-contractors names, addresses and contact nos.
- Manufacturers maintenance recommendations
- Full Spare parts lists
- Daily, weekly, monthly, seasonal, annual and other periodic maintenance duties
- Comprehensive access recommendations for all relevant plant and equipment.
- Safety file and any relevant health and safety information
- All commissioning certificates
- Data wiring test sheets
- Fire Alarm Certification
- Controls commissioning details including valve settings
- Security Installation Certification
- Earth Fault Loop Impedance tests including overall Main earth fault loop impedance readings
- RECI Completion Certificate
- Switchgear Test Certificates
- Internal Light Level Readings
- External Light level Readings
- TV Installation Commissioning Certificate
- Signed Client Demonstration & Handover Acceptance Sheets
- Full load readings on all boards and circuits
- All manufacturers specification sheets and installation, commissioning & maintenance recommendations.
- Any other relevant testing and commissioning certificates / results

- Sample Certificates:



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INCORPORATED IN THE REPUBLIC OF IRELAND



**ENGINEERS
IRELAND**



**SOCIETY OF
CHARTERED
SURVEYORS
IRELAND**



RIAI

ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN

(COMMENCEMENT NOTICE / 7 DAY NOTICE)

To be completed by a Specialist or Unregistered Consultant

BUILDING CONTROL AUTHORITY : _____

PRE-VALIDATION REFERENCE NUMBER : _____



SD

RIAI ACD 02

1. This certificate relates to the following Building Works:
 _____ (project name)
 at _____ (address)
 element _____ (insert as appropriate)
2. This certificate has been prepared in accordance with the Code of Practice for Inspecting and Certifying Buildings and Works [as published by the Minister under section 3(7) of the Building Control Act 1990] or equivalent.
3. We confirm that we have been commissioned by _____ (insert as appropriate) to design, in conjunction with others, the works described above in 1 and to certify our design.
4. We confirm that we are competent to carry out our design and to coordinate and integrate the design with that of others as (insert specialist skill) _____; based on _____ (insert accreditation and basis of competence)
5. We confirm that we have the Professional Indemnity Insurance required in our appointment: the renewal date of this policy is _____ (date)
6. We confirm that our plans, calculations, specifications and particulars included in the Schedule to the Commencement / 7 Day Notice to which this certificate is relevant, and which have been prepared exercising reasonable skill, care and diligence, have been prepared to demonstrate compliance with the requirements of the Second Schedule of the Building Regulations in so far as they apply to the building works concerned.
7. Under our Conditions of Engagement we are responsible for co-ordinating and integrating within our overall design of designated elements of the works the design of such parts of the works as will be designed to the requirements of our performance specifications by specialist suppliers and/or sub-contractors and our certification is contingent on the design of such parts and proprietary products being in compliance with the requirements of our performance specifications and of the Second Schedule to the Building Regulations insofar as they apply to the elements concerned.
8. We certify, having exercised reasonable skill, care and diligence that, having regard to plans, calculations, and specifications which have been prepared by us and having relied on ancillary certificates and particulars referred to at 6 and 7 above, our proposed design of those elements of the works for which we are responsible to the owner is in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the elements concerned.

Company Name & Address: _____

Date: _____ Tel: _____ Fax: _____ E-Mail: _____

Company or Practice Registration No. _____ (where relevant)

Signature (to be signed by a Principal or Director) Name: _____ Signed: _____



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ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN

(COMPLETION)

To be completed by a Specialist or Unregistered Consultant

S_c

RIAI AGCD 02

BUILDING CONTROL AUTHORITY : _____

COMMENCEMENT/7 DAY NOTICE REF NO. : _____

1. This certificate relates to the following Building Works:

(project name)
at _____
(address)
element: _____
(insert as appropriate)
2. This certificate has been prepared in accordance with the Code of Practice for Inspecting and Certifying Buildings and Works [as published by the Minister under section 5(7) of the Building Control Act 1990] or equivalent.
3. We confirm that we have been commissioned by _____ (insert as appropriate) to design, in conjunction with others, the works described above in 1 and to certify our design.
4. We confirm that we are competent to carry out our design and to coordinate and integrate the design with that of others as (insert specialist skill) _____; based on _____ (insert accreditation and basis of competence)
5. We confirm that we have the Professional Indemnity Insurance required in our appointment: the renewal date of this policy is _____ (date)
6. We confirm that our plans, calculations, specifications and particulars included in the Schedule to the Commencement Notice / 7 Day Notice and Completion Certificate to which this certificate is relevant, and which have been prepared exercising reasonable skill, care and diligence, have been prepared to demonstrate compliance with the requirements of the Second Schedule of the Building Regulations in so far as they apply to the building works concerned.
7. Under our Conditions of Engagement we are responsible for co-ordinating and integrating within our overall design of designated elements of the works the design of such parts of the works as were designed to the requirements of our performance specifications by specialist suppliers and/or sub-contractors and our certification is contingent on the design of such parts and proprietary products being in compliance with the requirements of our performance specifications and of the Second Schedule to the Building Regulations insofar as they apply to the elements concerned.
8. We certify, having exercised reasonable skill, care and diligence that, having regard to plans, calculations, and specifications which have been prepared by us and having relied on ancillary certificates and particulars referred to at 6 and 7 above, our design of those elements of the works for which we are responsible to the owner is in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the elements concerned.

Company Name & Address: _____



Date: _____ Tel: _____ Fax: _____ E-Mail: _____

Company or Practice Registration No. _____ (where relevant)

Company or Practice Stamp

Signature (to be signed by a Principal or Director) Name: _____ Signed: _____



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ANCILLARY CERTIFICATE OF COMPLIANCE ON COMPLETION

(ANCILLARY COMPLETION CERTIFICATE - INSPECTION)

To be completed by a Specialist or Unregistered Consultant

SI

RIAI ACI 02

BUILDING CONTROL AUTHORITY : _____

COMMENCEMENT/7 DAY NOTICE REF NO. : _____

- This certificate relates to the following Building Works:
_____ (project name)
at _____ (address)
element of work _____ (insert as appropriate)
- This certificate has been prepared in accordance with the Code of Practice for Inspecting and Certifying Buildings and Works [as published by the Minister under section 3(7) of the Building Control Act 1990] or equivalent.
- We confirm that we have been commissioned by _____ (insert as appropriate) to design, in conjunction with others, the works described above in 1 and to certify our design.
- We confirm that we are competent to carry out our design and to coordinate and integrate the design with that of others as (insert specialist skill) _____: based on _____ (insert accreditation and basis of competence)
- We confirm that we have the Professional Indemnity Insurance required in our appointment: the renewal date of this policy is _____ (date)
- Under our Conditions of Engagement we undertook to prepare, in respect of those elements which we designed / specified, an appropriate Preliminary Inspection Plan. We confirm that, taking into account the Code of Practice for Inspecting and Certifying Buildings and Works and exercising reasonable skill, care and diligence, we prepared a Preliminary Inspection Plan which we gave to the Assigned Certifier for inclusion in the overall Preliminary Inspection Plan. We also specified, by reference to national standards or otherwise, for inclusion in the building contract(s), testing to be carried out by contractors/suppliers to demonstrate compliance of building materials, elements and workmanship.
- We now confirm that our Inspection Plan drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, referred to above has been undertaken by us, having exercised reasonable skill, care and diligence, and/or, where appropriate, by other competent persons, on the basis that all have exercised reasonable skill, care and diligence.
- Based on the above and on "Part A" of the Completion Certificate, and relying on the ancillary certificates scheduled and the test results, we now certify, having exercised reasonable skill, care and diligence, that those elements of the project works which we designed/specified are in compliance with the requirements of the Second Schedule to the Building Regulations in so far as they apply to the elements concerned.

Company Name & Address: _____



Date: _____ Tel: _____ Fax: _____ E-Mail: _____

Company or Practice Registration No. _____ (where relevant)

Company or Practice Stamp

Signature (to be signed by a Principal or Director) Name: _____ Signed: _____

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Construction Contracts Act 1991**ANCILLARY CERTIFICATE OF COMPLIANCE ON COMPLETION***Certificate signed by Sub-Contractor / Specialist Contractor**Assigned by the Builder / Main Contractor on Completion*

BUILDING CONTROL AUTHORITY : _____

COMMENCEMENT/7 DAY NOTICE REF NO. : _____



To: _____ (Name of Builder/Main Contractor)

From: _____ (Name of Sub Contractor/ Specialist Contractor)

Main Contract: _____ ("the Main-Contract")

Sub-Contract: _____ ("the Sub-Contract")

Description of the Sub-Contractor / Specialist Contractor buildings or works:

This certificate relates to the buildings or works, the subject of the Sub-Contract as described above, as detailed in the attached Annex (the "Sub-Contract Works").

Without prejudice to the rights and obligations of the Builder/Main Contractor and the Sub-Contractor/Specialist Contractor under the Sub-Contract, in consideration of the payment of one euro (€1) by the Builder/Main Contractor to the Sub-Contractor/Specialist Contractor, (the receipt of which the Sub-Contractor/Specialist Contractor hereby acknowledges), the Sub-Contractor/Specialist Contractor warrants as follows:-

Sub-Contractor/Specialist Contractor's Confirmations:

1. I confirm that I am the Sub-Contractor/Specialist Contractor assigned by the Builder/Main Contractor to construct, supervise and certify the Sub-Contract Works.
2. I certify, having exercised reasonable skill, care and diligence, that the Sub-Contract Works as completed have been constructed in accordance with the plans, specifications, calculations, ancillary certificates and particulars as issued to me relevant to the Sub-Contract Works, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.
3. Reliant on the foregoing, I certify that the Sub-Contract Works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the Sub-Contract Works concerned.

Signature: _____ Date: _____

(to be signed by a Principal or Director on behalf of the Sub Contractor / Specialist Contractor only)

Name: _____

Address: _____

Tel: _____ Fax: _____ E-Mail: _____

Construction Industry Register Ireland Registration No. _____

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