

SCHEDULE 1

Regulations 4 & 7

Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 ("the Act")

Building condition assessment report to be completed pursuant to section 12 of the Act

The form specified in the schedule shall be completed by a competent building professional in the assessment of a dwelling to identify if the dwelling is exhibiting damage consistent due to the use of defective concrete block containing excessive amounts of deleterious material and to quantify the extent and significance of such damage.

The dwelling –

- (a) must be constructed or acquired prior to 31st January 2020,
- (b) must not be an unauthorised structure, and
- (c) must be the applicant's principal private residence or, alternatively, the applicant is a landlord of a tenancy in the relevant dwelling.

The completed form should be submitted to the designated local authority in whose administrative area the dwelling is located.

This template is an uncontrolled copy. It is the responsibility of the Competent Building Professional completing this form to ensure that the details are in accordance with the current Schedule 1 of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 ("the Act")

BUILDING CONDITION ASSESSMENT REPORT TEMPLATE

A. Competent Building Professionals Details

Name

Company

Address

Qualifications

Registration Number of the Competent Building Professional:

B. Building Information

Date of inspection

Weather

Inspection Address

Eircode

Site Description

Please confirm if property is currently occupied
(Y/N)

Yes

No

Current Owner

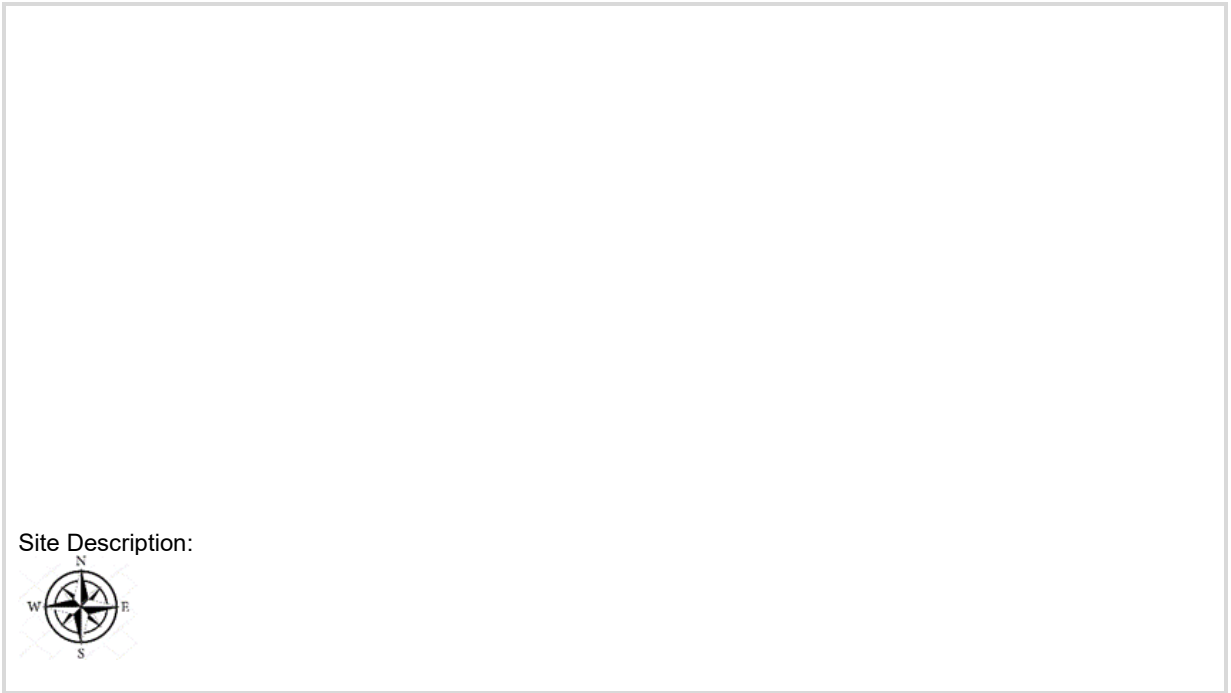
Phone Number of Owner/Applicant:

Contact address (if different to Inspection
address)

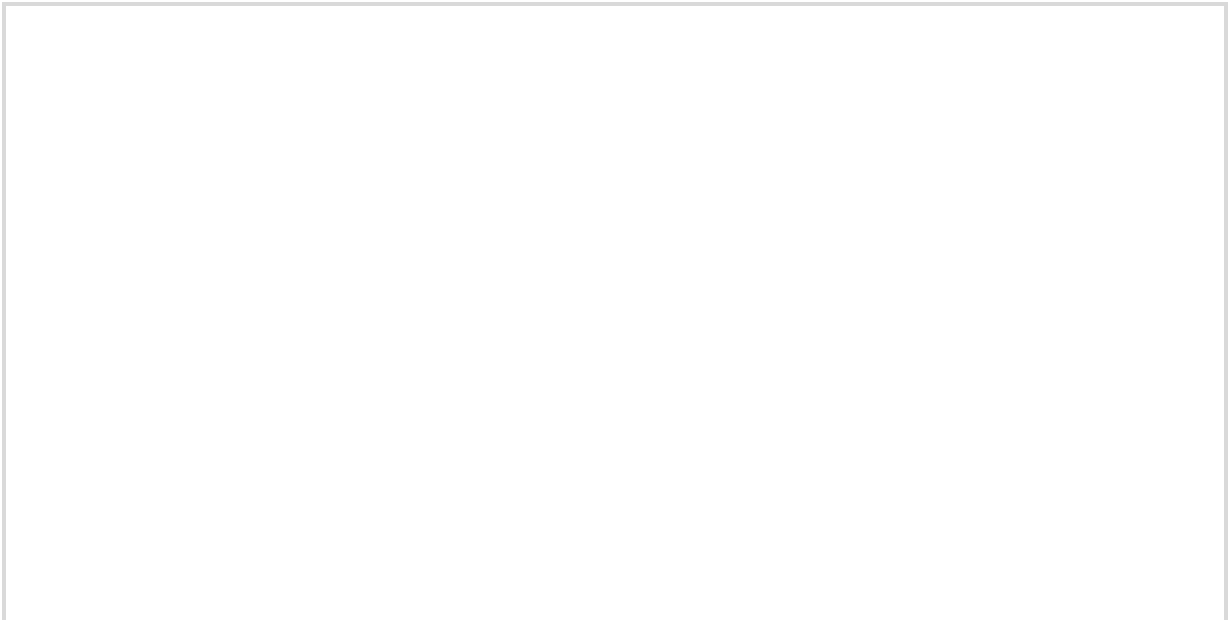
Planning Ref Number/s

MPRN Number

Site Plan



Location Map



Exposure Condition

Sheltered

Moderate

Severe

Orientation: (Front)

Type

Detached

Semi-detached

Terraced

Bungalow

Dormer

Other

Breakdown

Number of floors: _____ Ground _____ m² First _____ m² Second _____ m²

Total floor area*

Year of Construction: _____ Extension Yes No Year of Construction (Extn): _____

Extension planning reference number/s

(otherwise, the Certificate of Compliance with Planning Permission will address any extensions or conversions. Refer to Question 5(b) of the Application form at Schedule 2)

**Total floor area is the internal floor area of the authorised structure (comprising permitted internal floor area plus the internal floor area of any exempted development extensions or conversions).*

Year defects appeared

Brief Description

Ground Floor Structure

Ground Bearing Slab Suspended Concrete Other:

First Floor Structure

Timber Suspended Concrete Other:

Attic Conversion: Yes No

External Wall Construction

Block-Cavity-Block Timber Frame Other:

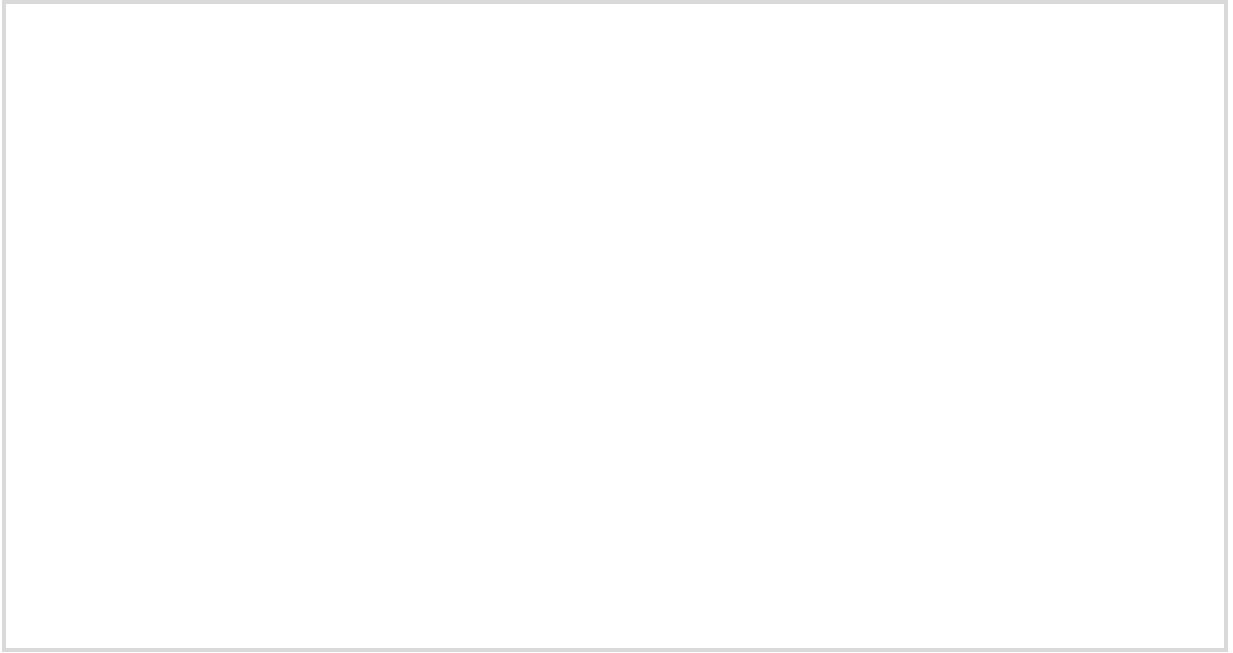
Movement joints Yes No

Cavity Insulation Type at Original Construction Thickness mm.

Retrofit Insulation: Yes No Type: Thickness

Year Inst

C. Brief History of Damage / Relevant Information

A large, empty rectangular box with a thin gray border, intended for the user to provide a brief history of damage or relevant information.

D. Circumstantial Evidence

Is there information that the blocks in the dwelling came from manufacture(s) reported to have supplied blocks to other dwellings exhibiting damage likely to have arisen from deleterious materials in concrete blocks?

Yes No

Comments

Is there documented information (e.g. Competent Building Professional Report) that the other dwellings in the same area/estate have exhibited signs of damage likely to have arisen from deleterious material in concrete blocks?

Yes No

Comments

Are other houses in the same area/estate exhibiting signs of damage likely to have arisen from deleterious materials in concrete blocks?

Yes No

Comments

E. External Damage

Front Elevation	Orientation	Yes	No
<i>Web like cracking:</i>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Pattern like cracking (combined horizontal and vertical):</i>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Disintegrated blocks leaving void in external leaf:</i>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Outward bowing of external leaf:</i>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Wide vertical crack, typically 200mm from corner:</i>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Displacement at window/door reveals:</i>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Render blown or missing:</i>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Horizontal cracks (possibly attributable to day joint in blockwork):</i>		<input type="checkbox"/>	<input type="checkbox"/>

Sketches / Descriptions

Insert Photos & Provide Key;



Rear Elevation	Orientation	
	Yes	No
<i>Web like cracking:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Pattern like cracking (combined horizontal and vertical):</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Disintegrated blocks leaving void in external leaf:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Outward bowing of external leaf:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Wide vertical crack, typically 200mm from corner:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Displacement at window/door reveals:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Render blown or missing:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Horizontal cracks (possibly attributable to day joint in blockwork):</i>	<input type="checkbox"/>	<input type="checkbox"/>

Sketches / Descriptions

Insert Photos & Provide Key;



Side 1 Elevation	Orientation	
	Yes	No
<i>Web like cracking:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Pattern like cracking (combined horizontal and vertical):</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Disintegrated blocks leaving void in external leaf:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Outward bowing of external leaf:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Wide vertical crack, typically 200mm from corner:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Displacement at window/door reveals:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Render blown or missing:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Horizontal cracks (possibly attributable to day joint in blockwork):</i>	<input type="checkbox"/>	<input type="checkbox"/>

Sketches / Descriptions

Insert Photos & Provide Key;



Side 2 Elevation	Orientation	
	Yes	No
<i>Web like cracking:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Pattern like cracking (combined horizontal and vertical):</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Disintegrated blocks leaving void in external leaf:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Outward bowing of external leaf:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Wide vertical crack, typically 200mm from corner:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Displacement at window/door reveals:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Render blown or missing:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Horizontal cracks (possibly attributable to day joint in blockwork):</i>	<input type="checkbox"/>	<input type="checkbox"/>

Sketches / Descriptions

Insert Photos & Provide Key;



F. Internal Damage

Room ID

Sketches / Descriptions

Insert Photos & Provide Key;



Note; Append additional sheets as necessary.

G. Building Grouping & Damage Threshold

(As per Table 1 - I.S. 465:2018)

Building Grouping	
Group 1 <input type="checkbox"/>	Group 2 <input type="checkbox"/>
Group 3 <input type="checkbox"/>	Group 4 <input type="checkbox"/>

Damage Threshold

(For entry into the grant scheme)

(an image detailing a crack over the threshold would be beneficial)

Sketch / Description / Photos / Crack Width

Pattern like cracking (combined horizontal and vertical), in the wall of a dwelling house, mentioned in the second defect set out in the key to Figure 2 of I.S. 465:2018 on at least one elevation, externally or internally, in which a crack width equal to, or greater than, 1 millimeter is present;

Competent Building Professional's Statement Regarding Damage Threshold

Has the building met the damage threshold?

Yes

No

H. Declaration

(Declaration by competent building professional)

I have exercised reasonable skill and care in the completion of this dwelling inspection and Building Condition Assessment Report.

Signature: _____

Date: _____