

# Remedial Works Plan

## 1 Introduction

- 1.1 A remedial works plan, in relation to a relevant dwelling, means a plan for the design, specification and inspection of the works required to be carried out to the dwelling for the purposes of the relevant remedial option, having regard to I.S. 465:2018.
- 1.2 The remedial works plan should be prepared by a competent engineer listed on the I.S. 465:2018 register established the Engineers Ireland, available at: <https://www.engineersireland.ie/Registers-and-Panels/10>

## 2 Preparation

- 2.1 The competent engineer is responsible for the design of the remedial works, and should coordinate input by other members of the design team and specialist designers to ensure that the remedial works plan demonstrates compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the remedial option concerned.

## 3 Content

- 3.1 The remedial works plan may consist of a specification document, construction drawings and/or other technical information, which sets out the necessary measures for the remediation of a damaged dwelling, in accordance with the recommended remedial option specified in the engineer's report and cognisant of the information provided in Section 8 of I.S. 465:2018.
- 3.2 The remedial works plan must contain sufficient detail to allow a contractor to provide an itemised quotation to an eligible applicant for carrying out the recommended remedial option and includes:
  - Construction drawing i.e. plan(s), elevation(s) and section(s) of remedial option, demonstrating compliance with Second Schedule of the Building Regulations.
  - Removal and direct reuse of existing materials (except concrete blocks), where practical;
  - Specification of materials e.g. concrete blocks, external render etc.

- Quality control of construction products/ materials used;
- Identification of dwelling specific risks e.g. services etc.;
- Extent of blockwork to be removed/ retained;
- Detailing/ treatment of retained blockwork;
- Inspection Plan

## 4 Inspection plan

- 4.1 The competent Engineer should use professional judgement to determine the risk associated with the recommended remedial option and develop an inspection plan for the implementation of the remedial works plan.
- 4.2 Each dwelling should be assessed on its merits, taking into account the complexity of the site, its environment, the type, size and complexity of remedial works being implemented along with the capabilities and expertise of the contractor and the contractor's programme of works.
- 4.3 Based on the risk assessment, and in consultation with the contractor, the key stages of the remedial works should be identified in the table below. Key elements from each stage should be prioritised for inspection and other appropriate checks carried out as deemed necessary.
- 4.4 Implementation of remedial works plan, ongoing supervision by the contractor, supported by an inspection plan (as implemented by the contractor and competent engineer) will facilitate the certification of the recommended remedial option upon completion, by both the contractor and competent engineer. A sample Inspection Plan is outlined in Table 1 below.

*Table 1 Sample Inspection Plan (as implemented)*

| Stage of Work  | Inspections by the competent engineer  |  |
|--|--|--|
|  | Confirmation of inspection of priority elements as identified in the Inspection Plan and other appropriate checks, as deemed necessary |  |
|  | Elements Inspected   | Date of inspection by competent engineer |
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| <b>NOTE:</b> The contractor must supervise ALL elements as work progresses |  |  |