What are Employer's Information Requirements (EIR)?

Building Information Modelling (BIM) at level 2 is mandated by the Government on the publicly funded projects from 2016. BIM is changing the way projects are planned, designed, analysed and constructed or maintained. More often working under BIM 2 is required for private clients on both commercial and residential projects. BIM improves the way in which projects are procured. To take part in tenders for such projects, architects, engineers, contractors and suppliers to the sector need to up-skill as soon as possible.

BIM is the project based on 3D modelling and real-life components. The collaboration of all parties involved in the project allows for its efficient delivery. The British Standards Institution has released PAS1192-2:2013, which is essential for the implementation of BIM to Level 2. BIM 2 documents consist of employer's information requirements (EIR), BIM Execution Plan (BEP) and BIM Protocol. All these should be supplied by all parties involved in the project in the agreed format. In the UK the minimum standard is COBie (construction

operations building information exchange format/ BS1192-4:2014).

The employer's information requirements (EIR) is the part of full BIM process. In BIM appropriate information is shared and managed between parties involved in the project throughout its delivery. EIR is the pre-tender document specifying the information required by the employer from the whole supplier chain. It is necessary for the development of the project and the management of the completed building. It enables suppliers to produce a BIM Execution Plan (BEP).

Employer's Information Requirements (EIR) is a crucial document for all parties working to the level-2 BIM process. It is a part of the more comprehensive tender document set for the procurement of the Design Team and the Constructor. Relevant extracts from the EIR are included in procurement documents for the appointment of each supplier directly by the employer including advisors, consultants, contractors etc. All suppliers respond to the EIR with a pre-contract BIM execution plan from which their proposed approach, capability and capacity can be evaluated.

The exact format of the EIR depends on the complexity of the project and the experience and requirements of the employer. For larger contractors, it might be the very detailed list of requirements, rules and supplier's proposals to meet the criteria.

Employer's information requirements may include:

- Standard methods and procedures on what information is required and how to provide it.

- Information-related roles and responsibilities
- An information delivery plan or release schedule

Usually, EIR is divided into three parts - Technical, Management and Commercial. Technical part covers requirements on the data format and file types, the definition at each stage and details of the software platforms. Management part will detail high-level roles and responsibilities, standards, health and safety, compliance plan, data security, works schedule, collaboration process etc.

Commercial part may include details on the client's strategic purpose, the defined BIM/projects deliverables and BIM competence assessment for tender applicants to demonstrate their ability to deliver the requirements of the EIR.

For more efficient project delivery clients need to be better informed but also need to clearly state their requirements. While contractors and architects need to be skilled to respond to these requirements and to deliver a project based on BIM process.

The NBS BIM Toolkit can be used to generate the content of EIR that defines specific information requirements for the project stages. It is available here https://toolkit.thenbs.com. This is the free-to-use tool that provides step-by-step help to define, manage and validate responsibility for information development and delivery at each stage of the asset lifecycle. Government from 2016 has mandated Level-2 BIM. As part of the support to the industry in achieving 'Level-2 BIM', the Government funded the BIM Toolkit through Innovate UK.