



15th International  
Housing & Home Warranty Conference  
Dublin, Ireland | 20 - 25 Sept. 2020



**BUILDING  
HOMES FOR  
TOMORROW**



# SAVE THE DATE



## PROGRAMME

- SUNDAY  
SEPT 20 ARRIVAL / GOLF
- MONDAY  
SEPT 21 OPENING CEREMONY /  
PLENARY SESSIONS
- TUESDAY  
SEPT 22 CONCURRENT  
SESSIONS
- WEDNESDAY  
SEPT 23 CONCURRENT  
SESSIONS /  
CLOSING CEREMONY
- THURSDAY  
SEPT 24 SOCIAL / TECHNICAL  
TRIP
- FRIDAY  
SEPT 25 DEPARTURE

## AGENDA

- CONSTRUCTION CODES &  
STANDARDS
- BUILDING QUALITY
- HOUSING AFFORDABILITY
- SUSTAINABILITY
- CONSTRUCTION TECHNOLOGY
- SOCIAL HOUSING
- HOUSING ECONOMICS
- WORKFORCE DEVELOPMENT
- GOVERNMENT REGULATION
- MARKET INTELLIGENCE

*"For Home Buyers the purchase of a new home is probably the biggest investment they are ever likely to make. It is vital therefore that this asset is protected."*

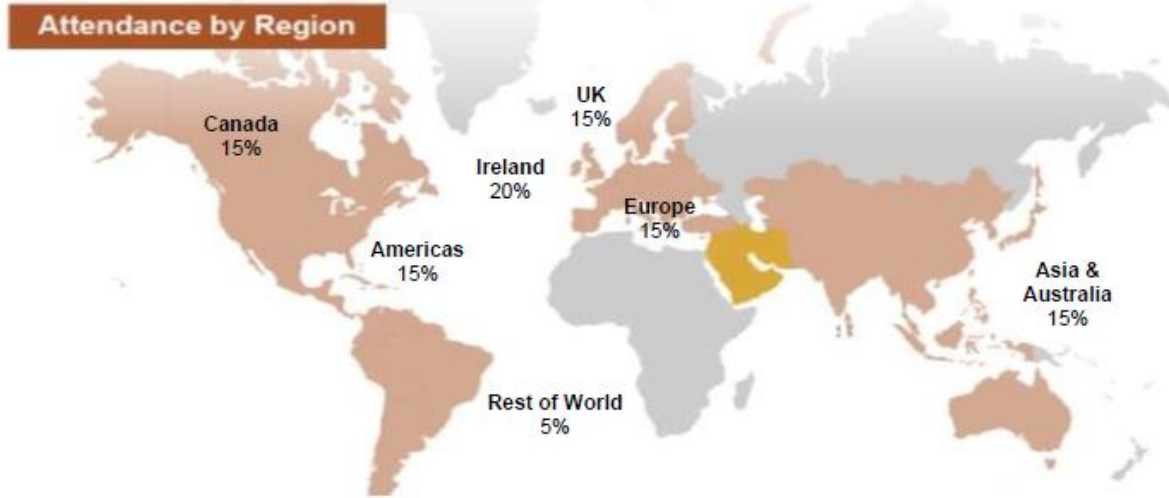
- HomeBond -

For more information about the conference, including registration and social events, please contact

HomeBond +353 1 491 5000  
[info@homebond.ie](mailto:info@homebond.ie)  
[www.homebond.ie](http://www.homebond.ie)



## EXPECTED CONFERENCE ATTENDANCE



**400+**  
Delegates

**45**  
Speakers

**25+**  
Countries

**22**  
Sessions

**8**  
Network  
Opportunities

**8**  
Cultural/  
Technical  
Excursions

**2**  
Charity  
Partners

**1**  
Great  
Conference



# Modern Methods of Construction

## BUILDING TYPOLOGY

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- > Houses
- > Low rise apartments (<5 storeys)
- > Mid rise apartments (6-9 storeys)
- > High rise apartments 10 storeys and above

## MATERIAL GENRE

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- > Mass engineered timber (MET)
- > Timber framed (TF)
- > Light gauge steel framed (LGS)
- > Hot rolled fabricated steel (HRS)
- > Hot rolled / light gauge steel combination (SC)
- > Concrete & cement derived (C)
- > Timber framed / concrete combination (TFC)

# MMC - Categories

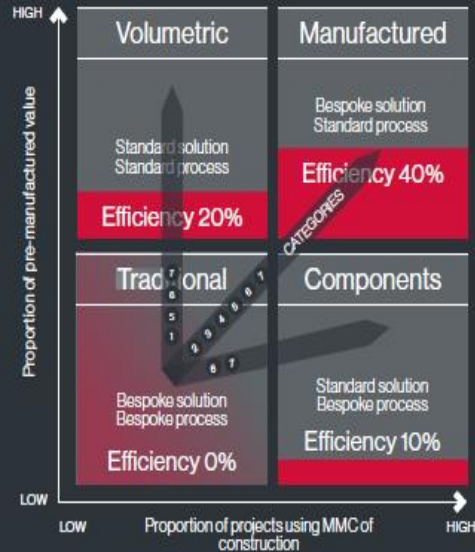


# MMC - Categories



# Pre-Manufactured Value

There are multiple routes to increasing the PMV of a project. The PMV is measuring the proportion of a project made up of on-site labour, supervision, plant and temporary works. Increasing manufacturing and/or reducing site labour can both be applied to improve PMV.



# HOUSING STATISTICS - IRELAND

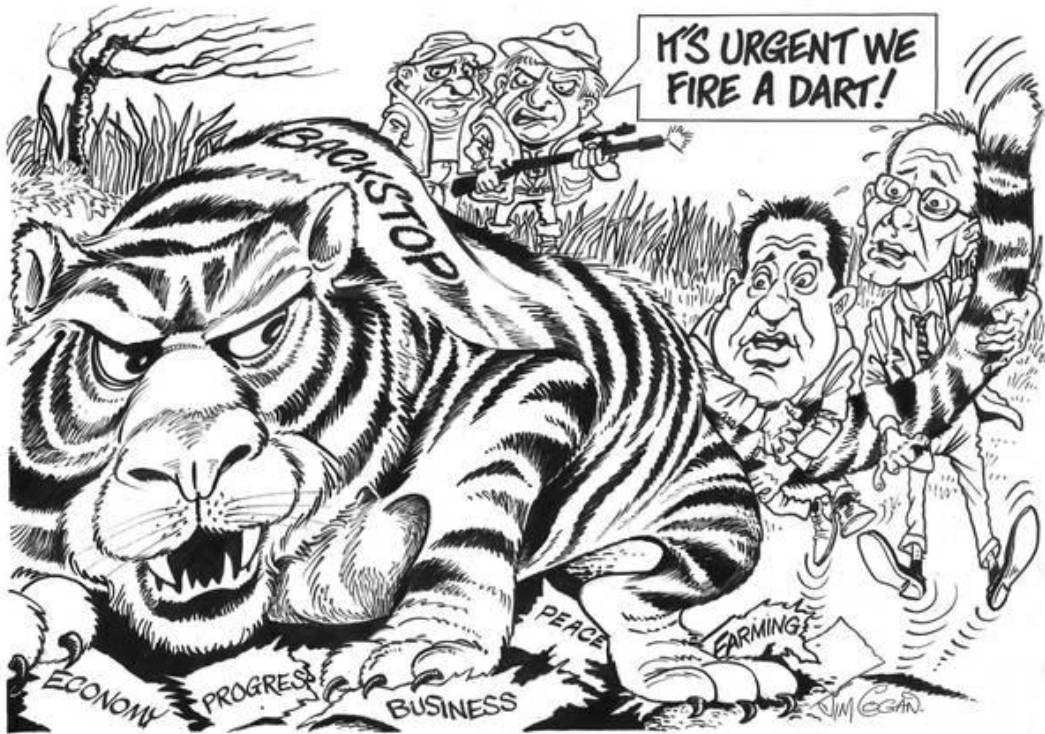
Annual Housing Starts:	Percentages:	Numbers:
- Single Family Homes	84	15,200
- Multifamily Homes	16	2,900
Total Housing Stock		2,003,645
Median House Price		€236,287
Home Ownership Rate	69.5	
Home Mortgage Interest	4.35 (15 yrs)	
House Price Index	2.0	
Housing Deficit (Undersupply or Oversupply)		-15,000 / yr



# AFFORDABILITY



# BREXIT TIGER



# BUILDING CONTROL



**Building  
Owner**



**Builder**



**Assigned  
Certifier**



**Design  
Certifier**

**All parties must be registered with Local Authority**



# REGISTERED PROFESSIONALS

- Registered Architect (Part 3 BCA 2007)
- Registered Building Surveyor (Part 5 BCA 2007)
- Chartered Engineer (Section 7 ICEIA 1969)

**Reasonable Skill, Care & Diligence**



# BUILDING CONTROL

1. Certificate of Compliance (Design), confirming compliance with the statutory requirements of the Building Regulations
2. Lodgment of drawings, specifications
3. Notice of Assignment + Undertaking – builder, professional
4. Obligation to notify BCA - change of owner/builder/professional
5. Code of Practice - Inspection Plan
6. Certificate of Compliance (Completion), confirming compliance with the statutory requirements of the Building Regulations
7. The lodgment of drawings at completion of construction, demonstrating how the building has been designed and built to comply with all parts of the Building Regulations (if different from design)
8. BCMS to be used.

# BUILDING REGULATIONS

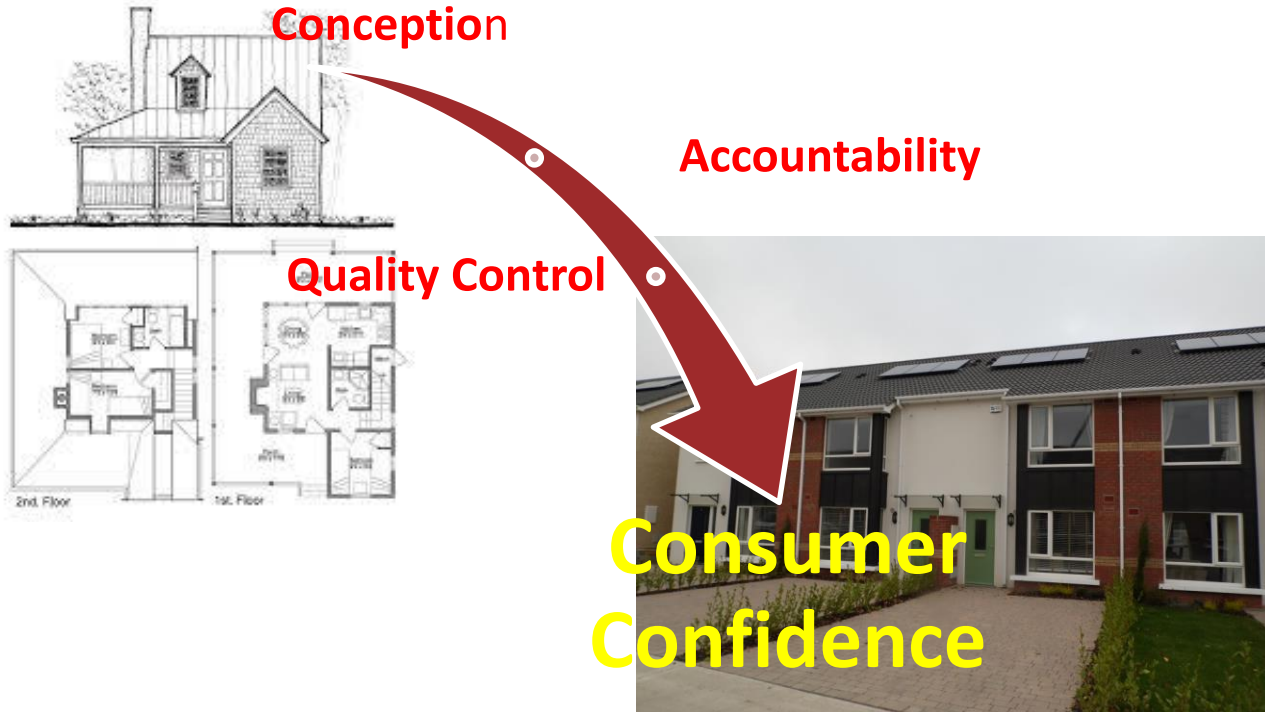


# INSPECTIONS

- 1) Foundations
- 2) Floor Slab
- 3) Main Structure
- 4) Roof
- 5) 1<sup>st</sup> Fix – M & E
- 6) Completion



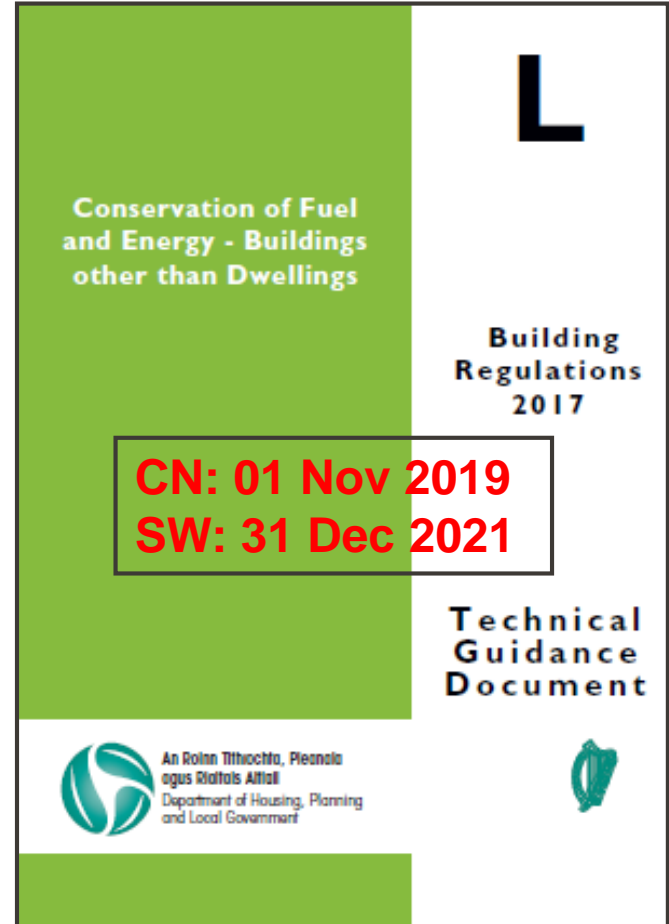
# CONSUMER CONFIDENCE





# ENERGY

- Provides an improvement in performance in the order of 60% over 2008 TGD L
- Improved Fabric Specification
- Advanced Services and Lighting
- Renewable Energy Ratio of 20%
- NZEB – Nearly Zero Energy Building  
**BER Rating A2 = 25kWh/m<sup>2</sup>/yr**



# EXISTING DWELLINGS

- Major Renovations - *“more than 25% of the surface area of the building thermal envelope undergoes renovation”*
- *BER Rating B3 (125kWh/m<sup>2</sup>/yr)*
  - where technically, functionally and economically feasible



# VENTILATION

- The average A-weighted sound pressure level in noise sensitive rooms such as bedrooms and living rooms should **not exceed 30 dB LAeqT**. In less sensitive rooms such as kitchens and bathrooms noise level should **not exceed 35 dB**
- TR/35 provides guidance on good practice for sizing and installation of ductwork. Installed, balanced and commissioned by competent installers
- Natural ventilation rates increased





# CONSTRUCTION PRODUCTS

- a) CE Marking
- b) Harmonised Standard (hEN) or  
European Technical Assessment (ETA)
- c) Irish Standard or  
Irish Agreement Certificate or  
Alternative National Technical Specification

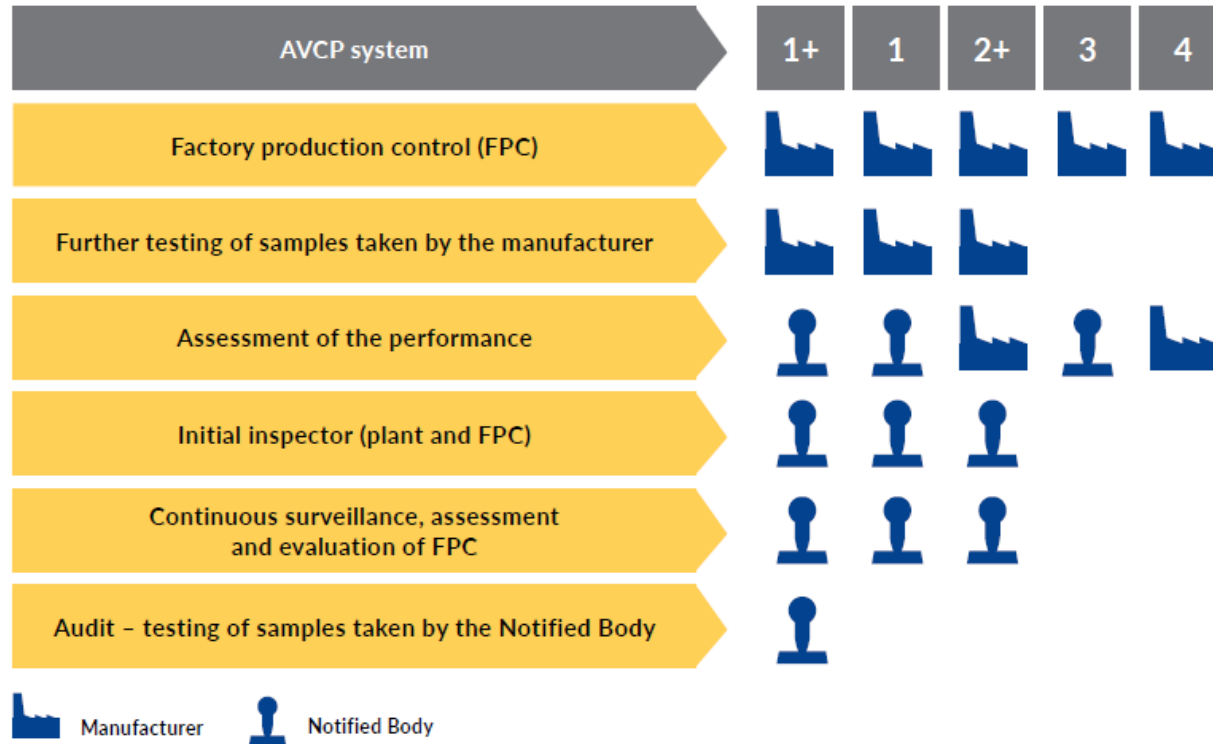
Construction Products Regulation (EU No. 305/2011)

# CONSTRUCTION PRODUCTS

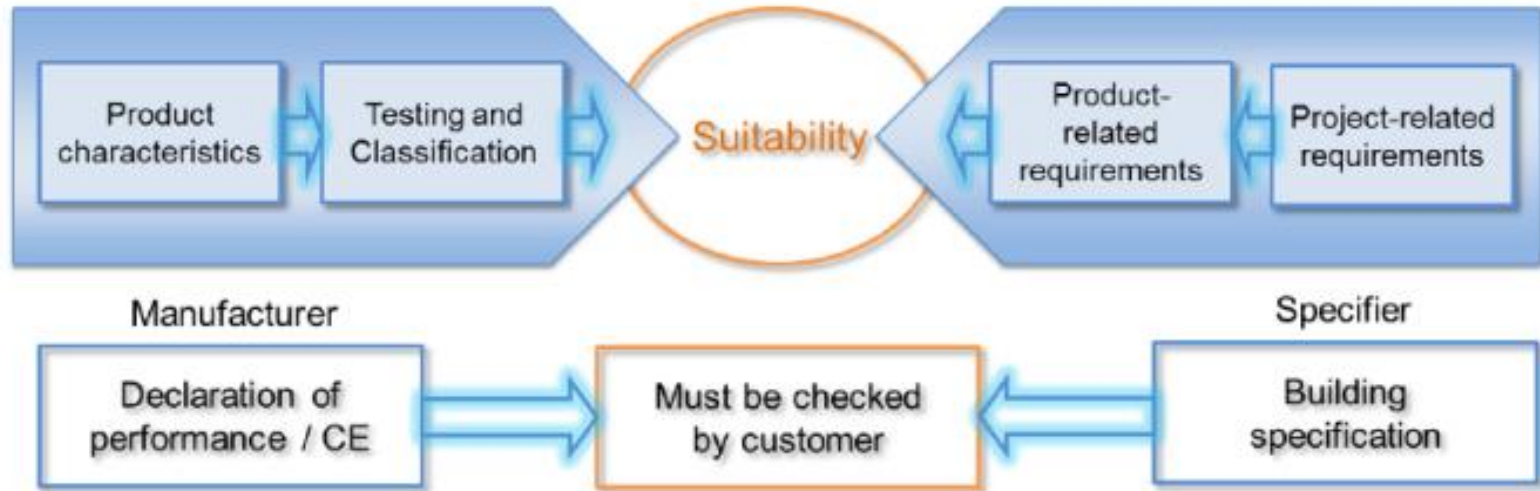
**Table 1. Extract from Annex IV of Regulation (EU) No. 305/2011**

CODE	PRODUCT AREA
1	PRECAST NORMAL/LIGHTWEIGHT/AUTOCLAVED AERATED CONCRETE PRODUCTS.
2	DOORS, WINDOWS, SHUTTERS, GATES AND RELATED BUILDING HARDWARE.
3	MEMBRANES, INCLUDING LIQUID APPLIED AND KITS (FOR WATER AND/OR WATER VAPOUR CONTROL).
4	THERMAL INSULATION PRODUCTS. COMPOSITE INSULATING KITS/SYSTEMS.
5	STRUCTURAL BEARINGS. PINS FOR STRUCTURAL JOINTS.
6	CHIMNEYS, FLUES AND SPECIFIC PRODUCTS.
7	GYP SUM PRODUCTS.
8	GEOTEXTILES, GEOMEMBRANES, AND RELATED PRODUCTS.
9	CURTAIN WALLING/CLADDING/STRUCTURAL SEALANT GLAZING.
10	FIXED FIRE FIGHTING EQUIPMENT (FIRE ALARM/DETECTION, FIXED FIREFIGHTING, FIRE AND SMOKE CONTROL AND EXPLOSION SUPPRESSION PRODUCT).
11	SANITARY APPLIANCES.
12	CIRCULATION FIXTURES: ROAD EQUIPMENT.
13	STRUCTURAL TIMBER PRODUCTS/ELEMENTS AND ANCILLARIES.
14	WOOD BASED PANELS AND ELEMENTS.
15	CEMENT, BUILDING LIMES AND OTHER HYDRAULIC BINDERS.
16	REINFORCING AND PRESTRESSING STEEL FOR CONCRETE (AND ANCILLARIES). POST TENSIONING KITS.

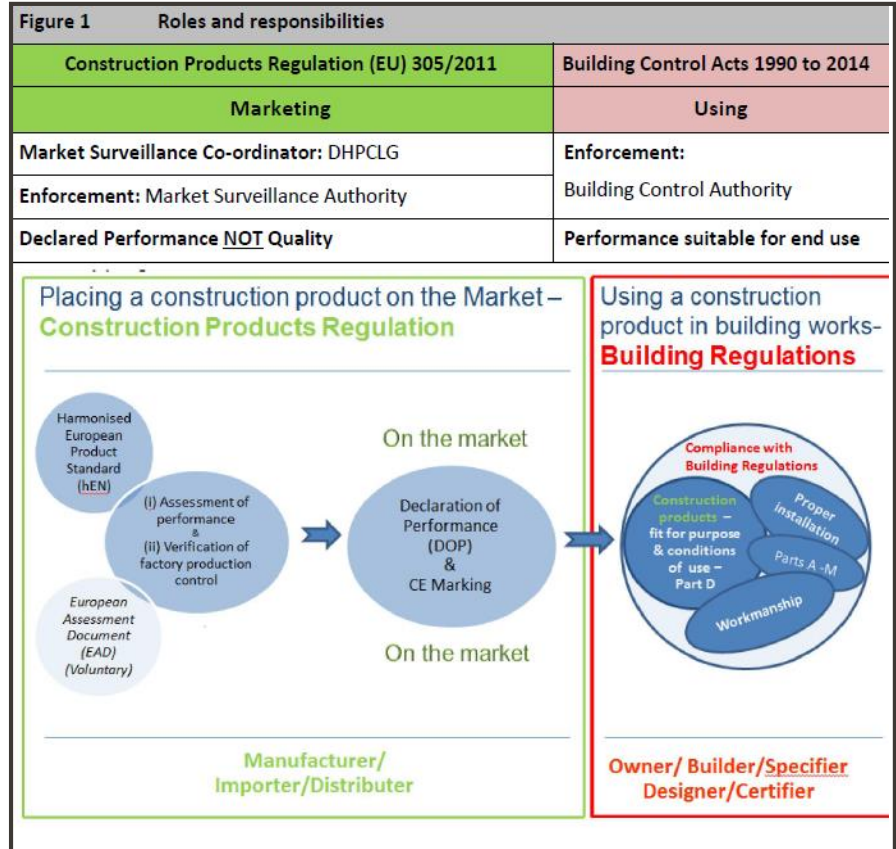
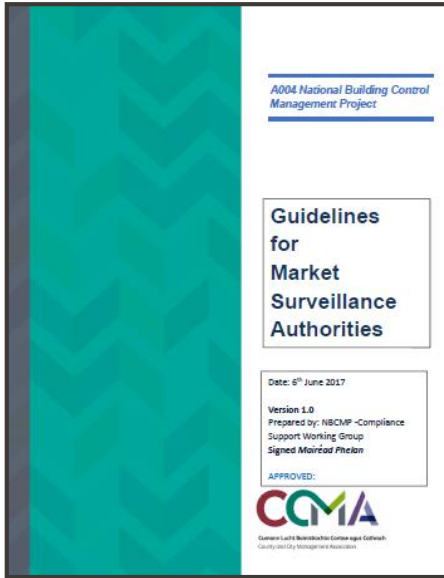
# CONSTRUCTION PRODUCTS



# CONSTRUCTION PRODUCTS



# MARKET SURVEILLANCE





# CONSTRUCTION DEFECTS

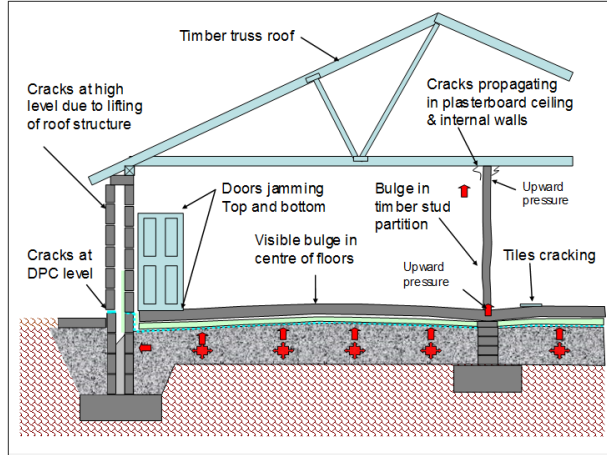
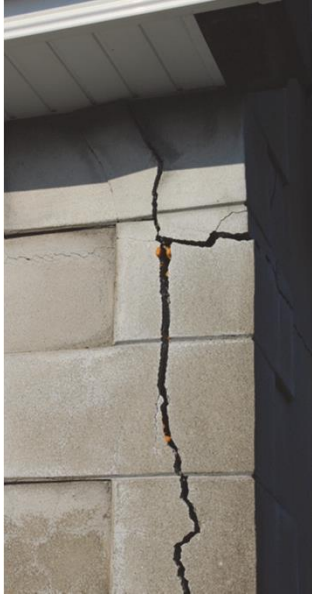
## FAQ 36. What are the most common building defects observed by Building Control Authorities?

1. Underfloor fill- panel fixings, pyrite.. (Part A, C, D)
2. Moisture ingress-radon, dpc. (Part C)
3. Fire resistance-eaves, party walls, ducting (Part B)
4. Sound transmission,-flooring detail, insulation (Part E, L)
5. Condensation & mould growth (Part F)
6. Frozen pipes, attic tank, stopcocks (Part G)
7. Septic tanks overload, flooding (Part H)
8. Flues, location, size, burners (Part J)
9. Balcony, Stair rails-wrong height, glass (Part K)
10. Steps to entrances (Part M)
11. BER calculations don't exist, stud fixings, cavities clear of mortar (Part L)
12. Timber frame-fixings, vapour control, cavity barriers, fire stopping,
13. Blocks with no certification (Part A,D)

24/11/2017- Review Mairéad Phelan



# CONSTRUCTION DEFECTS

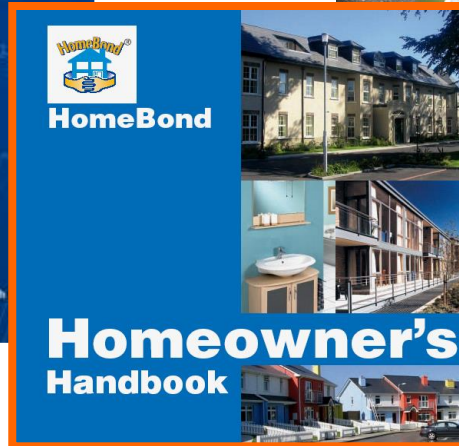
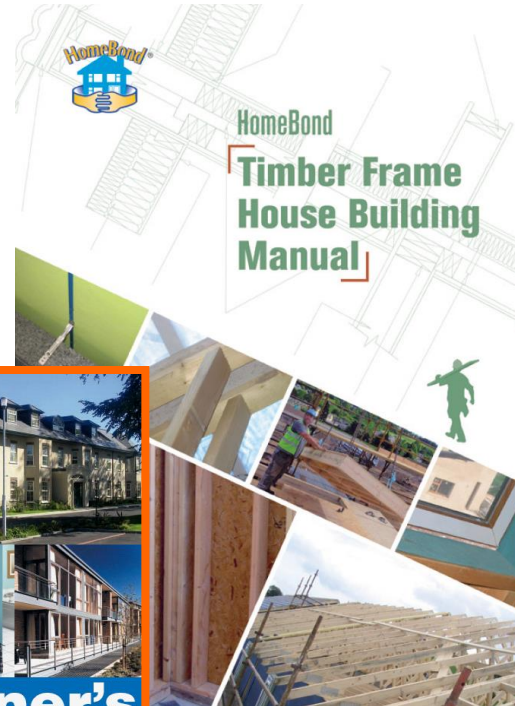
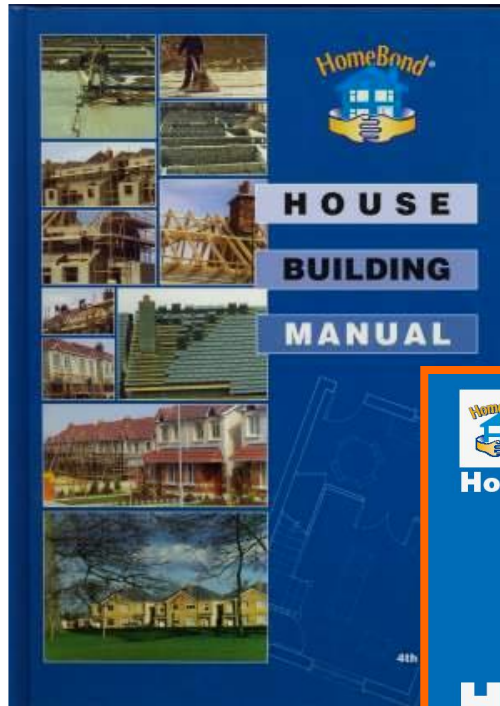


# AFTER GRENFELL - FIRE SAFETY



Nearly one fire a day in London involves white goods.

# GUIDANCE - HOMEBOND




# LATENT DEFECTS INSURANCE





Latent Defects Insurance  
Policy Document





Mechanical & Electrical  
Inherent Defects Insurance

Policy Document


UNRIVALLED PROTECTION  
FOR NEW HOMEOWNERS

Unrivalled Insurance Services Ltd provides two first party insurance products for up to 10 years for all the homeowner and any mortgage loan equipment on the new build home for private sites.

The insurance policies are underwritten by two of the world's leading re-insurers by A.M. Best Company and hold claims ratings of 'A+'.



Latent Defects Insurance

Underwritten by Allianz (10 years) & Aviva (10 years) for up to 10 years for all the homeowner and any mortgage loan equipment on the new build home for private sites.

- Breaches of Building Regulations (damage) cover for 5 yrs
- Mechanical & Electrical Equipment cover for 5 yrs
- Alternative accommodation costs & professional fees included
- Underwritten by "A+" Rated Insurers, excess only €50
- Unique protection for builders and homeowners
- No security required from the builder/ developer
- Cover effective from date of substantial completion
- Fixed price per dwelling

ARACHAS



Lowest bundle price  
Latent Defects Insurance  
& Building Control Services



40 Years Experience, "A+" Rated Insurers

First Party Insurance Cover +  
(all valid claims by a homeowner are dealt with by the insurers)

In addition to providing Structural Insurance cover for 10 yrs and Smoke Penetration/ Water Ingress cover for 5 yrs . features include:

1. Physical fire safety defects cover for 5 yrs
2. Breaches of Building Regulations (damage) cover for 5 yrs
3. Cover for the Purchasers' deposit paid on Contract of Sale
4. Mechanical & Electrical Equipment cover for 5 yrs
5. Alternative accommodation costs & professional fees included
6. Underwritten by "A+" Rated Insurers, excess only €50
7. Unique protection for builders and homeowners
8. No security required from the builder/ developer
9. Cover effective from date of substantial completion
10. Fixed price per dwelling

Quality insurance with unique cover advantages



With us on your team, you're better equipped to achieve compliance and reduce the risk of claims



ARACHAS  
The Irish for Insurance

*Ní neart go cur le chéile*