

### An Irish SME's perspective on NSAI's MMC ancillary certification

**“Having recently achieved Modern Methods of Construction (MMC) Ancillary Certification compliance, Framespace Solutions has been able to demonstrate our position at the forefront of precision manufacturing in construction, and the potential of our methods to support Housing for All.”**

– PADDY MAHON, HEAD OF DESIGN, FRAMESPACE SOLUTIONS LTD



# NSAI

## Helping tackle Ireland's housing shortage

*An interview with Paddy Mahon, Head of Design with Framespace Solutions*



*Pictured: Paddy Mahon*

The face of Irish construction is changing. As we grapple with a housing shortage, the sector is transitioning to find more innovative, efficient and greener ways of working.

One solution is Modern Methods of Construction (MMC) – a range of manufacturing and unique alternatives to traditional construction. It uses

quicker and more sustainable methods like off-site manufacturing and building modular construction panels.

When it comes to MMC, Irish firm Framespace Solutions is leading the way. Specialising in the design and manufacture of offsite Light Gauge Steel (LGS) structures, the Longford-based company constructs pre-built panellised floor, walls and roofs systems in its factory. Once ready, it delivers them to site, ready for installation and assembly.

Moving away from the site to a factory setting means the Framespace Solutions team can complete units more quickly, helping increase supply and reduce carbon emissions.

*“We champion lean manufacturing throughout the life-cycle of a project,” says Paddy Mahon, Head*

*of Design at Framespace. “Our aim is to reduce overall build cost and the levels of waste associated with more traditional forms of construction.”*

With MMC, unfavourable conditions – like bad weather – are mitigated and do not disrupt delivery times. In fact, a more efficient approach to building, MMC techniques can speed up the delivery of construction projects by up to 60%\*.

#### Supporting Ireland's housing plan

Over 300,000 new homes are needed between now and 2030 to meet demand\*\*.

The government's Housing for All initiative is a multi-annual, multi-billion-euro plan to improve Ireland's housing system and deliver more homes of all types for people with different housing needs.

To help deliver this, NSAI set up a dedicated MMC Certification unit within the Certification Division to support innovative offsite projects. This team works alongside the Sustainability and Built Environment team within NSAI.

*“MMC accelerates delivery times, reduces costs and leads to more sustainable housing,” says Paddy. “It's a much more efficient way of working.”*



## Driving excellence and promoting innovation

Recently, Framespace Solutions was awarded NSAI's first MMC ancillary certification for a 2D panellised Light Gauge Steel modular building in Dublin. This was in support of BC(A)R 2014 compliance requirements, through additional offsite and onsite inspections, undertaken by NSAI of the manufacturing and onsite assembly processes. The NSAI's Ancillary Certification shows a project complies with current Irish building regulations through ongoing inspections by NSAI, in addition to those undertaken by Framespace Solutions. Before securing the Ancillary certificate for MMC projects, firms must complete the Agrément certification technical assessment, and also need to be MMC-certified.

To gain Ancillary certification, Framespace's project underwent a rigorous NSAI assessment, including:

- a desktop study of the manufacturing and construction drawings
- inspection of the ongoing offsite manufacturing and installation of LGS and façade processes
- assessment of site preparation, prior to assembly onsite
- assessment of the installation of hot rolled steelwork, LGS floors and roof
- inspection of the LGS internal and external finishes.

The work involved technical reviews, factory and site inspections of the project, which was built

almost fully in an offsite factory environment. In total, 15 surveillance audits - both offsite and onsite inspections - and reports were generated by NSAI in support of the Ancillary Certification process for BC(A)R 2014 compliance.

## Improved ways of working

Business is better since securing Ancillary certification, according to Paddy.

*"The inspection process gave us valuable feedback and recommendations to help us continuously improve and refine our offsite manufacturing and onsite assembly and installation activities," he says.*

*"It reassures our clients and helps drive innovation. It also supports our training processes for production and support staff, and supply chain partners."*

Paddy offers sage advice for other businesses seeking Ancillary certification.

*"Ensure you understand and have fully read the requirements," he says. "Engage with the Local Authority and Building Control department where necessary in advance. Once the project has been registered on the Building Control Management System platform, engage with the Assigned Certifier, Design Certifier and Builder Certifier."*

*"Also request a copy of the Preliminary Inspection Plan (PIP) and make sure MMC inputs are incorporated into the Inspection Notification Framework (INF) document for the project before you begin work on the site. The PIP and INF documents set out the level and frequency of inspections required for the planned MMC / Modular Building system."*

**+ Learn more about securing NSAI certification for MMC projects by visiting [NSAI.ie/MMC](https://www.nsa.ie/MMC)**

### Sources:

\* Modern Methods of Construction Introductory Guide, Government of Ireland, 2023

\*\* Programme for Government 2025



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