



Schedule of Documents, Question 6 Form of Commencement Notice

(Schedule of Supporting Compliance Documents at Commencement Notice Stage)

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Introduction

Section 6 of the Building Control Act provides for the making of Building Control Regulations “*providing for matters of procedure, administration, and control for the purposes of securing the implementation of, and compliance with, the requirements of building regulations and building control regulations*”.

Building Control Regulations apply generally to new buildings and to existing buildings which undergo an extension, a material alteration, or a material change of use.

The Building Control Regulations 1997 (as amended) require owners, builders, and registered construction professionals to demonstrate through the Statutory Register of Building Control Activity that the works or building concerned have been designed and constructed in compliance with Building Regulations.

The control mechanisms include Notices to Commence, Fire Safety and Disability Access Certificates, Declarations, Certificates of Compliance and the Statutory Building Control Register.

A Commencement Notice essentially gives notice to the Building Control Authority of the intention to carry out works thereby, giving the Building Control Authority time to plan/schedule building control assessments and inspections.

A "commencement notice" must be submitted to the Building Control Authority not less than fourteen days and not more than twenty-eight days before the commencement of the works or the making of the material change of use.

A 7 Day Notice is a form of Commencement Notice and may be submitted to a Building Control Authority where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate (FSC).

A 7 Day Notice must be submitted not less than 7 days in advance of commencement of work and must be accompanied by a valid application for a fire safety and a 7 day notice statutory declaration in the form specified along with a Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates & Particulars) to outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations relevant to the works or building concerned.

The Regulations provide for four Commencement Notice (CN) types:

- i. Commencement Notice with Additional Compliance Documentation
- ii. Commencement Notice with Opt Out Declaration
- iii. Commencement Notice Without Additional Documentation
- iv. 7 Day Notice which includes for
 - a. FSC
 - b. Declaration

A Commencement Notice and a 7 Day Notice must be accompanied with the completion of an online assessment and by a Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates & Particulars) to outline how the proposed works or building will comply with the relevant requirements of the [Second Schedule to the Building Regulations](#).

Building Control Regulations

PART II— COMMENCEMENT NOTICES

Application of Part II.

7. (1) Subject to sub-article (2) and articles 3 and 6, this Part applies to—

- (a) the erection of a building,
- (b) the material alteration or extension of a building, and
- (c) a material change of use of a building,

to which the Building Regulations apply.

(2) (a) Subject to paragraph (b), this Part shall not apply to works or a building as regards which a material change of use takes place, where—

(i) the works are or the material change of use is exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 to 1993), and

(ii) Part III, or Part III of the Building Control Regulations, 1991 and 1994, do not apply to the works or building.

(b) This Part applies to works in connection with the material alteration (excluding a material alteration consisting solely of minor works) of a shop, office or industrial building to which Part III, or Part III of the Building Control Regulations, 1991 and 1994, do not apply

Obligation to give notice.

8. A person who intends to carry out any works, or to make a material change of use as regards a building to which this Part applies, shall give, to the building control authority in whose functional area the works or building are, is or will be situated, notice in writing of such intention (in these Regulations referred to as a “commencement notice ” not less than fourteen days and not more than twenty-eight days before the commencement of the works or the making of the material change of use.

Exception to obligation to give notice.

8A. A commencement notice under article 8 shall not be required in respect of works or a building in respect of which a 7 day notice is required under article 20A(1)

Form of Commencement Notice

9. (1) A commencement notice shall be—

(a) filed electronically on the Building Control Management System or set out in the form for that purpose included in the Second Schedule, and

(b) subject to paragraph (2), accompanied by—

(i) such plans, calculations, specifications and particulars as are necessary to outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations relevant to the works or building concerned, and including—

(I) general arrangement drawings including plans, sections and elevations,

(II) a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date,

(III) the completion of an online assessment, via the Building Control Management System, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations,

(IV) the preliminary Inspection Plan prepared by the Assigned Certifier,

And

(ii) the following certificates and notices in the appropriate forms set out in the Second Schedule—

(I) a Certificate of Compliance (Design),

(II) a Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier),

(III) a Certificate of Compliance (Undertaking by Assigned Certifier),

(IV) a Notice of Assignment of Builder,

(V) a Certificate of Compliance (Undertaking by Builder).

(c) such fee as is required under Part V.

(2) Subject to paragraph (5), the requirements of paragraph (1)(b) shall apply to the following works and buildings—

- (a) the design and construction of a new dwelling,
- (b) an extension to a dwelling involving a total floor area greater than 40 square metres,
- (c) works to which Part III applies.

(3) If, for whatever reason, having submitted the commencement notice in respect of works or a building subject to paragraph (1)(b), a building owner changes either the person assigned to inspect and certify the works or the assigned builder, then the building owner shall within 14 days notify the building control authority of the change by submitting, electronically or otherwise, the appropriate notices of assignment and forms of undertaking referred to under paragraph (1)(b) reflecting the up-to-date arrangements in this regard.

(4) If, for whatever reason, a change of ownership of works or a building subject to paragraph (1)(b) occurs prior to completion, the new owner shall within 14 days notify the building control authority electronically or otherwise that they are now the owner of the building or the works.

(5) Notwithstanding the provisions of subparagraphs (2)(a) and (2)(b), in the case of a new single dwelling, on a single unit development, or an extension to a dwelling, a commencement notice may, as an alternative to the requirements at subparagraphs (1)(b)(i)(IV), (1)(b)(ii)(I), (1)(b)(ii)(II), (1)(b)(ii)(III) and (1)(b)(ii)(V) be accompanied by a Declaration of Intention to Opt Out of Statutory Certification. This declaration shall be made by the owner via the Building Control Management System or on the appropriate form set out for that purpose in the Second Schedule.

Article 20A (2) the following: “(2) (a) A 7 day notice shall be—

(i) filed electronically on the Building Control Management System or set out on the form for that purpose included in the Third Schedule,

(ii) subject to subparagraph (b), accompanied by—

(I) a valid application for a fire safety certificate from the applicant in the form specified for that purpose in the Third Schedule and accompanied by such plans and particulars as required under Articles 13(2)(a) and 13(2)(b),

(II) a 7 day notice statutory declaration in the form specified for that purpose in the Third Schedule,

(III) such plans, calculations, specifications and particulars as are necessary to outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations relevant to the works or building concerned, and including—

(A) general arrangement drawings including plans, sections and elevations,

(B) a schedule of such plans, calculations, specifications and particulars as are **currently designed or as are to be prepared at a later date**,

(C) the completion of an online assessment, via the Building Control Management System, of the proposed approach to comply with the requirements of the Second Schedule to the Building Regulations,

(D) the preliminary Inspection Plan prepared by the Assigned Certifier, and

(IV) the following certificates and notices in the appropriate forms set out in the Third Schedule—

(A) a Certificate of Compliance (Design),

(B) a Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier),

(C) a Certificate of Compliance (Undertaking by Assigned Certifier),

(D) a Notice of Assignment of Builder, and

(E) a Certificate of Compliance (Undertaking by Builder), and

(iii) accompanied by such fee as is required under Part V.

Procedure on Receipt of Notice – Building Control Regulations – Article 10

10. (1) On receipt of a commencement notice, a building control authority shall—	v/X	Revised Notice	Additional Information	In/Valid v/X
(a) record the date of receipt of the notice, and				
(b) consider whether the notice complies with the requirements of article 9.				
9. (1) A commencement notice shall be—				
(a) filed electronically on the Building Control Management System or set out in the form for that purpose included in the Second Schedule, and				
(b) subject to paragraph (2), accompanied by—				
(i) such plans, calculations, specifications and particulars as are necessary to outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations relevant to the works or building concerned, and including—				
(I) general arrangement drawings including plans, sections and elevations,				
(II) a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date,				
(III) the completion of an online assessment, via the Building Control Management System, of the proposed approach to compliance with the requirements of the Second Schedule to the Building Regulations,				
(IV) the preliminary Inspection Plan prepared by the Assigned Certifier,				
and				
(ii) the following certificates and notices in the appropriate forms set out in the Second Schedule—				
(I) a Certificate of Compliance (Design),				
(II) a Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier),				
(III) a Certificate of Compliance (Undertaking by Assigned Certifier),				
(IV) a Notice of Assignment of Builder,				
(V) a Certificate of Compliance (Undertaking by Builder).				
(c) such fee as is required under Part V.				
(2) Where a building control authority consider that a commencement notice complies with the requirements of article 9, they shall send to the person giving the notice an acknowledgement stating the date of receipt of the notice.				
(3) Where a building control authority considers that a commencement notice does not comply with Article 9, they may respond, within 7 days of receipt of a notice filed electronically or within 12 days of receipt of a notice received in writing, by electronic means or in writing as appropriate, and notify the person giving the commencement notice, that, having regard to the extent of the failure to comply with the said Article,				
(a) the commencement notice is invalid and cannot be accepted by the authority,				
or				
(b) that such revised notice, or such additional information or fee, as may be necessary to comply with the said Article will be required to be submitted				

Commencement Notice

NBCO Sample Schedule of Documents Q6 Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates & Particulars); Ref, BCAR Article 9(1)(b)(i)(II)

Erection of a New two-storey, two-bay, detached Dwelling of masonry construction with wastewater treatment system and Detached Garage at a Field, Townland, County Local Authority

Documents	Reference <i>Ref: also, For Practice Note 3 - Commencement Notice</i> CLICK HERE¹	Description /Remarks <i>designed/to be designed later (TbDL) (also ref, 5.1 & 5.2 Code of Practice²)</i>
General Arrangement Drawings (GAD) including plans, sections and elevations, (II) a schedule of such plans, calculations, specifications and particulars as are currently designed or as are to be prepared at a later date,	GAD Particulars 100 Compliance Report based on Building Regulations A – M ref³:	Designed /Uploaded
	GAD Plan 200 Site Location/Layout plan at a scale of 1:1000/1:2500	Designed /Uploaded
	GAD Particulars 300 Site investigation reports	Designed
	GAD Plan 400 Floor plans (each floor (sub/Ground/1st) separately) at a scale of 1:100	Designed/Uploaded
	GAD Elevations 500_ (each elevation (walls/ floors /roof))at a scale of 1:100	Designed/Uploaded
	GAD Sections 600_(long & cross sections) at a scale of 1:100	Designed/Uploaded
	GAD Sections 601_ Foundation details at a scale of 1:50	Designed/Uploaded
	GAD Sections 602_ Ground floor details at a scale of 1:50	Designed/Uploaded
	GAD Sections 603_ First & subsequent floor details at a scale of 1:50	Designed/Uploaded
	GAD Sections 604_ External wall details at a scale of 1:50	Designed/Uploaded
	GAD Sections 605_ Surface & foul wastewater plans & sections	Designed/Uploaded
	GAD Sections 606_ Elevations (each elevation) at a scale of 1:100	Designed/Uploaded
	GAD Plan 700_Roof Plan & Sections	Designed/Uploaded
	GAD Calcs 800_DEAP Calculations (provisional BER, where appropriate)	Designed/Uploaded
	GAD Particulars 900_Details relating to any SOAKAWAYS, SUDS, PERCOLATION AREA, septic tanks/ advanced WASTEWATER TREATMENT⁴ SYSTEMS, (where necessary)	Designed/Uploaded
GAD Calcs 900_Details relating to any gas/heat installation showing location of Oil Heating appliances and Flues⁵	Designed/Uploaded	
GAD Calcs 1000_Structural calculations⁶	Designed	
other depending on complexity	Designed/Uploaded	
Inspection Plans	INSP_Plan_1100_Preliminary Inspection Plan prepared by the Assigned Certifier	Designed/Uploaded


Documents	Reference	Description /Remarks
Ancillary Certificates <i>Ref, Table C.2 CoP</i>	Reference <i>Ref: also, For Practice Note 3 - Commencement Notice</i> CLICK HERE¹	<i>designed/to be designed later (TbDL) (also ref, 5.1 & 5.2 Code of Practice²)</i>
	A _D , E _D , B _D ; ANCILLARY CERTIFICATE OF COMPLIANCE: DESIGN as required (Ref, For Practice Note 17 1 - Ancillary Certs CLICK HERE (supporting Ancillary Certification available on request))	Designed
	Confirmation of the use of proper materials. <ul style="list-style-type: none"> • Aggregate concrete Blocks • Internal/External Render • Roof slates • Timber • Trusses • Pipework • Underfloor Fill • Radon Installation • etc 	Designed & TbDL
	2. Mechanical ventilation & heat recovery installation & commissioning report.	TbDL
	3. Wastewater treatment system installation & commissioning report.	TbDL
	4. Space & water heating system installation & commissioning report.	TbDL
	5. Air tightness test report.	TbDL
	6. DEAP calculation for dwelling house (as built).	TbDL
	7. Evidence of Fire detection/ alarm commissioning	TbDL
8. Other		
Supporting Documents	Plan_DWG_201B_ Window & Door Schedule (Shop)	TbDL
	Plan_DWG_Electrical Layout Schedule	TbDL
	CALC_DWG_103E_Beams & Lintels Schedule, Specifications & Drawings	Designed
	CALC_DWG_105A Surface Water & Foul Water Sewer Schedule Calculations & Drawings	Designed
	CALC_DWG Mechanical Ventilation Schedule & Drawings.	Designed
	Hot & Cold-Water Systems & Sanitation Installations, schedule and drawings.	Designed

Refer also to:

PRACTICE NOTE 3 COMMENCEMENT NOTICE DRAWINGS & DOCUMENTATION [Practice Note - Ancillary Certificates-Commencement Notice \(17th August 2017\).pages](#)

https://www.acei.ie/ws-content/uploads/Practice_Note_3_-_Commencement_Notice_22nd_August_2017.pdf

Commencement Notice Part II Building Control Regulations

The completion of an online assessment, via the **Building Control Management System** is prescribed under Part II of the **Building Control Regulations**. The purpose is to demonstrate the proposed approach to compliance with the requirements of the Second Schedule to the [Building Regulations](#) i.e., relevant requirements of Part/s A-M. For checklist  [Building Regulations Parts A-M Summary of Risk Assessment and BWR](#)

Note: A Commencement Notice must be accompanied by sufficient information/details to demonstrate compliance with the Building Regulations.

Code of Practice-5. Lodgement of Plans and Documentation 5.1

NBCO Sample TYPICAL INFORMATION Refer to Code of Practice 5.1 Plans and specifications.

PART	TYPICAL INFORMATION 5.1 Refer to Code of Practice ¹	YES	NO	NA
Aⁱ	Are load bearing elements (e.g. foundations, walls, beams, joists, columns etc.) identified and sizes and specification of same annotated or illustrated? Are details in accordance with Technical Guidance TGD A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bⁱⁱ	Are compartments, protected areas such as corridors & stair enclosures and escape routes identified, and specific measures described including details of cavity barriers, fire doors, escape windows and final exits? Are details in accordance with TGD B² or TGD B(Dwelling houses)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cⁱⁱⁱ	Is the requirement for subsoil drainage described or illustrated, including reference to associated calculations? Are radon measures including number and location of sumps illustrated? Are details in accordance with Technical Guidance TGD C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D^{iv}	Are materials and standards of workmanship specified? Are critical glazing locations identified? Is a letter plate aperture provided? Are details in accordance with TGD D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E^v	Are sound tests required (terraced or semi-detached dwellings, apartments etc) and requirements for sound resistance annotated or illustrated? Are details in accordance with Technical Guidance TGD E	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F^{vi}	Is the ventilation strategy clearly identified? Are window openings and vents indicated with reference to calculations associated with the relevant ventilation strategy? Are details in accordance with Technical Guidance TGD F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G^{vii}	Are sanitary conveniences and details of hot and cold-water provision clearly identified on drawings. Are details in accordance with Technical Guidance TGD G	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H^{viii}	Are details of foul wastewater and surface water treatment and disposal measures including routes and sizes of systems illustrated or specified on drawings? Are details in accordance with Technical Guidance TGD H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J^{ix}	Has the need for fuel storage provision been highlighted and are details indicated on drawings? Are details in accordance with Technical Guidance TGD J	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K^x	Are details of stairs & guarding annotated or illustrated on drawings. Are details in accordance with Technical Guidance TGD K	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART	TYPICAL INFORMATION 5.1 Refer to Code of Practice ¹	YES	NO	NA
L ^{xi}	Are details of the fabric of the building illustrated or annotated (including insulation dimensions and or U-values, air tightness line etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Is the location of any plant within or outside the building indicated on drawings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are thermal bridges identified and calculations provided or scheduled.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are details in accordance with Technical Guidance TGD L or TGD L(Dwellings)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M ^{xii}	Are measures of accessibility illustrated or annotated on drawings including access into the building, including ground levels, circulation dimensions and provision of accessible sanitary conveniences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are details in accordance with Technical Guidance TGD M	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Do the drawings outline how the proposed works or building will comply with the requirements of the Second Schedule to the Building Regulations Parts A-M relevant to the works or building concerned?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Where an answer is No is or will compliance with the relevant Parts of the Building Regulations be demonstrated in calculations, specifications or particulars listed in the Schedule of Documents submitted with the commencement Notice?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Is the information on the drawings related to the building or works and the location described in the project Particulars?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are works to existing buildings clearly identified as such?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are dimensions given in SI units and is an appropriate scale given?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are details of the person responsible for the preparation of the drawings given?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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¹ [Code of Practice for Inspecting and Certifying Buildings and Works](#)

ⁱ [S.I. No. 138/2012 - Building Regulations \(Part A Amendment\) Regulations 2012](#) Part A Structure

ⁱⁱ [S.I. No. 115/2006 - Building Regulations \(Amendment\) Regulations 2006](#) Part B Fire Safety

[S.I. No. 108/2024 - Building Regulations \(Part B Amendment\) Regulations 2024](#) Part B Fire Safety

[S.I. No. 57/2017 - Building Regulations \(Part B Amendment\) Regulations 2017](#), Fire Safety 2017 Volume 2 Dwelling Houses

² [Technical Guidance Document B 2024 "Buildings other than Dwelling Houses"](#) applies to the design of works, or buildings in which a material change of use takes place, where the works or the change of use commence or take place on or after 01 May 2025. Technical Guidance Document B – Fire Safety, dated 2006 (as amended), ceases to have effect from that date. The latter document may continue to be used in the case of works or to a building in which a material change of use takes place, where the works commence or the change of use takes place, on or after 1 May 2025, and other than in a case where the structure of the external walls of the building has been erected not later than 30 April 2028— (a) a planning application for planning permission or approval under the Planning and Development Act (PDA) 2000 (No. 30 of 2000) has been made, (b) a notice of a proposed development under Part 8 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) has been given by a local authority under article 81 of those Regulations, (c) a fire safety certificate under the Building Control Regulations (S.I. No. 496 of 1997), in respect of the works or buildings, has been granted, or (d) a decision of An Bord Pleanála, under section 9(4) of the Act of 2016, in relation to grant of an application for permission for a strategic housing development, under section 4 of the Act of 2016, has been issued, on or before 30 April 2025.

ⁱⁱⁱ [S.I. No. 497/1997 - Building Regulations, 1997](#). Part C - Site Preparation and Resistance to Moisture:

^{iv} [S.I. No. 224/2013 - Building Regulations \(Part D Amendment\) Regulations 2013](#) Part D - Materials and Workmanship:

^v [S.I. No. 606/2014 - Building Regulations \(Part E Amendment\) Regulations 2014](#) Part E – Sound:

^{vi} [S.I. No. 263/2019 - Building Regulations \(Part F Amendment\) Regulations 2019](#) Part F Ventilation

^{vii} [S.I. No. 335/2008 - Building Regulations \(Part G Amendment\) Regulations 2008](#) Part G – Hygiene:

^{viii} [S.I. No. 561/2010 - Building Regulations \(Part H Amendment\) Regulations 2010](#) Part H - Drainage and Waste Water Disposal:

^{ix} [S.I. No. 133/2014 - Building Regulations \(Part J Amendment\) Regulations 2014](#) Part J - Heat Producing Appliances:

^x [S.I. No. 180/2014 - Building Regulations \(Part K Amendment\) Regulations 2014](#). Part K - Stairways, Ladders, Ramps and Guards:

^{xi} [S.I. No. 535/2022 - Building Regulations \(Part L Amendment\) Regulations 2022](#) Part L - Conservation of Fuel and Energy

[S.I. No. 534/2022 - European Union \(District Heating\) Regulations 2022](#)

^{xii} [S.I. No. 608/2022 - Building Regulations \(Part M Amendment\) Regulations 2022](#)



Section 3 (Building Control Act)

Building Regulations-Compliance Checklist -Second Schedule Parts A-M

Ref	Building Regulations – https://www.gov.ie/en/publication/1d2af-building-regulations/ Technical Guidance Documents - https://www.gov.ie/en/collection/d9729-technical-guidance-documents/	Apply Yes/No	CE Mark- ing	DoP End Use Y/N	Agrément Cert Y/N	Tests for End Use Y/N	Calculations for End Use Y/N	Com- ply Y/N	Comment e.g., Form No.... Dispensation/Relaxation	Compliance
Part A Structure										
A1	Loading;									
	(1) A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that the combined actions that are liable to act on it are sustained and transmitted to the ground -									
	(a) safely, and									
	(b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.									
	(2) In assessing whether a building complies with sub-paragraph (1), regard shall be had to the variable actions to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.									
A2	Ground movement;									
	A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that movements of the subsoil caused by subsidence, swelling, shrinkage or freezing will not impair the stability of any part of the building.									
A3	Disproportionate Collapse									
	(1) A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that in the event of an accident the structure will not be damaged to an extent disproportionate to the cause of the damage.									
	(2) For the purposes of sub-paragraph (1), where a building is rendered structurally discontinuous by a vertical joint, the building on each side of the joint may be treated as a separate building whether or not such joint passes through the substructure.									
A4	Definitions for this Part									
	In this Part - “ actions ” means a set of forces (loads) applied to the structure (direct actions) or a set of imposed deformations or accelerations (indirect actions).									
	“ variable actions ” means actions for which the variation in magnitude with time is neither negligible nor monotonic such as imposed loads on building floors, wind actions or snow loads.									
Part B - Fire - 2006 - TGD reprinted/amended 2020										
B1	Means of Escape;									
	A building shall be so designed and constructed that there are adequate means of escape in case of fire from the building to a place of safety outside the building, capable of being safely and effectively used.									
B2	Internal Fire Spread (linings);									
	For the purpose of inhibiting the spread of fire within a building, the internal linings –									
	(a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances									
	(b) shall offer adequate resistance to the spread of flame over their surfaces									
B3	Internal Fire Spread (Structure);									
	(1) A building shall be so designed and constructed that, in the event of fire; its stability will be maintained for a reasonable period.									
	(a) A wall common to two or more buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings.									
	(b) A building shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the building.									
	(3) A building shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary.									
	(4) For the purposes of sub-paragraph 2(a), a house in a terrace and a semi-detached house are each to be treated as being a separate building.									
B4	External Fire Spread;									
	The external walls and roof of a building shall be so designed and constructed that they afford adequate resistance to the spread of fire to and from neighbouring buildings.									
B5	Access and Facilities for the Fire Service;									
	A building shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life and property.									
Part B - Fire Safety- 2024 - Buildings other than dwelling houses										
B1	Means of Warning and Escape in case of fire;									
	A building shall be so designed and constructed that there are									
	(a) appropriate provisions for the early warning of fire, and .									
	(b) adequate means of escape in case of fire from the building to a place of safety outside the building, capable of being safely and effectively used.									
B2	Internal Fire Spread (linings);									
	For the purpose of inhibiting the spread of fire within a building, the internal linings –									
	(a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances and									
	(b) shall offer adequate resistance to the spread of flame over their surfaces									
B3	Internal Fire Spread (Structure);									
	(1) A building shall be so designed and constructed that, in the event of fire; its stability will be maintained for a reasonable period.									
	(2)(a) A wall common to two or more buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings.									
	(b) A building shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the building.									
	(3) A building shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary.									
B4	External Fire Spread;									
	The external walls and roof of a building shall be so designed and constructed that they									
	a) afford adequate resistance to the spread of fire over the face of the building, and									
	b) afford adequate resistance to the spread of fire to and from neighbouring buildings.									
B5	Access and Facilities for the Fire Service;									
	A building shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life.									
B12	Provision of Information									

Ref	Building Regulations – https://www.gov.ie/en/publication/1d2af-building-regulations/ Technical Guidance Documents - https://www.gov.ie/en/collection/d9729-technical-guidance-documents/	Apply Yes/No	CE Mark- ing	DoP End Use Y/N	Agrément Cert Y/N	Tests for End Use Y/N	Calculations for End Use Y/N	Com- ply Y/N	Comment e.g., Form No.... Dispensation/Relaxation	Compliance
	Sufficient information on the system(s) installed in the building for the purpose of fire safety shall be provided to the building owner so that the building can be operated in order to protect the health and safety of the building occupants									
Part B - Fire 2017 - Dwellings										
B6	Means of Escape; A dwelling house shall be so designed and constructed that there are adequate means of escape in case of fire from the building to a place of safety outside the building, capable of being safely and effectively used.									
B7	Internal Fire Spread (linings); For the purpose of inhibiting the spread of fire within a dwelling house, the internal linings – (a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances (b) shall offer adequate resistance to the spread of flame over their surfaces									
B8	Internal Fire Spread (Structure); (1) A dwelling house shall be so designed and constructed that, in the event of fire; its stability will be maintained for a reasonable period. (a) A wall common to two or more dwelling house shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings. (b) A Dwelling house shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the building. (3) A Dwelling house shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary. (4) For the purposes of sub-paragraph 2(a), a house in a terrace and a semi-detached house are each to be treated as being a separate building.									
B9	External Fire Spread; The external walls and roof of a dwelling house shall be so designed and constructed that they afford adequate resistance to the spread of fire to and from neighbouring buildings.									
B10	Access and Facilities for the Fire Service; A Dwelling shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life and property.									
B11	Definitions for this Part in this Part - "dwelling house" means a dwelling that is not a flat.									
Part C - Site Preparation and Resistance to Moisture TGD Amended 2023										
C1	Preparation of Site; The ground to be covered by a building shall be reasonably free from vegetable matter.									
C2	Subsoil Drainage; Subsoil drainage shall be provided if necessary so as to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.									
C3	Dangerous Substances; Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building.									
C4	Resistance to weather and ground moisture The floors, walls and roof of a building shall be so designed and constructed as to prevent the passage of moisture to the inside of the building or damage to the fabric of the building.									
C5	Definitions for this Part In this Part - "contaminant" includes any substance which is or could become flammable, explosive, corrosive, toxic or radioactive and any deposits of faecal or animal matter; "floor" includes any base or structure between the surface of the ground or the surface of any hardcore laid upon the ground and the upper surface of the floor and includes finishes which are laid as part of the permanent construction; "moisture" includes water vapour and liquid water									
Part D - Materials and Workmanship TGD 2013										
D1	Materials and Workmanship; All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.									
D2	Letterplates A letter plate aperture shall be so positioned at a reasonable height above ground level so as not to endanger the health and safety of persons using such apertures.									
D3	Definitions for this Part In this Part, "proper materials" means materials which are fit for the use for which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. "Agreement on the European Economic Area" means the Agreement on the European Economic Area between the European Union, its Member States and the Republic of Iceland, the Principality of Liechtenstein and the Kingdom of Norway as published in the Official Journal of the European Communities (O.J. No. L1, 03.01.1994, page 3). "Construction Products Regulation" means Regulation (EU) No. 305/2011 of the European Parliament and of the Council of 9 March 2011 laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC.									
Part E - Sound- 2014										
E1	Airborne Sound (walls); (1) Each wall and floor separating a dwelling from - (a) another dwelling or from another building, or (b) other parts of the same building, (c) adjoining buildings, shall be designed and constructed in such a way as to provide reasonable resistance to sound									
E2	Reverberation The common internal part of a building which provides direct access to a dwelling shall be designed and constructed so as to limit reverberation in the common part to a reasonable level									
E3	Definitions for this Part "Reverberation" means the persistence of sound in a space after a sound source has been stopped.									

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Part F - Ventilation - TGD 2019										
F1	Means of Ventilation; Adequate and effective means of ventilation shall be provided for people in buildings. This shall be achieved by									
	a) limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and									
	b) limiting the concentration of harmful pollutants in the air within the building.									
F2	Condensation in Roofs; Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.									
Part G – Hygiene TGD reprinted 2011										
G1	Bathrooms and Kitchens; A dwelling shall be provided with –									
	(a) a bathroom containing either a fixed bath or a shower bath, and a washbasin, and									
	(b) a kitchen containing a sink of adequate size and a draining board, and									
G2	(c) a suitable installation for the provision of hot and cold water to the bath or shower bath, washbasin and sink.									
	Sanitary Conveniences and Washing Facilities; (1) Adequate sanitary conveniences shall be provided in a building in rooms provided for that purpose, or in bathrooms, and every room or bathroom which contains a sanitary convenience shall be adequately separated from any place where food is prepared or cooked.									
	(2) Adequate washbasins shall be provided in –									
	(a) rooms containing sanitary conveniences; or									
	(b) rooms or spaces adjacent to rooms containing sanitary conveniences.									
G3	(3) There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with subparagraph (2).									
	(4) Sanitary conveniences shall be of such design as to facilitate efficient use of water for flushing.									
	(5) Sanitary conveniences and washbasins shall be of such design and be so installed as to allow for effective cleaning.									
G3	Definitions for this Part In this Part, "sanitary convenience" means a water closet or a urinal.									
Part H – Drainage and wastewater disposal TGD 2010										
H1	Drainage System; (1) A building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul wastewater from the building.									
	(2) A building shall be provided with such a drainage system as may be necessary for the adequate disposal of surface water from the building.									
	(3) No part of a drainage system conveying foul wastewater shall be connected to a sewer reserved for surface water and no part of a drainage system conveying surface water shall be connected to a sewer reserved for foul wastewater.									
H2	Septic Tanks; (1) A wastewater treatment system shall be so designed, sited and constructed that:									
	(a) it is not prejudicial to the health of any person,									
	(b) it does not cause a risk to public health or the environment,									
	(c) it prevents unauthorised access but allows adequate means of access for emptying and maintenance,									
	(d) it will function to a sufficient standard for the protection of health in the event of a system failure,									
	(e) it has adequate capacity,									
	(f) it is impermeable to liquids, and									
(g) it is adequately ventilated.										
H3	(2) Information on the wastewater treatment system and any continuing maintenance required to avoid risk to health and the environment shall be provided to the owner.									
	Definitions for this Part In this Part "combined drain" means a single private drain used for the drainage of two or more separate premises as defined in section 10 of the Local Government (Sanitary Services) Act 1948 (No. 3 of 1948); "drain" in relation to a building means any pipe, forming part of the drainage system of the building, which is either – (a) wholly underground, or (b) a continuation, in the direction of flow, of part of a drainage system that has been underground, and includes a "combined drain"; "drainage system", in relation to a building, means the system of pipes and drains used for the drainage of the building, including all other fittings, appliances and equipment so used but excluding subsoil water drains; "domestic wastewater" means water discharged from kitchens, laundry rooms, lavatories, bathrooms, toilets and similar facilities (soil water and wastewater); "foul wastewater" means any wastewater comprising domestic wastewater and / or industrial wastewater; "industrial wastewater / trade effluent" means wastewater discharge resulting from any industrial or commercial activity; "sewer" has the same meaning as in the Local Government (Sanitary Services) Acts 1878 to 1964; "surface water" means water from precipitation which has not seeped into the ground and which is discharged to the drain or sewer system directly from the ground or from the exterior building surfaces; "soil water" means water containing excreted matter, whether human or animal; "wastewater" means used water not being soil water or trade effluent.									
Part J – Heat Producing Appliances TGD 2014										
J1	Air Supply; A heat producing appliance shall be so installed that there is an adequate supply of air to it for combustion, to prevent overheating and for the efficient working of any flue pipe or chimney serving the appliance.									
J2(a)	Discharge of products of Combustion; A heat producing appliance shall have adequate provision for the discharge of the products of combustion to the outside air.									
J2(b)	Warning of release of Carbon Monoxide. Reasonable provision shall be made to avoid danger to the health and safety of the occupants of a dwelling caused by the release of carbon monoxide from heat producing appliances.									
J3	Protection of Building;									

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	A heat producing appliance and any flue pipe shall be so designed and installed, and any fireplace and any chimney shall be so designed and constructed, as to reduce to a reasonable level the risk of the building catching fire in consequence of its use.									
J4(a)	Provision of information.									
	Where a hearth, fireplace, flue or chimney is provided or extended, a durable notice containing information on the type of heat producing appliance which can be safely served by the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building.									
J4(b)	Information on the system installed and any continuing maintenance required, to ensure its safe and effective operation and avoid risk to health, shall be provided to the owner.									
J5	Fuel storage system – protection against spread of fire to the system.									
	A fixed fuel storage system, which serves a heat producing appliance, and any associated pipework carrying fuel to that appliance, shall be so located as to reduce to a reasonable level the risk of fuel ignition due to fire spreading from the building being served or an adjacent building or premises.									
J6	Liquid fuel storage system – protection against pollution by the system.									
	A fixed liquid fuel storage tank, which serves a heat producing appliance, and the pipes connecting it to that appliance shall be so located, constructed and protected as to reduce to a reasonable level the risk of the fuel escaping and causing pollution.									
J7	Definitions.									
	In this Part, "heat producing appliance" means a fixed appliance (including a cooker and an open fire) which is designed to burn solid fuel, oil, bio-fuel or gas and includes an incinerator.									
Part K - Stairways, Ladders, Ramps and Guards-TGD 2014										
K1	Stairways, Ladders and Ramps;									
	Stairways, ladders and ramps shall be such as to afford safe passage for the users of a building.									
K2	Protection from Falling;									
	In a building, the sides of every floor, balcony and every part of a roof to which people normally have access, and sunken areas connected to a building, shall be guarded to protect users from the risk of falling.									
K3	Vehicle Ramps floors and roofs									
	In a building, the sides of every vehicle ramp and every floor and roof to which vehicles have access shall be guarded against the risk of vehicles falling therefrom.									
K4	The requirements of this Part apply to stairways, ladders and ramps which form part of the structure of a building.									
Part L - Conservation of Fuel and Energy (Dwellings) 2022										
L1	Conservation of Fuel and Energy;									
	A building shall be designed and constructed so as to ensure that the energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of carbon dioxide (CO2) emissions associated with this energy use insofar as is reasonably practicable.									
L2	Conservation of Fuel and Energy in Existing Dwellings;									
	For existing dwellings, the requirements of L1 shall be met by:									
	(a) limiting heat loss and, where appropriate, maximising heat gain through the fabric of the building;									
	(b) controlling, as appropriate, the output of the space heating and hot water systems;									
	(c) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air;									
	(d) providing that all oil and gas fired boilers installed as replacements in existing dwellings shall meet a minimum seasonal efficiency of 90% where practicable.									
L2A										
	(a) A multi-unit building, containing one, or more than one, dwelling :									
	(i) that is new, or,									
	(ii) subject to paragraph (b), undergoing major renovation									
	shall have installed ducting infrastructure (consisting of conduits for electrical cables) for each car parking space, to enable the subsequent installation of recharging points for electrical vehicles where the parking space is :									
	(i) located in the building concerned									
	(ii) is within the curtilage of the building concerned									
	(b) the requirement of paragraph (a) shall apply to a building under major renovation where :									
	(i) in a case where the car park is located inside the building, the renovations concerned include the car park of the electrical infrastructure of the building or,									
	(ii) in a case where the car park is physically adjacent to the building, the renovations concerned include the car park or the electrical infrastructure of the car park									
	(c) A new building that is a dwelling, other than where the dwelling forms part of a multi-unit building, where a parking space is located within the curtilage of the dwelling, shall have installed appropriate electrical vehicle recharging infrastructure, to enable the subsequent installation of recharging points for electrical vehicles.									
L6	Energy performance of buildings requirements as set out in the European Union (Energy Performance of Buildings) Regulations 2019									
Reg 7	Regulation 7- For the purpose of giving effect to Article 15(4) of Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018, the European Union (District Heating) Regulations 2022 (S.I. No. 534 of 2022)									
	When a dwelling undergoes major renovation, the minimum energy performance requirement of the dwelling or the renovated part thereof is upgraded in order to meet the cost optimal level of energy performance in so far as this is technically, functionally and economically feasible									
Reg 8	Regulation 8-For the purpose of giving effect to Article 15(4) of Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018, the European Union (District Heating) Regulations 2022 (S.I. No. 534 of 2022)									
	For new dwellings, the nearly zero energy performance requirements of this regulation shall be met by:									
	(a) providing that the energy performance of the building is such as to limit the calculated primary energy consumption and related carbon dioxide (CO2) to that of a nearly zero energy building within the meaning of the Directive insofar as is reasonably practicable, when both energy consumption and carbon dioxide (CO2) emissions are calculated using the Dwelling Energy Assessment Procedure (DEAP) published by Sustainable Energy Authority of Ireland;									
	(b) providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby;									
	(c) limiting the heat loss and, where appropriate, availing of heat gain through the fabric of the building;									
	(d) providing and commissioning energy efficient space and water heating systems with efficient heat sources and effective controls;									
	(e) providing that all oil and gas fired boilers shall meet a minimum seasonal efficiency of 90%;									

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	(f) providing to the dwelling owner sufficient information about the building, the fixed building services, controls and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable.									
Reg 5	Regulation 5 -The European Union (Energy Performance of Buildings) Regulations 2021 (S.I. No. 393 of 2021), insofar as it relates to works relating to dwellings									
	(a) A new building shall, where technically and economically feasible, be equipped with self-regulating devices for the separate regulation of the temperature in each room or, where justified, in a designated heated zone of the building unit.									
	(b) Where a heat generator is being replaced in an existing building, where technically and economically feasible, self-regulating devices shall also be installed.									
Reg 3	Regulation 3-For the purpose of giving effect to Article 15(4) of Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018, the European Union (District Heating) Regulations 2022 (S.I. No. 534 of 2022)									
	The minimum levels of energy from renewable sources, referred to in Article 15(4) of the Directive, may be fulfilled through efficient district heating and cooling using a significant share of renewable energy and waste heat and cold.									
Part L - Conservation of Fuel and Energy (Buildings other than Dwellings) 2022										
L1	Conservation of Fuel									
+A210: B245	A building shall be designed and constructed so as to ensure that the energy and Energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of CO2 emissions associated with this energy use insofar as is reasonably practicable.									
L4	Buildings other than dwellings;									
	For existing buildings other than dwellings, the requirements of L1 shall be met by									
	(a) limiting the heat loss and, where appropriate, availing of the heat gains through the fabric of the building;									
	(b) providing energy efficient space heating and cooling systems, heating and cooling equipment, water heating systems, and ventilation systems, with effective controls;									
	(c) ensuring that the building is appropriately designed to limit need for cooling and, where air-conditioning or mechanical ventilation is installed, that installed systems are energy efficient, appropriately sized and adequately controlled;									
	(d) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air;									
	(e) limiting the heat gains by chilled water and refrigerant vessels, and by pipes and ducts that serve air conditioning systems;									
	(f) providing energy efficient artificial lighting systems and adequate control of these systems;									
	(g) providing to the building owner or occupants sufficient information about the building fabric, the fixed building services, controls and their maintenance requirements when replaced so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable; and									
	(h) when a building undergoes major renovation, the minimum energy performance requirement of the building or the renovated part thereof is upgraded in order to meet the cost optimal level of energy performance in so far as this is technically, functionally and economically feasible.									
L5	Buildings other than dwellings;									
	For new buildings other than dwellings, the requirements of L1 shall be met by:									
	(a) providing that the energy performance of the building is such as to limit the calculated primary energy consumption and related Carbon Dioxide (CO2) emissions to a Nearly Zero Energy Building level insofar as is reasonably practicable, when both energy consumption and Carbon Dioxide emissions are calculated using the Non-domestic Energy Assessment Procedure (NEAP) published by Sustainable Energy Authority of Ireland;									
	(b) providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources produced on-site or nearby;									
	(c) limiting the heat loss and, where appropriate, availing of the heat gains through the fabric of the building;									
	(d) providing and commissioning energy efficient space heating and cooling systems, heating and cooling equipment, water heating systems, and ventilation systems, with effective controls;									
	(e) ensuring that the building is appropriately designed to limit need for cooling and, where air-conditioning or mechanical ventilation is installed, that installed systems are energy efficient, appropriately sized and adequately controlled;									
	(f) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air;									
	(g) limiting the heat gains by chilled water and refrigerant vessels, and by pipes and ducts that serve air conditioning systems;									
	(h) providing energy efficient artificial lighting systems and adequate control of these systems; and									
	(i) providing to the building owner or occupants sufficient information about the building, the fixed building services, controls and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable.									
Reg 5	Regulation 5 -The European Union (Energy Performance of Buildings) Regulations 2021 (S.I. No. 393 of 2021), insofar as it relates to works relating to dwellings									
	(a) a new building shall, where technically and economically feasible, be equipped with self-regulating devices for the separate regulation of the temperature in each room or, where justified, in a designated heated zone of the building unit.									
	(b) Where a heat generator is being replaced in an existing building, where technically and economically feasible, self-regulating devices shall also be installed.									
	(e) A building which has more than 10 car parking spaces, that is:									
	(i) new, or									
	(ii) subject to subparagraph (g), undergoing major renovation									
	shall have installed at least one recharging point and ducting infrastructure (consisting of conduits for electric cables) for at least one in every 5 car parking spaces to enable the subsequent installation of recharging points for electric vehicles.									
	(g) The requirements of subparagraph (e) shall apply to a building undergoing major renovation where:									
	(i) in a case where the car park is located inside the building, the renovations concerned include the car park or the electrical infrastructure of the building; or									
	(ii) in a case where the car park is physically adjacent to the building, the renovations concerned include the car park or the electrical infrastructure of the car park.									
Reg 3	Regulation 3-For the purpose of giving effect to Article 15(4) of Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018, the European Union (District Heating) Regulations 2022 (S.I. No. 534 of 2022)									

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	The minimum levels of energy from renewable sources, referred to in Article 15(4) of the Directive, may be fulfilled through efficient district heating and cooling using a significant share of renewable energy and waste heat and cold.									
Part M Access and Use TGD 2022										
M1	Access and Use of Buildings;									
	Adequate provision shall be made for people to access and use a building, its facilities and its environs.									
M2	Adequate provision shall be made for people to approach and access an extension to a building.									
M3	Sanitary Facilities									
	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.									
M4	Changing Places Toilet									
	Where sanitary facilities are provided in a building, or a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.									
M5	Non-application of Part M									
	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.									



NBCO-Sample Preliminary Inspection Plan

Noncomplex dwelling – single/two storey

The following inspection plan is applicable to single occupancy dwellings with a floor level not greater than 4.5m above ground level of non-complex design and traditional construction.

and the likely elements available for inspection at each stage to check for compliance with the Building Regulations at each stage. This is a non-exhaustive list and other relevant items particular to the dwelling house concerned should be included in the checklist. For timber Framed Dwellings, this document should be supplemented with guidance contained in Irish Standard, I.S. 440:2009+A1:2014 Timber frame construction, dwellings and other buildings'

Inspection stage Preliminary Inspection Plan	Preliminary Inspection Plan ref Code of Practice for Inspecting & Certifying Buildings & Works 2016 p32 ^{xiii} , p33, p34, p35, p36 Typical Items (Strike out if not applicable/ not checked)	Date(s) of Inspection	Sign off (Y/N)	Notes – Building Regulation Compliances Part A-M reqd. but not limited to ...
1. Formation level	a) Ground bearing suitability b) General arrangement of foundation c) Width of trench d) Depth below ground e) Steps in formation level (if any) f) Other relevant items a) Steps overlaps (if any) b) Basement			Part A, Part C, Part D
2. Foundation level	a) General arrangement of foundation b) Depth and width of concrete c) Reinforcing steel d) Other relevant items e)			Part A, Part C, Part D
3. Sub-structure works (including ground floor)	a) Rising walls (external and internal) b) DPC c) Hardcore d) Under floor services (and vents if applicable) e) Radon sump/venting pipe f) DPM or Radon Barrier (incl. seals)/ tanking g) Ventilated sub-floor (if any) h) Floor Insulation // perimeter insulation – thickness/ type i) Floor structure e.g. <ul style="list-style-type: none"> • concrete ground bearing • concrete/ timber suspended. j) Other relevant items k)			Part H, Part L, Part C, Part D, Part G, Part F.....

Inspection stage Preliminary Inspection Plan	Preliminary Inspection Plan ref Code of Practice for Inspecting & Certifying Buildings & Works 2016 p32^{xiii}, p33, p34, p35, p36 Typical Items (Strike out if not applicable/ not checked)	Date(s) of Inspection	Sign off (Y/N)	Notes – Building Regulation Compliances Part A-M reqd. but not limited to ...
	<ul style="list-style-type: none"> • Drainage / underfloor services • Thermal blocks • Formation of thresholds / level access 			
4. Super structure (prior to slabbing ceilings)	<ul style="list-style-type: none"> • Wall construction • Masonry units e.g. block/ bricks etc. • Wall ties • Wall insulation • Weep holes • Cills & Lintels, thresholds and heads incl. DPC & bearing, and insulation – thermal, cavity closers, wall ties. • First floor joists & floor (if any) e.g. <ul style="list-style-type: none"> b) timber grade/markings. c) span (allowable) d) joist hangers e) noggins & straps • Chimney / Flue liners / gable / flashing. • Roof structure (Prefabricated) e.g. <ul style="list-style-type: none"> • truss tag/mark • bracing/ hangers & shoes • Wall-plate & tie down straps • Roof structure (Cut) e.g. <ul style="list-style-type: none"> • purlins & Struts • collar ties • hangers & runners • timber grade/markings • Wall-plate & tie down straps • Roof covering e.g. <ul style="list-style-type: none"> • felt type & laps • tile/slate & nailing. • flashings f) ventilation • • Other relevant items • • • Insulation – installation of / thermal looping / dpc/ suitability, 			Part L, Part C, Part D, Part G, Part F, Part L, Part K.....

Inspection stage Preliminary Inspection Plan	Preliminary Inspection Plan ref Code of Practice for Inspecting & Certifying Buildings & Works 2016 p32^{xiii}, p33, p34, p35, p36 Typical Items (Strike out if not applicable/ not checked)	Date(s) of Inspection	Sign off (Y/N)	Notes – Building Regulation Compliances Part A-M reqd. but not limited to ...
	<ul style="list-style-type: none"> • Porches, single storey to two storey, balcony – stepped dpc / flashings/ drainage of / support structure 			
5. Completion	<ul style="list-style-type: none"> a) Soffit vents b) Background vents c) Extraction fans or MVHR d) Window and doors; <ul style="list-style-type: none"> a. opening sizes, b. safety glazing – critical glazing heights, c. Part B and M compliance, d. restrictors e) Floor to ceiling height f) Stairs <ul style="list-style-type: none"> • Bulk head height • Riser/Tread dimensions • Uniformity g) Roof insulation (incl. tank) h) Fire requirements <ul style="list-style-type: none"> • Party wall (if any) • Fire doors and self-closers • Fire stopping around opes • Detectors / alarms i) Approach & Access j) Visitable accessible WC k) Finished G.L versus FFL l) Drainage incl. SVP & WWTS m) Water supply to sink incl. stop valve n) Radon sump vent identification o) Fuel storage location p) Sound – test reports q) Carbon monoxide r) Renewables s) Part L – Test reports and certs. t) 			<p style="text-align: center;">Part A-M compliance Report</p>

Other Relevant Compliances Available on Request

Preliminary Inspection Plan - Other Relevant Compliances Available on Request Tests and Certificates & Information-ref Code of Practice for Inspecting & Certifying Buildings & Works 2016, p37^{xiv}	Date(s) of Inspection	Sign off (Y/N)	Notes
A) Handover & Commissioning Certs including: <ul style="list-style-type: none"> • Mechanical Ventilation and Heat Recovery • Heating System Part J² • Waste Water Treatment System Part H³ • Solar Thermal System • Air Tightness Test • Fire Detection & Alarm Systems Part B, Part J 			
B) DEAP calculation			
C) Other <ul style="list-style-type: none"> • • • 			

Building Control Regulations as amended; -Article 9 (1) (b) (IV)^{xv} of the Principal Regulations “Form of Commencement Notice the preliminary Inspection Plan prepared by the Assigned Certifier; Article 20A (2) III (D)^{xvi} of the Principal Regulations - “(2) (a) A 7 day notice shall be” -(D) the preliminary Inspection Plan prepared by the Assigned Certifier,

[Code of Practice for Inspecting and Certifying Buildings and Works.](#)
[20G. Code of Practice for Inspecting and Certifying Buildings and Works.](#)

“C.2 Inspection Template for a Detached Non-Complex Dwelling House Table C.1 provides an example inspection template identifying key inspection stages and typical elements which may be available for checking compliance with the Building Regulations at each stage. The list of elements for inspection is non exhaustive and other relevant items particular to the dwelling house concerned should be included in the inspection template as necessary. The Assigned Certifier and others should exercise professional judgement with regards to its suitability for a particular project. Table C.1 also reflects the Builder’s role to supervise the works in progress as well as providing an insight to the typical aspects of the construction warranting close supervision to assist in reducing the risk of non-compliances.”

“C.3 Supporting Documentation and Test Results for a Detached Non-Complex Dwelling House Table C”

Table C.2 provides a non-exhaustive list of documentation supporting compliance with the Building Regulations (Parts A to M) for a detached non-complex dwelling house. The Assigned Certifier should consider and identify the need for such documentation at the earliest stage, and in as far advance as possible.

² Where a hearth, fireplace, flue or chimney is provided or extended, a durable notice containing information on the type of heat producing appliance which can be safely served by the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building.

J4(b) Information on the system installed and any continuing maintenance required, to ensure its safe and effective operation and avoid risk to health, shall be provided to the owner

³ Information on the wastewater treatment system and any continuing maintenance required to avoid risk to health and the environment shall be provided to the owner.

The Builder should ensure the coordination and provision of all test certificates and confirmations (for which he is responsible) to the satisfaction of the Assigned Certifier or other designated inspectors or certifiers providing Ancillary Certificates.”

Table C.2 p37 Code of Practice for Inspecting and Certifying Buildings and Works. Typical documentation supporting compliance with Parts A to M for a Detached Non-Complex Dwelling House		
Typical documentation (where applicable)	Builder to obtain and make available √	Assigned Certifier Check √
1. Confirmation of the use of proper materials.	See Table C.3	See Table C.3
2. Mechanical ventilation & heat recovery installation & commissioning report.		
3. Waste water treatment system installation & commissioning report.		
4. Space & water heating system installation & commissioning report.		
5. Air tightness test report.		
6. DEAP calculation for dwelling house (as built).		
7. Evidence of Fire detection/ alarm commissioning		
8. Other		

The Builder should ensure the coordination and provision of all test certificates and confirmations (for which he is responsible) to the satisfaction of the Assigned Certifier or other designated inspectors or certifiers providing Ancillary Certificates.”

C.2 Inspection Template for a Detached Non-Complex Dwelling House

Table C.1 provides an example inspection template identifying key inspection stages and typical elements which may be available for checking compliance with the Building Regulations at each stage. The list of elements for inspection is non exhaustive and other relevant items particular to the dwelling house concerned should be included in the inspection template as necessary. The Assigned Certifier and others should exercise professional judgement with regards to its suitability for a particular project.

Table C.1 also reflects the Builder’s role to supervise the works in progress as well as providing an insight to the typical aspects of the construction warranting close supervision to assist in reducing the risk of non-compliances.”

Table C.1 p33

Inspection Template for a Detached Non-Complex Dwelling House relevant to Commencement Notice No: _____

Inspection Stage	Elements for inspection	Builder Supervise ALL elements as work progresses. √	Assigned Certifier Check priority elements as identified in the Preliminary Inspection Plan (See Appendix B) and other appropriate checks as deemed necessary. √
1. Excavation/ Formation	a) Ground bearing suitability b) General arrangement of foundation c) Width of trench d) Depth below ground e) Steps in formation level (if any) f) Other relevant items •		
2. Foundations	a) General arrangement of foundation b) Depth and width of concrete c) Reinforcing steel d) Other relevant items •		
3. Substructure works (including ground floor)	a) Rising walls (external and internal) b) DPC c) Hardcore d) Under floor services e) Radon sump/venting pipe f) DPM or Radon Barrier (incl. seals) g) Ventilated sub-floor (if any) h) Floor Insulation – thickness/ type i) Floor structure e.g. • concrete ground bearing • concrete/ timber suspended j) Other relevant items		
4. Super structure (prior to slabbing ceilings)	a) Wall construction <input checked="" type="checkbox"/> Masonry units e.g. block/ bricks etc. <input checked="" type="checkbox"/> Wall ties <input checked="" type="checkbox"/> Wall insulation b) Cills & lintels incl. DPC & bearing c) First floor joists & floor (if any) e.g. • timber grade/markings • span (allowable) • joist hangers • noggins & straps d) Chimney/ Flue liners/ gather e) Roof structure (Prefabricated) e.g.		

Table C.1 p33

Inspection Template for a Detached Non-Complex Dwelling House relevant to Commencement Notice No: _____

Inspection Stage	Elements for inspection	Builder Supervise ALL elements as work progresses. √	Assigned Certifier Check priority elements as identified in the Preliminary Inspection Plan (See Appendix B) and other appropriate checks as deemed necessary. √
	<ul style="list-style-type: none"> • truss tag/mark • bracing/ hangers & shoes • Wall-plate & tie down straps <p>g) Roof structure (Cut) e.g.</p> <ul style="list-style-type: none"> • purlins & Struts • collar ties • hangers & runners • timber grade/marking • Wall-plate & tie down straps <p>h) Roof covering e.g.</p> <ul style="list-style-type: none"> • felt type & laps • tile/slate & nailing • flashings <p>i) Other relevant items</p> <ul style="list-style-type: none"> • • 		
5. Completion	<p>a) Approach & Access</p> <p>b) Finished G.L versus FFL</p> <p>c) Soffit vents</p> <p>d) Radon sump vent identification</p> <p>e) Surface & Foul Drainage e.g.</p> <ul style="list-style-type: none"> • rainwater goods • soil vent pipes • gulley traps • waste water treatment system (if any) <p>f) Fuel storage e.g.</p> <ul style="list-style-type: none"> • Location • distance from dwelling/ burner/ boundary • fire protection <p>g) Background vents & extraction fans</p> <p>h) Mechanical Ventilation Heat Recovery (if any)</p> <p>i) Windows & doors e.g.</p> <ul style="list-style-type: none"> • opening sizes/ readily open able • restrictors 		

Table C.1 p33

Inspection Template for a Detached Non-Complex Dwelling House relevant to Commencement Notice No: _____

Inspection Stage	Elements for inspection	Builder Supervise ALL elements as work progresses. √	Assigned Certifier Check priority elements as identified in the Preliminary Inspection Plan (See Appendix B) and other appropriate checks as deemed necessary. √
	<ul style="list-style-type: none"> • guarding • safety glazing • letter plate height <p>j) Floor to ceiling height</p> <p>k) Circulation</p> <ul style="list-style-type: none"> • Effective door width • Corridor width <p>l) Stairs e.g. ☐ bulk head height/ stair width</p> <ul style="list-style-type: none"> • riser/tread dimensions • handrail height/ guarding <p>m) Roof insulation (incl. tank insulation)</p>		
5. Completion contd...	<p>n) Fire requirements e.g.</p> <ul style="list-style-type: none"> • smoke alarms (mains connected) • fire stopping at top of cavity wall <p>o) Carbon monoxide alarms (if applicable)</p> <p>p) WC e.g.</p> <ul style="list-style-type: none"> • Visitable • dual flush toilet <p>q) Water supply e.g.</p> <ul style="list-style-type: none"> • direct to sink incl. stop valve • water storage capacity • insulation of pipework <p>r) Renewables</p> <p>s) Heating system e.g.</p> <p>☐ zone controls ☐</p> <p>pipe work insulation where applicable, etc.</p> <p>t) Primary heating appliance e.g.</p> <ul style="list-style-type: none"> • Efficiency • air supply • condensate drain <p>u) Secondary heating system e.g.</p> <ul style="list-style-type: none"> • Efficiency • air supply • notice plate for hearths& flues. <p>v) Other relevant items</p> <ul style="list-style-type: none"> • 		

Form of Commencement Notice & Statutory Documents

BCMS

Building Control Management System

Unique Identifier: _____
(for official use only)

Form of Commencement Notice for Development
Building Control Acts 1990 AND 2007

SECOND SCHEDULE (Article 9)

(Notice to a Building Control Authority pursuant to Part II of the Building Control Regulations 1997 to 2014)

Building Control Authority: _____

1. I, hereby give notice in accordance with Part II of the Building Control Regulations 1997 to 2014 that it is intended to carry out the development as described below commencing on the date of _____

Name of Building Owner(s): _____

Address: _____

Telephone: _____ **Fax:** _____

Email: _____

2. I enclose the fee payable for making this Notice of € _____

3a. PROJECT PARTICULARS: (In addition, for Residential Developments, please complete Section 3b below)

Description of proposed development:

Planning Permission No.: _____ **Date Granted:** _____ **Date of expiry:** _____

Fire Safety Certificate No.: (if applicable) _____

Disability Access Certificate No.: (if applicable) _____

Location of development: _____

Number of buildings: _____ **Number of new buildings:** _____

Use of buildings: _____

3b. Residential Development Information:

Total number of dwelling units (all phases*): _____

Total number of phases* _____ of which _____ are multiple unit dwellings

Phase for this commencement notice: _____

No. of units for this phase/commencement notice** : _____

Commencement date for this phase: _____

(Proposed) End-date for this phase: _____

(* Where applicable, i.e. phasing not relevant for single houses) (** Include single house figure here also)

4. Builder:

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Construction Industry Register Ireland Registration No. (where applicable): _____

5. Building designer details:

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Practice Registration No. (where relevant): _____

Where required under Part III of the Building Control Regulations 1997 to 2014, the mandatory Certificate of Compliance (Design) signed by the above Building Designer accompanies this notice.

6. Submission of Documents (where applicable): A Schedule of Documents accompanying this Commencement Notice is attached in the following format:

Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates & Particulars)

<u>Documents</u>	<u>Reference</u>	<u>Description / Remarks</u>
------------------	------------------	------------------------------

7. Signature by building owner:

Signature: _____

(Building Owner)

Date: _____

Unique Identifier: _____
(for official use only)

Form of 7 day Notice
Building Control Acts 1990 AND 2007

(Article 20A)

Building Control Authority: _____

1. I hereby give 7 day's notice in accordance with Part IIIA of the Building Control Regulations 1997 to 2014 that it is intended to carry out the development as described below.

Name of Building Owner(s): _____

Address: _____

Tel: _____ Fax: _____ Email: _____

Proposed Commencement Date: _____

2. I enclose the fee payable for making this Notice of € _____

3a. PROJECT PARTICULARS: (In addition, for Residential Developments, please complete Section 3b below)

Description of proposed development:

Planning Permission No.: _____ Date Granted: _____ Date of expiry: _____

Valid Fire Safety Certificate Applied for (date): _____

Fire Safety Certificate No.: _____

Location of development: _____

Number of buildings: _____ Number of new buildings: _____

Use of buildings: _____

3b. Residential Development Information:

Total number of dwelling units (all phases*): _____

Total no of phases* _____ of which _____ are multiple unit dwellings.

Phase being commenced under this 7 Day Notice: _____

No. of units covered by this phase/ 7 Day Notice**: _____

Commencement date for this phase: _____

(Proposed) End-date for this phase: _____

(* Where applicable, i.e. phasing not relevant for single houses) (** Include single house figure here also)

4. Builder:

Name: _____

Address: _____

Construction Industry Register Ireland Registration No. (where applicable): _____

5. Building Designer Details:

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Practice Registration No. (where relevant): _____

Where required under Part IIIA of the Building Control Regulations 1997 to 2014, the mandatory certificate of Design Compliance signed by the above Designer accompanies this 7 Day Notice.

6. Submission of Documents (where applicable): A Schedule of Documents accompanying this 7 Day Notice is attached in the following format:

Schedule of Documents:

(Plans, Calculations, Specifications, Ancillary Certificates & Particulars)

<u>Documents</u>	<u>Reference</u>	<u>Description/ Remarks</u>
------------------	------------------	-----------------------------

7. Signature by Building Owner:

Signature: _____
(Building Owner)

Date: _____

7 day Notice Statutory Declaration

Building Control Acts 1990 AND 2007

(Article 20A)

I/We _____

Of _____

do solemnly and sincerely declare that I/we have made an application to the Local Authority for a Fire Safety Certificate in respect of works commencing not less than 7 days from this date.

Description of works:

Located at: _____

Pursuant to Article 12 of the Building Control Regulations 1997 to 2009 and I/we solemnly declare that the application has been completed in full and complies in all respects with the relevant provisions of the Building Control Regulations. I/We further solemnly declare that any works that have commenced before the grant of the Fire Safety Certificate will comply fully with the Building Regulations and I/we will, within such period as may be specified by the Building Control Authority, carry out any modification of such works that is required by or under the Fire Safety Certificate, including any condition(s) attached to the Fire Safety Certificate when granted by the Building Control Authority.

Signed: _____

Date: _____

Signed in the Presence of Commissioner of Oaths:

Name: _____

Address:

Signature:

Commissioner of Oaths

Warning: It is an offence for a person to knowingly or recklessly make a Statutory Declaration that is false or misleading in a material respect.

NOTE:

This declaration must be signed by a person with the authority and ability to carry out the declared undertakings. This will, in most cases, be the owner of the building unless legal authority has been delegated and submitted with the declaration.

Unique Identifier: _____
(for official use only)

DECLARATION OF INTENTION TO OPT OUT OF STATUTORY CERTIFICATION
Building Control Acts 1990 AND 2007

(Article 9)

Building Control Authority: _____

1. This declaration relates to the following dwelling or extension:

Planning Permission No.: _____

2. As the owner of the dwelling or extension, I hereby declare that, having regard to the provisions of Article 9(5) of the Building Control Regulations 1997 to 2015, I have decided to opt out of the requirement to subject the above building works to statutory certification as comprehended by Part II and Part IIIC of the Building Control Regulations 1997 to 2015.

3. I understand my statutory obligation as owner to ensure that the dwelling or extension is designed and constructed in accordance with the relevant requirements of the Second Schedule to the Building Regulations 1997 (as amended).

Dwelling Owner's Signature: _____ **Date :** _____

Name of Dwelling Owner(s): _____

Address: _____

Telephone: _____ **Fax:** _____

Email: _____

Unique Identifier: _____
(for official use only)

Design Certificate - Form of Certificate of Compliance (Design)
Building Control Acts 1990 AND 2007

(Article 9)

Building Control Authority: _____

1. This certificate relates to the following building or works:

2. This certificate has been prepared in accordance with the Code of Practice for Inspecting and Certifying Buildings and Works [as published by the Minister under section 3(7) of the Building Control Act 1990] or equivalent.

3. I confirm that I have been commissioned by the building owner to design, in conjunction with others, the building or works described above and to certify such design. I further confirm that I am a person named on a register maintained pursuant to Part 3 or Part 5 of the Building Control Act 2007 or Section 7 of the Institution of Civil Engineers of Ireland (Charter Amendment) Act 1969 and that I am competent to carry out my design and to coordinate the design of others for the building or works concerned.

4. I confirm that the plans, calculations, specifications, ancillary certificates and particulars included in the schedule to the Commencement Notice to which this certificate is relevant, and which have been prepared exercising reasonable skill, care and diligence by me, and by other members of the design team and specialist designers whose design activities I have coordinated, have been prepared to demonstrate compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

5. I certify, having exercised reasonable skill, care and diligence, that, having regard to the plans, calculations, specifications and particulars which have been prepared by me and others and having relied on ancillary certificates and particulars referred to at 4 above, the proposed design for the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature: _____ Date: _____

Person's Name: _____ Registration No.: _____

On behalf of: _____ (company name where relevant)

Address: _____

Telephone: _____ Fax: _____

Email: _____

Practice registration number: (where relevant): _____

Unique Identifier: _____
(for official use only)

Design Certificate - Form of Certificate of Compliance (Design)

(Article 20A)

Building Control Acts 1990 AND 2007

Building Control Authority: _____

1. This certificate relates to the following building or works:

2. This certificate has been prepared in accordance with the Code of Practice for Inspecting and Certifying Buildings and Works [as published by the Minister under section 3(7) of the Building Control Act 1990] or equivalent.

3. I confirm that I have been commissioned by the building owner to design, in conjunction with others, the building or works described above and to certify such design. I further confirm that I am a person named on a register maintained pursuant to Part 3 or Part 5 of the Building Control Act 2007 or Section 7 of the Institution of Civil Engineers of Ireland (Charter Amendment) Act 1969 and that I am competent to carry out my design and to coordinate the design of others for the building or works concerned.

4. I confirm that the plans, calculations, specifications, ancillary certificates and particulars included in the schedule to the 7 Day Notice to which this certificate is relevant, and which have been prepared exercising reasonable skill, care and diligence by me, and by other members of the design team and specialist designers whose design activities I have coordinated, have been prepared to demonstrate compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

5. I certify, having exercised reasonable skill, care and diligence, that, having regard to the plans, calculations, specifications and particulars which have been prepared by me and others and having relied on ancillary certificates and particulars referred to at 4 above, the proposed design for the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature: _____ Date: _____

Person's Name: _____ Registration No.: _____

On behalf of: _____ (company name where relevant)

Address: _____

Telephone: _____ Fax: _____

Email: _____

Practice registration number: (where relevant): _____

Unique Identifier: _____
(for official use only)

Notice of Assignment of Assigned Certifier (Notice of Assignment of Person to Inspect and Certify Works) (Article 9)
Building Control Acts 1990 AND 2007

Building Control Authority: _____

1. This notice of assignment relates to the following building or works:

2. As the building owner, I have assigned the following person as Assigned Certifier, being a person named on a register maintained pursuant to Part 3 or Part 5 of the Building Control Act 2007 or Section 7 of the Institution of Civil Engineers of Ireland (Charter Amendment) Act 1969. I am satisfied having regard to the Code of Practice for Inspecting and Certifying Buildings and Works that the person so assigned is competent to inspect the building or works and to coordinate the inspection work undertaken by others, and to certify the building or works for compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Name: _____

Qualification(s): _____ **Registration No:** _____

On behalf of: _____ (Company/Practice Name where relevant)

Address: _____

Telephone: _____ **Fax:** _____

Email: _____

Practice Registration number (where relevant): _____

3. Any requests under the Building Control Act 1990 for plans, documents specifications and other information, as may be necessary to show that the building or works, if built in accordance with the design proposed, will comply with the requirements of the Building Regulations, may be directed to the person so assigned.

4. I undertake to notify the Building Control Authority in writing of any change in the person assigned to inspect and certify the building or works as notified herein.

Building Owner's Signature: _____ **Date:** _____

Unique Identifier: _____
(for official use only)

Undertaking By Assigned Certifier - Form of Certificate of Compliance
Building Control Acts 1990 AND 2007

(Article 9)

Building Control Authority: _____

1. This certificate relates to the following building or works:

2. In accordance with the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, I undertake to use reasonable skill, care and diligence, to inspect the building or works and to coordinate the inspection work of others and to certify, following the implementation of the inspection plan by myself and others, for compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works to which the accompanying Commencement Notice together with the plans, calculations, specifications, ancillary certificates and particulars listed in the schedule thereto refer.

Signature: _____ **Date:** _____

Person's name: _____ **Registration no:** _____

On behalf of: _____ (Company name where relevant)

Address: _____

Telephone: _____ **Fax:** _____

Email: _____

Practice Registration No (where relevant): _____

Unique Identifier: _____
(for official use only)

Notice of assignment of Builder
Building Control Acts 1990 AND 2007

(Article 9)

Building Control Authority: _____

1. This notice of assignment relates to the following building or works:

2. As the building owner, I have assigned the following person as Builder of the building or works and I am satisfied that they are competent to undertake the works so assigned on my behalf.

Builder's Name: _____

Address: _____

Telephone: _____ **Fax:** _____

Email: _____

Construction Industry Register Ireland Registration Number (where applicable): _____

3. I undertake to notify the Building Control Authority in writing of any change in the person assigned as builder of the building or works as notified herein.

Building Owner's Signature: _____ **Date:** _____

Building Control Authority: _____

1. This certificate relates to the following building or works:

2. I confirm that I have been commissioned by the building owner to undertake the works described above and that I am competent to undertake the works concerned. I further undertake to ensure that any persons employed or engaged by me to undertake any of the works involved will be competent to undertake such works.

3. I undertake to construct the building or works in accordance with the plans, calculations, specifications, ancillary certificates and particulars listed in the schedule to the Commencement Notice to which this undertaking refers and certified under the Form of Certificate of Compliance (Design) or as subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, I further undertake to cooperate with the inspections set out in the inspection plan prepared by the Assigned Certifier and to take all reasonable steps so as to ensure that I shall certify that the works or building is in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature: _____ **Date:** _____

(to be signed by a Principal or Director of a building company only)

Name: _____

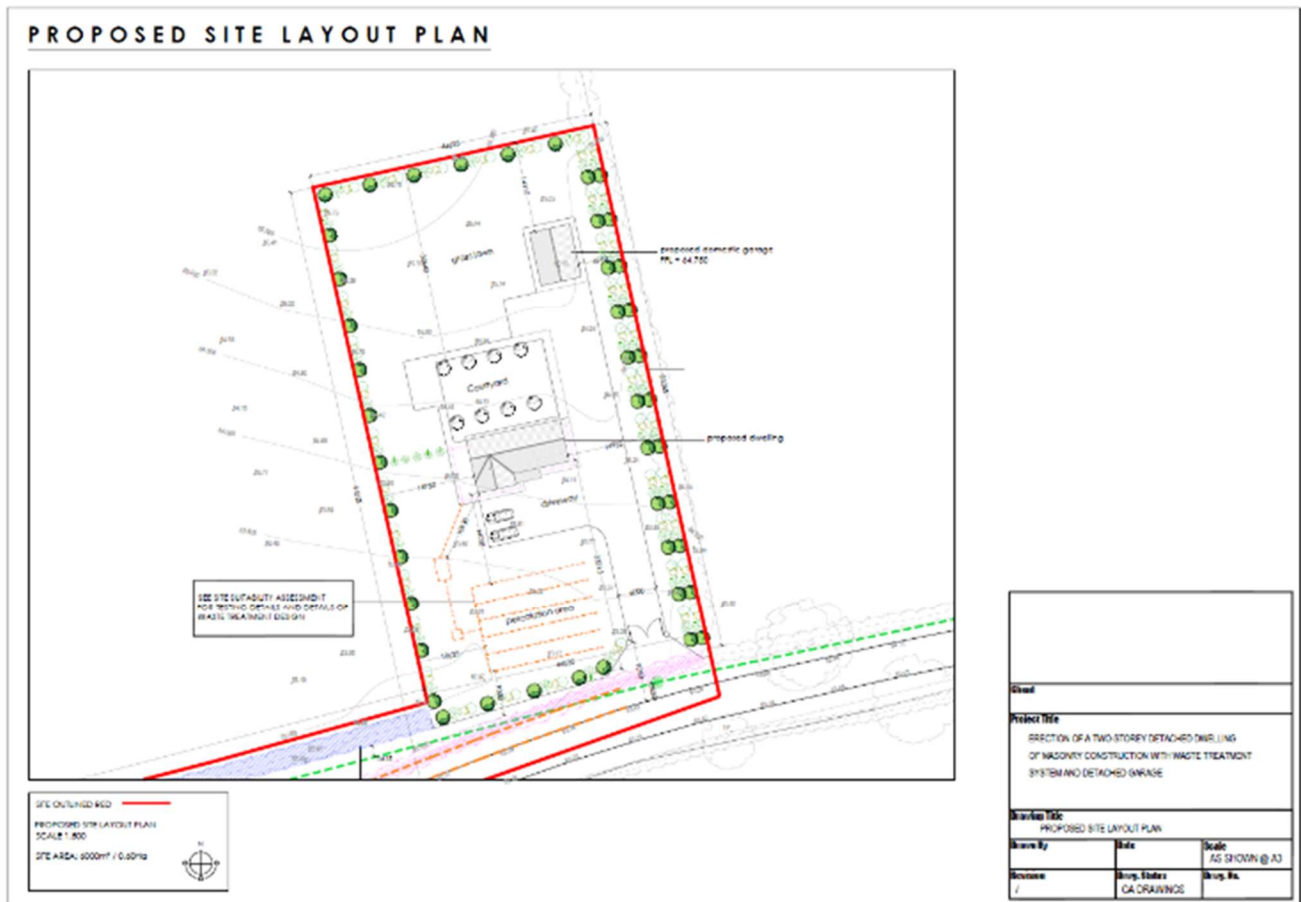
Address: _____

Telephone: _____ **Fax:** _____

Email: _____

Construction Industry Register Ireland Registration No (where applicable): _____

Site Location/Layout plan at a scale of 1:1000/1:2500



- i [S.I. No. 138/2012 - Building Regulations \(Part A Amendment\) Regulations 2012](#) Part A Structure
- ii [S.I. No. 115/2006 - Building Regulations \(Amendment\) Regulations 2006](#) Part B Fire Safety
- [S.I. No. 108/2024 - Building Regulations \(Part B Amendment\) Regulations 2024](#) Part B Fire Safety
- [S.I. No. 57/2017 - Building Regulations \(Part B Amendment\) Regulations 2017](#). Fire Safety 2017 Volume 2 Dwelling Houses
- iii [S.I. No. 497/1997 - Building Regulations, 1997](#). Part C - Site Preparation and Resistance to Moisture:
- iv [S.I. No. 224/2013 - Building Regulations \(Part D Amendment\) Regulations 2013](#) Part D - Materials and Workmanship:
- v [S.I. No. 606/2014 - Building Regulations \(Part E Amendment\) Regulations 2014](#) Part E – Sound:
- vi [S.I. No. 263/2019 - Building Regulations \(Part F Amendment\) Regulations 2019](#) Part F Ventilation
- vii [S.I. No. 335/2008 - Building Regulations \(Part G Amendment\) Regulations 2008](#) Part G – Hygiene:
- viii [S.I. No. 561/2010 - Building Regulations \(Part H Amendment\) Regulations 2010](#) Part H - Drainage and Waste Water Disposal:
- ix [S.I. No. 133/2014 - Building Regulations \(Part J Amendment\) Regulations 2014](#) Part J - Heat Producing Appliances:
- x [S.I. No. 180/2014 - Building Regulations \(Part K Amendment\) Regulations 2014](#). Part K - Stairways, Ladders, Ramps and Guards:
- xi [S.I. No. 535/2022 - Building Regulations \(Part L Amendment\) Regulations 2022](#) Part L - Conservation of Fuel and Energy
- [S.I. No. 534/2022 - European Union \(District Heating\) Regulations 2022](#)
- xii [S.I. No. 608/2022 - Building Regulations \(Part M Amendment\) Regulations 2022](#) Part M - Access and Use: