



**Statutory Register
for
Providers of Building Works in Ireland**

Sarah Ingle - CIRI Registrar

CIF Health and Safety Summit

1 May 2025

<https://cif.ie/ciri/>

BACKGROUND

July 2022

- The Regulation of Providers of Building Works and Miscellaneous Provisions Act 2022 enacted and signed into law, including provision for the establishment of the Construction Industry Register Ireland (CIRI).

January 2023

- CIF appointed as CIRI Registration Body by the Government.

September 2023

- CIRI Admissions and Registration Board established by the CIF.
- 11 members appointed by the Minister of Housing.

January 2024

- CIRI Registrar, Sarah Ingle, appointed by the CIF.
- CIRI Office in CIF established.

Governance

- **Government**

- The relevant government department is the Dept of Housing, Local Government and Heritage (DHLGH), headed by Minister James Browne.

- **Registration Body** - CIF.

- **Registrar**

- Develop register, maintain register, lead CIRI Office.

- **CIRI Admissions & Registration Board**

- Independent of CIF, members appointed by Minister.
- Functions:
 - Recommend to Minister of Housing the register divisions, competences and eligibility requirements.
 - Establish a CPD policy.
 - Determine the assessment process for admission to the register.
 - Approve / remove applicants as registrants.
 - Review complaints relating to the register and apply sanctions.

CIRI Registrants

Providers of Building Works to which the building regulations or building control regulations apply:

- Builders of buildings and extensions to buildings, residential and commercial.
- Mechanical services in buildings.
- Specialists and Trades in buildings

Providers may be businesses that are:

- Sole traders or companies or corporations
- SPVs or Subsidiaries or Joint Ventures

Providers of electrical and gas works are not required to register.

CIRI Statutory Requirements

CIRI registration requires providers of building works to:

- Only take on work where they are **registered in a particular division**.
- Only take on work for which they are **competent**.



CIRI Statutory Requirements

CIRI registration requires providers of building works to:

- Provide relevant **business documentation**.
- Be **tax compliant**, have required **insurance** and **adhere to employee legislation**.



CIRI Statutory Requirements

CIRI registration requires providers of building works to:

- **Employ competent persons** with division-appropriate knowledge, skill and expertise.
- Demonstrate a **business framework** to support the competent person.



CIRI Statutory Requirements

CIRI registration requires providers of building works to:

- Declare any business or owner/principal **convictions** under specific legislation.
- One business owner/principal to successfully complete an online **Application Course**.
- Complete a business **online application** and pay an initial **registration fee**.

CIRI Statutory Requirements

CIRI registration requires providers of building works to:

- Undertake to set up and maintain continuing professional development (**CPD**).
- Undertake to adhere to the **Code of Practice for Providers of Building Works**.
- Complete a **renewal application** and pay an **annual fee**.

Code of Practice for Providers of Building Works

Main sections of Code

General Principles

- High level, act in compliance, adhere to construction responsibilities, business ethics, record keeping, advertising of services.

Competence and CPD

- Appoint competent persons, undertake required CPD.

Quality Customer Service

- Design, tenders, contracts, materials, works.

Legal and Regulatory Compliance

- Building regulations, legislative requirements, health and safety, tax clearance, insurance (PL &EL).

CIRI Status May 2025

Completed

- IT Discovery and client review
- Planning for online register development
- Logo and branding
- Overview video
- Code of Practice for Providers of Building Works, awaiting signoff DHLGH
- Advertising plan for CIF members

In final development by Admissions and Registration Board

- Register divisions and related competences requirements.
- Division eligibility requirements.
- CPD Policy

CIRI Status May 2025

In development by Video Provider in liaison with CIF

- Online CIRI application course

In development by Digital Product provider in liaison with CIF

- CIRI website including a register portal
- Online business application system for CIRI registration

Next Steps

- Final divisions, competences and eligibility recommendations to be confirmed
- DHLGH to draft regulations for provision to the EU, 3 month approval process.
- CIRI applications to open in 2025 with a phased Divisions approach.
- First Divisions launched expected to be providers of residential dwellings: Triplex and duplex; Housing developments of ten or more; All apartment providers
- Business applicants have 12 months after each Division launch to register.
- CIRI registration is a legal requirement for providers of building works and is one piece within the overall Irish building regulations process.
- The register will be published online in 2026 once an approved cohort of registrants is available.



Construction Industry Register Ireland

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