



Planning and Building Control (Amendment) Regulations 2026 & CPR 2024

SUSTAINABLE
DEVELOPMENT
GOALS



NO
POVERTY



ZERO
HUNGER



GOOD HEALTH
AND WELL-BEING



QUALITY
EDUCATION



GENDER
EQUALITY



CLEAN WATER
AND SANITATION



AFFORDABLE AND
CLEAN ENERGY



DECENT WORK AND
ECONOMIC GROWTH



INDUSTRY, INNOVATION
AND INFRASTRUCTURE



REDUCED
INEQUALITIES



SUSTAINABLE CITIES
AND COMMUNITIES



RESPONSIBLE
CONSUMPTION
AND PRODUCTION



CLIMATE
ACTION



LIFE
BELOW WATER



LIFE
ON LAND



PEACE, JUSTICE AND
STRONG INSTITUTIONS



PARTNERSHIPS
FOR THE GOALS



[NBCO YouTube](#)



[NBCO Website](#)

- Education and Training

- Compliance Support

- Inspections

- Building Control Management System

- Market Surveillance

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Planning and Building Control (Amendment) Regulations 2026 & CPR 2024

Planning and Building Control (Amendment) Regulations 2026

- Planning and Development Act 2024
- Building Regulations requirements for compliance
- Demonstrating compliance with the Building Regulations
- Planning exemptions 2026: overview
- Planning exemptions and their corresponding building control classification and provisions
- Application of the Building Regulations to the exempted development classes
- Sub-division of houses compliance challenges
Detached Auxiliary Dwellings (Class 3A):
compliance guidance

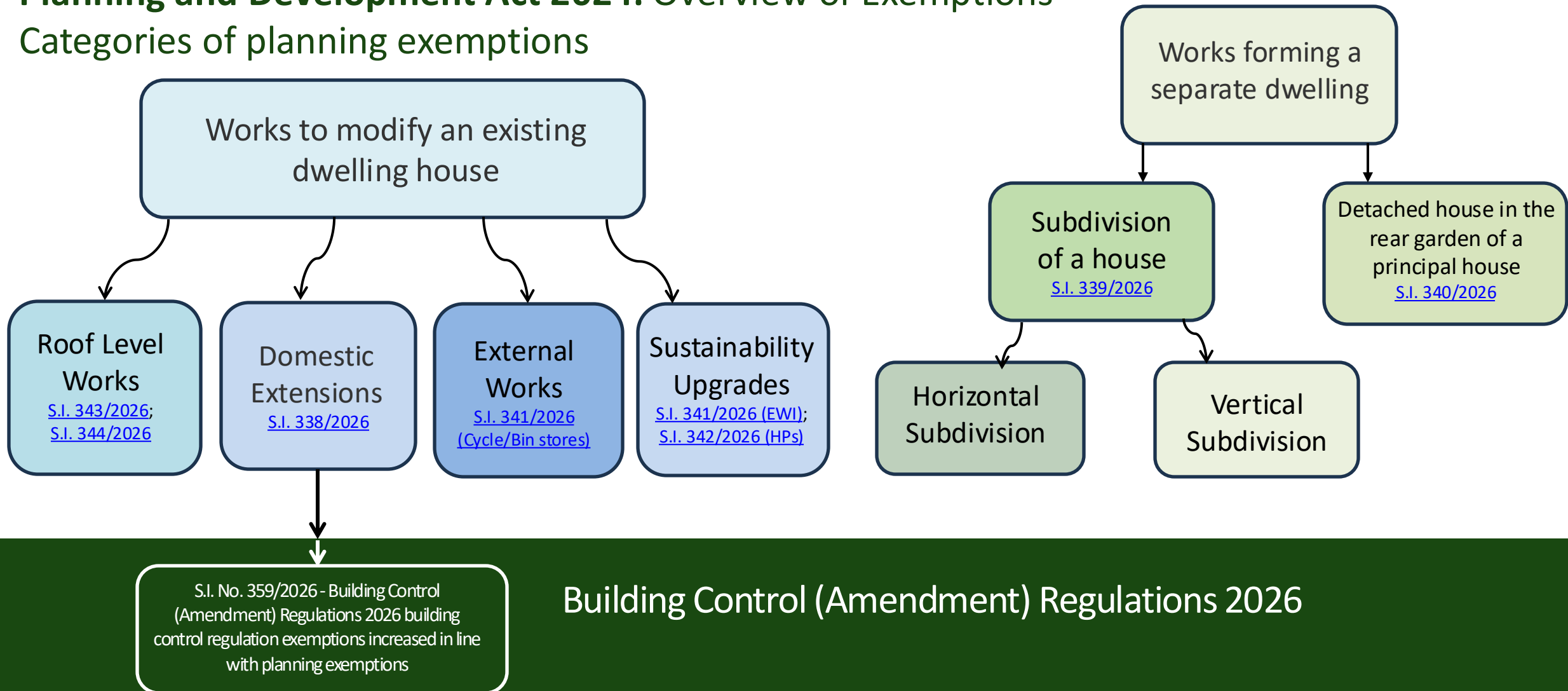
Construction Products Regulation (EU) 2024/3110: reuse of materials and circularity

- Market surveillance - Building control
- Market surveillance
- The circular economy - Introduction
- Construction industry resource footprint
- Key EU level legislation
- Irish Policy Strategy Publications
- End of waste: definition and criteria
- Construction Products Regulation (EU) 2024/3110 – Overview of updates
- Initial DPP rollout, products and guidance
- Digital product passports
- Durability and service life of buildings



Planning and Development Act 2024: Overview of Exemptions

Categories of planning exemptions





Building Control Act 1990 Section 3 -Building Regulations

- (a) the **design and construction** of buildings;
- (b) **material alterations or extensions** of buildings;
- (c) the **provision of services, fittings and equipment** in, or in connection with, buildings;
- (d) buildings as regards which any **material change** takes place in the purposes for which the buildings are used.

“(da) making provision for certain **specified information** to be provided in relation to products, materials or systems used or installed in, or in connection with, buildings or works;”.

Building Regulations Article 11 [Alterations and extensions](#).

- (1) Subject to articles 3 and 8 and sub-articles (3) and (4) of this article, these Regulations shall apply to—
 - (a) all works in connection with the **material alteration (Parts A, B or M) or extension** of a building; and
 - (b) every part of a building affected by works referred to in *paragraph (a)* but only to the **extent of prohibiting any works which would cause a new or greater contravention**, in such building, of any provision of these Regulations.

Building Regulations Article 13 [Material changes of use](#).

*[S.I. No. 608/2022](#) (Part M)

(a) the Building Regulations Requirements: (i) Parts A1 and A2, Part A1 and A2, Part B, Part C4, Part E Part F, Part G, Part H, Part J, and Part L, and	(ii) in Part M— (I) M1, M2, M3 and M5, (II) M4, having regard to the building size and use, where a material change of use as described in sub-article (2)(b)(i), (ii), (iv), (vi), (vii) or (viii) takes place, shall apply to the building, and (b) such works, if any, as are necessary the building complies with these requirements, shall be carried out in accordance with Article 11.
(2) A material change of use as regards a building shall be deemed to take place if— (a) a change of use, deemed by section 3(3) of the Act to be a material change of use, takes place, or (b) a building which was not being used as— (i) a day centre, becomes so used, or (ii) a hotel, hostel or guest building, becomes so used, or (iii) an industrial building – normal hazard, becomes so used, or (iv) a care facility building, becomes so used, or (v) an office (which is not ancillary to the primary use of the building), becomes so used, or (vi) a place of assembly, becomes so used, or (vii) a shop (which is not ancillary to the primary use of the building), becomes so used, or (viii) a shopping centre, becomes so used, or (ix) an industrial building – high hazard, becomes so used, or (x) a storage building – high hazard, becomes so used, or (xi) a storage building – normal hazard, becomes so used	



Demonstrating Compliance with the Building Regulations

Building Regulations Functional Requirements

Building Regulations
Functional requirements state the aim or purpose of the provision, without detailing how it has to be done. The focus is on “ends” allowing the designer to determine best “means”.

12 Parts (A – M)

48 Functional Requirements

Technical Guidance Non-complex buildings



TGD's
Statutory &
Prima Facie
evidence of
compliance

Building Control Authority Consider Notices/Applications /Certificates
Demonstrate compliance with Parts A-M of the Building Regulations



Alternative Approaches



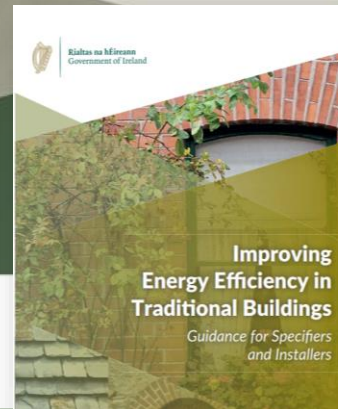
Information Note on
Alternative Approaches to
Demonstrate Compliance
with the Building
Regulations



Bringing Back Homes
Manual for the reuse of
existing buildings (2nd edition)



Auxiliary Dwellings
Information Note on the Application
of Building Regulations and
Building Control Regulations
2026



Technical Guidance Document L

Limiting Thermal Bridging
and Air Infiltration

Acceptable Construction Details
2021 Edition

Codes of practice

Standard Recommendations
Acceptable Construction
Details etc

Irish Standard (I.S.) or
Irish Agrément Certificate
(NSAI) or

Alternative National technical
specification (equivalent level
of safety & suitability).





National Building Control & Market Surveillance Office

Planning and Building Control (Amendment)
Regulations 2026 & CPR 2024

Description	Planning exemption	Planning regulation	14-day notification to Planning	Building Control (type of works)	Building Control (where the type of works is defined or provided for) – ref. S.I. 497/1997 unless otherwise stated	Building Regulations applicable	Commencement notice type req.	Disability Access Certificate	Fire Safety Certificate	Building Control associated exemption
Extension of house increase 40 → 45 sqm	Class 1	S.I. 338/2026	No	Extension	Art. 11(1)(a) – application of Building Regulations to extensions	Yes	Not required	No	No	Building Control (Amendment) Regulations S.I. 359 of 2026
“structure within curtilage, i.e. shed, greenhouse, increase 25 → 30 sqm ²	Class 3		No	New building (ancillary domestic structure)	Art. 10 - new buildings; Art. 8 and Third Schedule – exemption	No*	Not required	No	No	
Subdivision of a house – horizontal	Class 1A	S.I. 339/2026	Yes	Material alteration and material change of use	Art. 11(2) – material alteration; Art. 13(2) and Building Control Act, 1990 §3(3) – material change of use	Yes	Commencement Notice with additional documentation	No Article 20D doesn't list	Yes Change of use	
Subdivision of a house – vertical self-contained unit within the existing building envelope (min.floor area 32 sqm)								No Article 20D doesn't list	No ¹ Dwellings	
Detached Auxiliary Dwelling (“DAD”) rear of the principal house, linked to its services, 32 – 45 sqm	Class 3A	S.I. 340/2026	Yes	New building (dwelling)	Art. 10 - new buildings; Art. 5(4) defines “dwelling”.	Yes	Commencement Notice with additional documentation	No	No	
Cycle or bin storage front and rear of the property	Class 62	S.I. 341/2026	No	New building (small ancillary structure)	Art. 10 - new buildings; Art. 8 and Third Schedule – exemption	No	Not required	No	No	
External insulation of dwellings ⁴ in line with existing SEAI grant provision	Class 63		No	Material alteration	Art. 11(1)(a) and 11(2) – material alteration	Yes	Not required	No	No	
Heat pumps – front or rear no longer restricted to the rear of the property	Class 2	S.I. 342/2026	No	Works to an existing building (services, fittings and equipment)	Art. 12 – works... ..in respect of which Parts G, H or J of the Second Schedule impose a requirement	Yes	Not required	No	No	
Roof level extensions dormer roof (extension) and rooflights	Class 1B	S.I. 344/2026	No	Extension (including material alteration of the existing roof)	Art. 11(1)(a) and 11(2) – material alteration	Yes	Not required	No	No	
Rooflights to front addition of roof lights on the principal dwelling	Class 1C			Material alteration	Art. 11(1)(a) and 11(2) – material alteration; S.I. 284/2002 Art. 11(4) – application of Part L to renewal works including rooflights					

¹ Unless a shared internal access/egress route, such as a common lobby, is created.

² Note limitations on use (unchanged) : S.I. No. 600 of 2001, Column 2, condition 6:
The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

³ Note: May trigger Part L Major renovation >25% EWI insulation taken into consideration for surface area calculation. Note Table 6, TGD L, Conservation of Fuel and Energy - Dwellings 2019

Definition examples: tent, awning, shade, greenhouse, garage, shed

Works subdividing an existing house

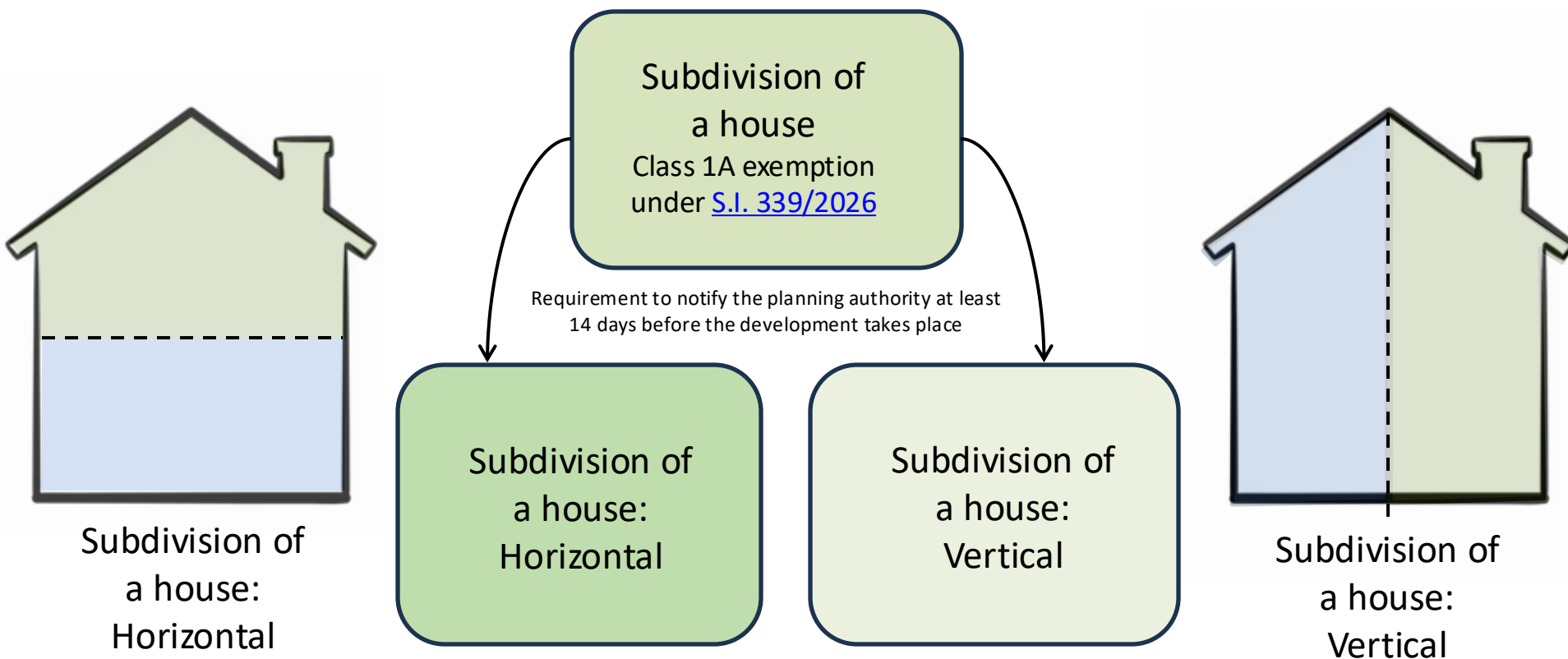
Bringing Back Homes

Manual for the reuse of
existing buildings (2nd edition)



[Bringing Back Homes](#)

Department of Housing,
Local Government and Heritage
housing.gov.ie



Subdivision of Houses - Compliance Challenges

Part A Structure - TGD A:

Horizontal

- Structural modifications to walls and floors to accommodate change of use (**new openings, walls, stairs**)
- **Additional loading** of first floor through addition of walls or upgrade layers added to the compartment floor may require **reinforcement**. Enlargement of stairs - impact opening size in first floor and stacking of any structural partitions.

Vertical

- If a **new separating wall** where an existing wall is not suitable for upgrade, it may require a **new foundation**

Part B Fire Safety - TGD B Vol.1/2:

Horizontal & Vertical

- **Upgrade separating floors/walls** to required performance, assess suitability of existing fabric
- **Firestopping and cavity barriers** at compartment wall/roof junctions and around voids or services between units. Remove services that bridge the compartments.
- Existing construction type: consider solid/ masonry cavity/ timber frame impacts fire stopping strategy, compatibility install and **detail junctions between existing and proposed**.
- Appropriate **fire doors, detection and alarm** systems in both units
- Assess **external spread of flame** between units; external finishes within proximity to the new separating wall may require fire-rated wall cladding/ roofing.
- **Escape to a place of safety** for new units (e.g. garden sub-division); check for new or greater contravention (Diagram 5, TGD B 2017)

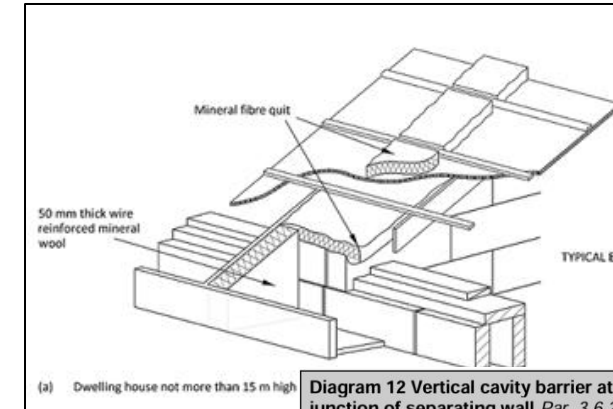
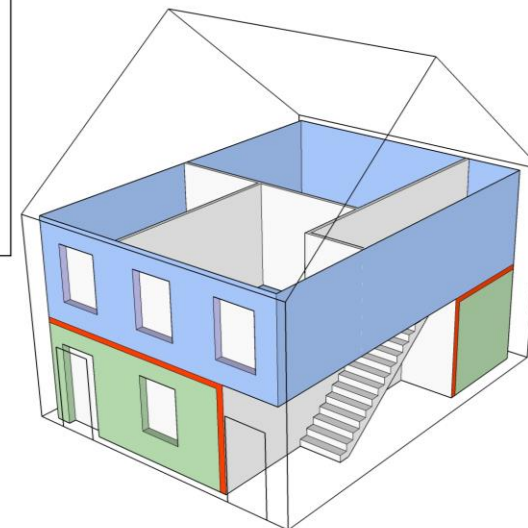
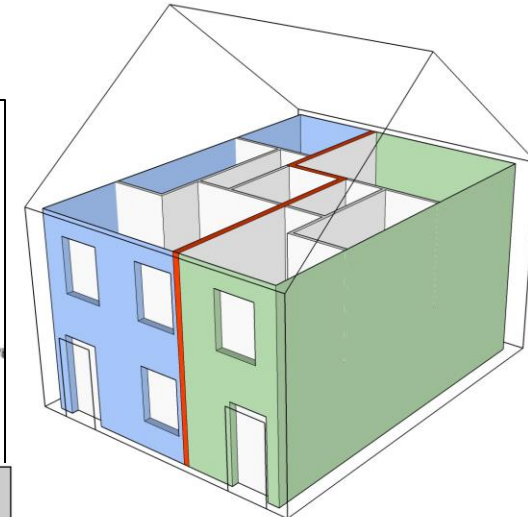
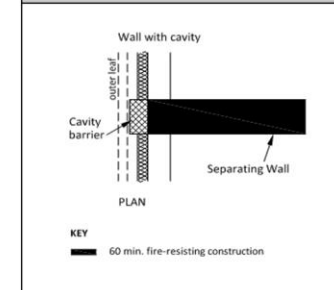


Diagram 12 Vertical cavity barrier at junction of separating wall Par. 3.6.2.



Subdivision of Houses - Compliance Challenges

Part C Site Preparation & Moisture - TGD C:

Vertical

- Make good any **radon barrier/DPC** interrupted by new walls
- Add supplementary **ventilation** points as required where new walls subdivide a **sub-floor void**

Part E Sound - TGD E:

Horizontal

- **Upgrade separating floors/walls** to required performance
- **Sound-rated entrance doors** to units (common areas only)
- Assess **reverberation** in any new common area (Section 5)

Vertical

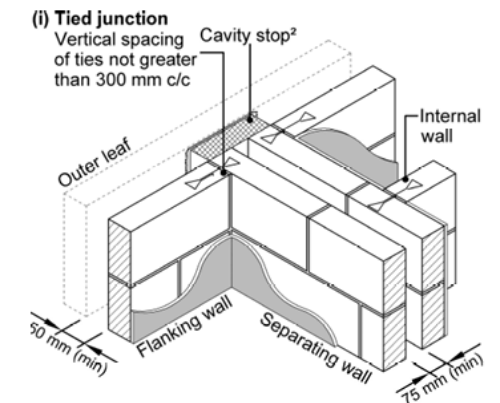
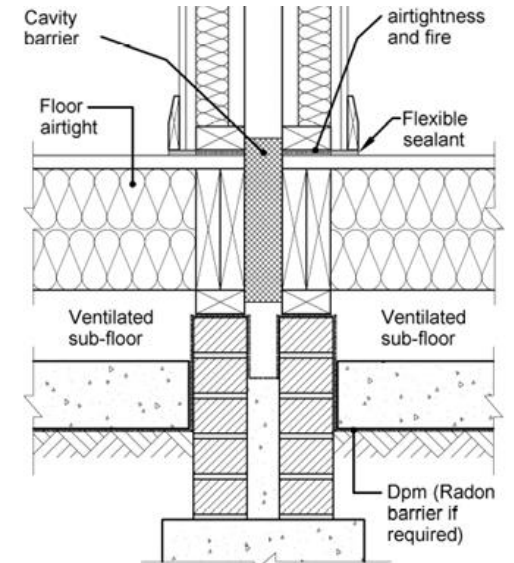
- Existing construction type: consider solid/ masonry cavity/ timber frame **detail junctions** between existing and proposed walls

Part F Ventilation - TGD F:

- Compliant ventilation for both dwellings, third party **ventilation validation certificates** required.
- Add supplementary **ventilation** points as required where firestopping/compartmentation in the **roof void** disrupts existing ventilation

Part H Drainage & Waste Water Disposal - TGD H:

- **Waste water treatment capacity** based on occupancy (for private treatment units) demonstrate occupancy not in excess of treatment maximum design capacity (compliance).



TGD E Diagrams: Detail junction examples – in a retrofit context how is compliance achieved, choice of wall type and competent specification and detailing crucial.

Subdivision of Houses - Compliance Challenges

Part J Heat Producing Appliances - TGD J:

- Separate appliances; new/relocated **flues at minimum distances from openings**

Part K Stairs - TGD K:

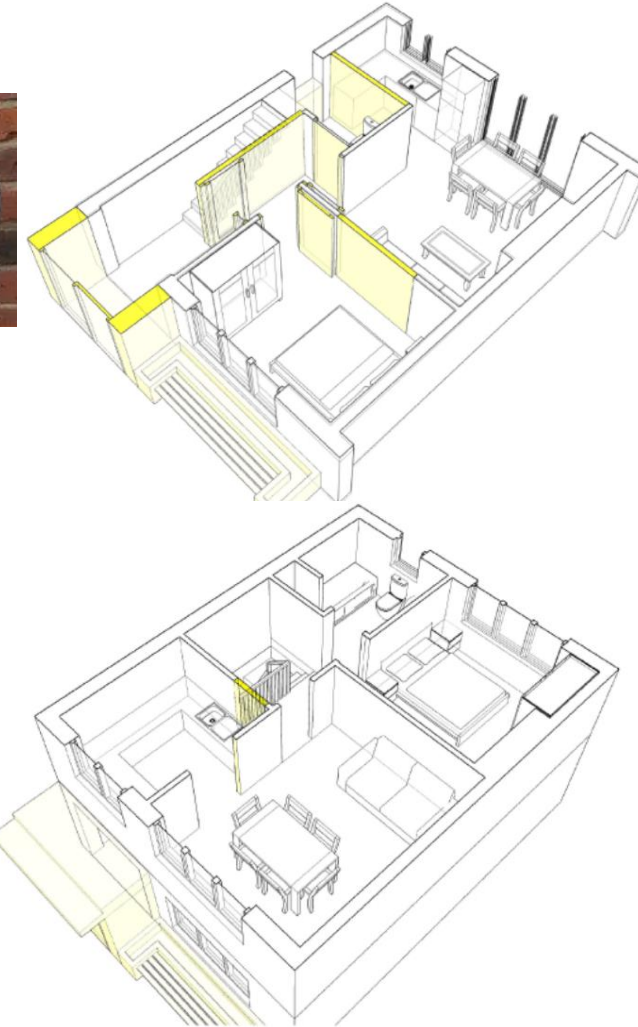
- New **stairs compliant** on rise, going, pitch, guarding, winders, consecutive steps and headroom

Part L Conservation of Fuel and Energy - Dwelling - TGD L:

- Demonstrate part L compliance as independent

Part M Access and use - TGD M:

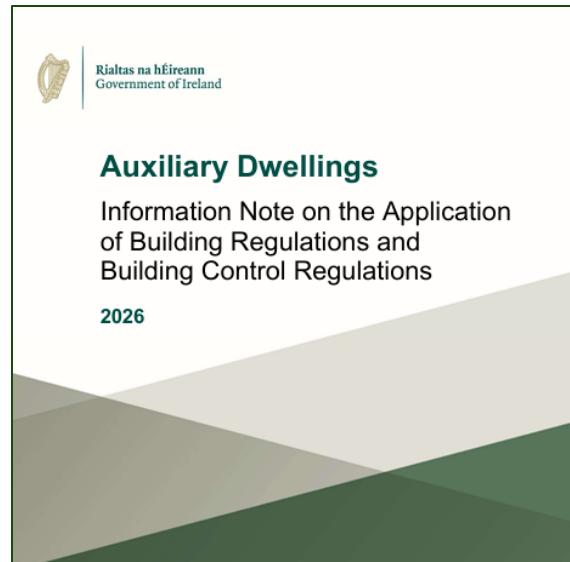
- Horizontal & or vertical circulation within additional dwelling and sanitary facilities within additional dwelling



Graphics: The Ava Housing elderly pilot scheme
160,000 over 50's currently living alone in family sized
houses. [ESRI]

DADs – Detached Auxiliary Dwellings

DHLGH information note published providing guidance on the application of the Building Regulations and the Building Control Regulations to auxiliary dwellings.



(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, ...be accompanied by a Declaration of Intention to Opt Out of Statutory Certification.***

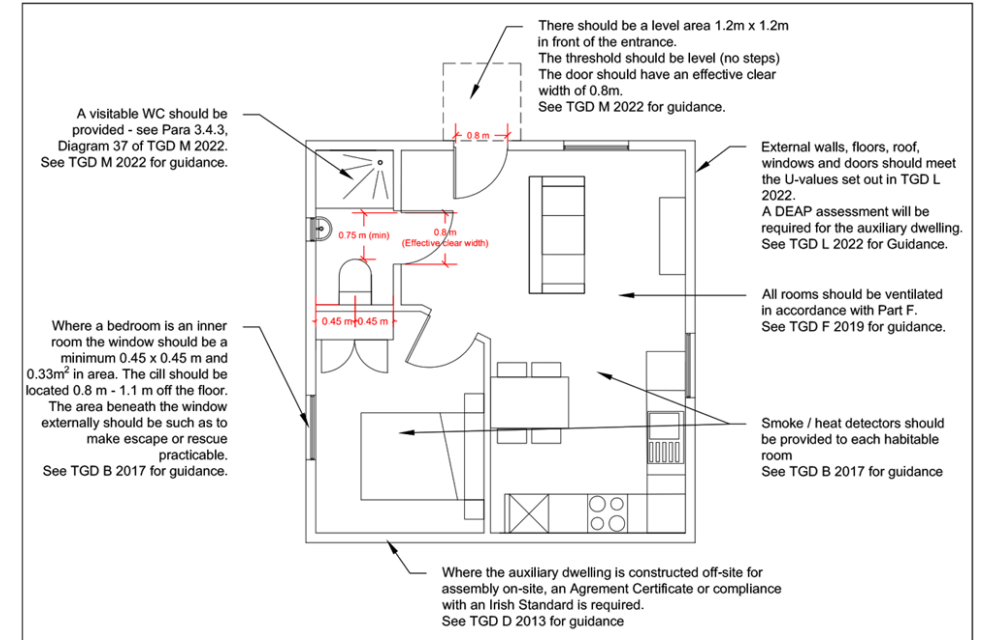


Figure 1 - Indicative diagram showing some internal features relevant to Building Regulation compliance

13

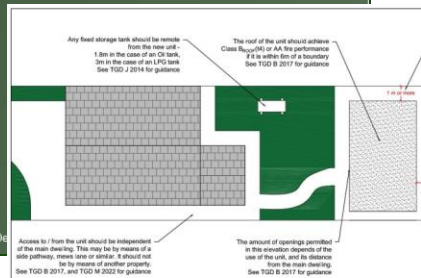


Figure 2 - Indicative diagram showing some external features relevant to Building Regulation compliance

Commencement of construction works - CN

In advance of the construction of an auxiliary dwelling, the local Building Control Authority must be notified of the construction works. Given the nature of the works, a **'Commencement Notice with Additional Documentation'** is required.

Completion of construction works - CCC

On completion of the works, a **Certificate of Compliance on Completion (CCC)** must be signed by the builder and assigned certifier and must be submitted to the local Building Control Authority. The CCC must be registered by the local Building Control Authority before the auxiliary dwelling can be occupied.

[Auxiliary Dwelling Information Note](#)

*S.I. No. 365 of 2015, Building Control (Amendment) (No. 2) Regulations 201



- *Building Control Act 1990-2025*
- *Building Regulations 1997-2026*
- **Responsibility for compliance**
 - “Owner”, “Builder”, “Specifier”, “Designer”, “Certifier”
- **Enforcement**
 - **31 Building Control Authorities within their Administrative Areas**

Market Surveillance



European Union (Construction Products) (Amendment) Regulations 2025 & Construction Products Regulation (EU) 2024/3110 (CPR 2024)



The Construction Products Regulation establishes harmonised rules for the marketing of construction products, supporting the smooth functioning of the single market and the free movement of construction products within the European Union.

‘Market Surveillance’ means the activities carried out and measures taken by market surveillance authorities to ensure that products comply with the requirements set out in the applicable Union harmonisation legislation and to ensure protection of the public interest covered by that legislation;

(Article 3(3) of [Regulation \(EU\) 2019/1020](#))

[Market surveillance \(europa.eu\)](https://european-council.europa.eu/media/en/press-communications/inline-44222.pdf)

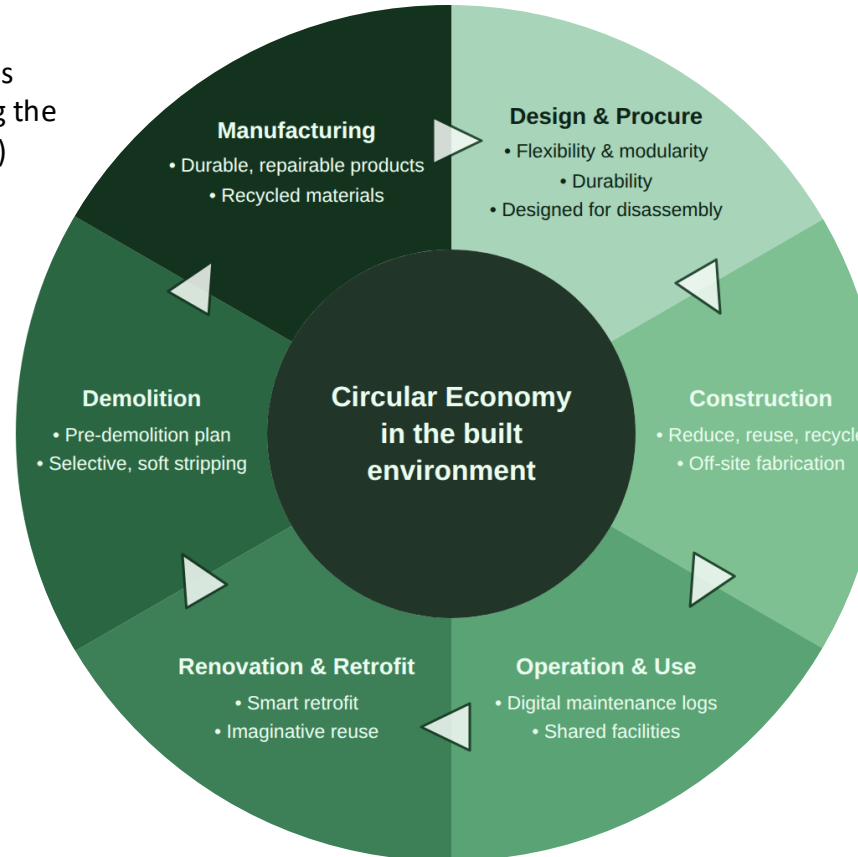
The Circular Economy – Introduction

The circular economy is restorative by design. It keeps products, components and materials useful for as long as possible, cutting the need for virgin materials and easing the pressure of extraction, emissions and waste. (EEA, 2016)

Linear Model

- 1 Extract raw materials
- 2 Manufacture products
- 3 Construct & use buildings
- 4 Demolish
- 5 Landfill / low-grade waste

Circular Model



Key Principles

Design for disassembly

Designing buildings so they can be disassembled not just demolished. Strategy integrated from the earliest stages of design (Design for Deconstruction).

Waste as a Resource

Sorted material streams, hazardous substance removal, high-quality recycling and End-of-Waste criteria turn waste into secondary raw materials.

Urban Mining

Materials in buildings are viewed as stored resources rather than barriers to demolish and dump, retaining value for reuse in the supply chain. Refer to “buildings as materials banks” project

The circular economy works with the Waste Hierarchy: prevention through effective design and maintenance is most preferred; disposal is least desirable.

Design → Build → Use → Recover → Reintroduce

Source: Circular diagram adapted from EPA C&D guidance



Construction Industry Resource Footprint

#1

C&D waste is the EU's
single largest waste stream
by weight

40%

Of all waste generated in the
EU comes from construction
and demolition

12.2%

EU circular material use
rate in 2024 — target is
24% by 2030*

7.9m

Million tonnes of waste
generated in Ireland in
2024

77%

Of C&D waste generated
in Ireland in 2024 was soil
and stone based

400,000t

Of metal was recovered from
construction and demolition
waste in Ireland in 2024
(approx. 100%)

Source: Eurostat

Source: EPA

*The Clean Industrial Deal: A joint roadmap for competitiveness
and decarbonisation (COM(2025))





Key EU – Level Legislation

The Green Deal is the EU's overarching climate and growth strategy (2019); CPR 2024 and the forthcoming Circular Economy Act are two of its delivery instruments for the circular economy.

Ecodesign for Sustainable Products Regulation (ESPR)

Regulation (EU) 2024/1781 - framework for durable, repairable and recyclable products and the Digital Product Passport; CPR 2024 sets up a similar passport for construction products.

EU Construction Products Regulation (2024)

Applies from 8 January 2026 - brings used construction products under its remit, with unified recycled-material standards.

Directive 2008/98/EC on waste and repealing certain Directive (as amended by Directive (EU) 2018/851).

End of waste, Lets materials once classed as waste regain useful status

EU Circular Economy Act (at proposal stage)

Commission proposal expected in 2026 — aims to double the EU's material circularity rate by 2030.



European
Commission



European
Green Deal





Irish Policy Strategy Publications

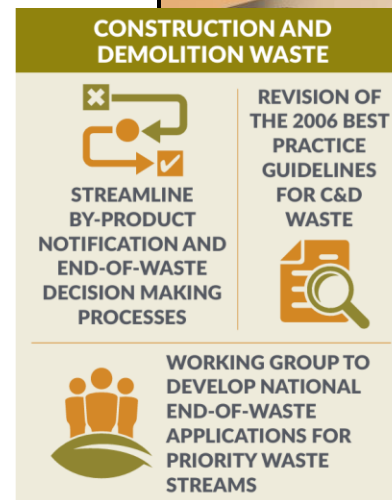
The **Whole of Government Circular Economy Strategy 2026-2028** is a statutory national policy framework designed to transition Ireland away from the current "take-make-waste" model, using legally required targets and actions for six priority sectors: **construction**, bioeconomy, retail, packaging, textiles, and electronics.

Target 6: By 2030, achieve a 12% reduction of C&D waste arisings.

Government will progressively integrate circular material considerations into procurement guidance.

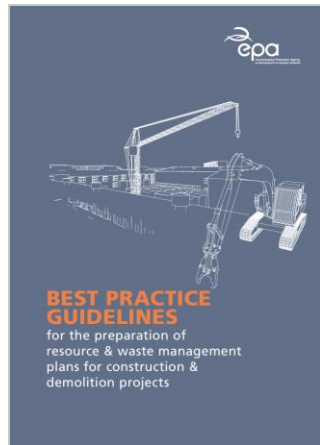
Target 7: (GPP) From **2028 at least 10%**, by weight, of construction materials procured by public bodies for infrastructure projects comprise recycled materials

Action 8: Support local authorities to adopt a long-term approach by establishing material storage facilities and facilitating secondary raw materials depots and marketplaces.



End-of-waste: definition and criteria

The end of waste test: all four conditions must be met before recovered material ceases to be waste:



*EPA Best Practice
Guidelines for
resource & waste
management
plans on C&D
projects*

*Below: examples
of waste
segregation on
site*



Figure 4-3: Good practice waste segregation

58

EPA-registered operators
working to the 2023
aggregate end-of-waste
criteria

- 1 The substance or object is **commonly used for specific purposes**.
- 2 **A market or demand exists** for such a substance or object.
- 3 The substance or object **fulfils the technical requirements** for the specific purposes and meets the existing legislation and **standards applicable** to product
- 4 Use of the substance or object **will not lead to overall adverse environmental or human health impact**.

Recycled aggregates — EoW-N001/2023

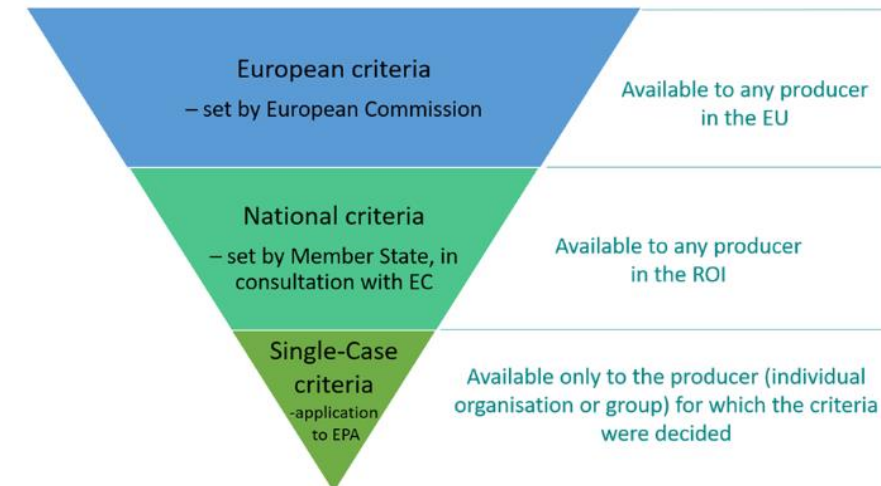
Used for: non-structural, non-water-adjacent, moderate-scale civil works — roads, fill, ballast

Not used for: anything load-bearing or structural

Kept away from: drinking water sources, ecologically sensitive land, food production

12 t

per capita: aggregate demand in Ireland is double the average in other EU countries (EPA-commissioned report)*



Iron, steel and aluminium scrap	EU 333/2011
Glass cullet	EU 1179/2012
Copper scrap	EU 715/2013
Recycled aggregates (national)	EoW-N001/2023

*Analysis of Aggregates Market in Ireland (Swenco) March 2023

Construction Products Regulation (EU) 2024/3110 - Overview of Updates



Key Updates:

- **Unified standards**
To overcome myriad bespoke national standards, thereby reducing trade barriers (Art. 11)
- **New economic operator roles**
Two new roles: fulfilment service providers and online marketplaces, with associated obligations to reflect the growing online marketplace. (Art 27 & 28)
- **Stronger market surveillance framework**
New provisions establish a public complaint portal and a single liaison point per Member State, alongside the pre-existing safeguard procedures. (Art 63 & 64)
- **Penalties provision added**
The 2011 Regulation left penalties largely to Member States without a dedicated article; the 2024 Regulation includes a specific penalties provision, applicable from 8 January 2027. (Art 92)

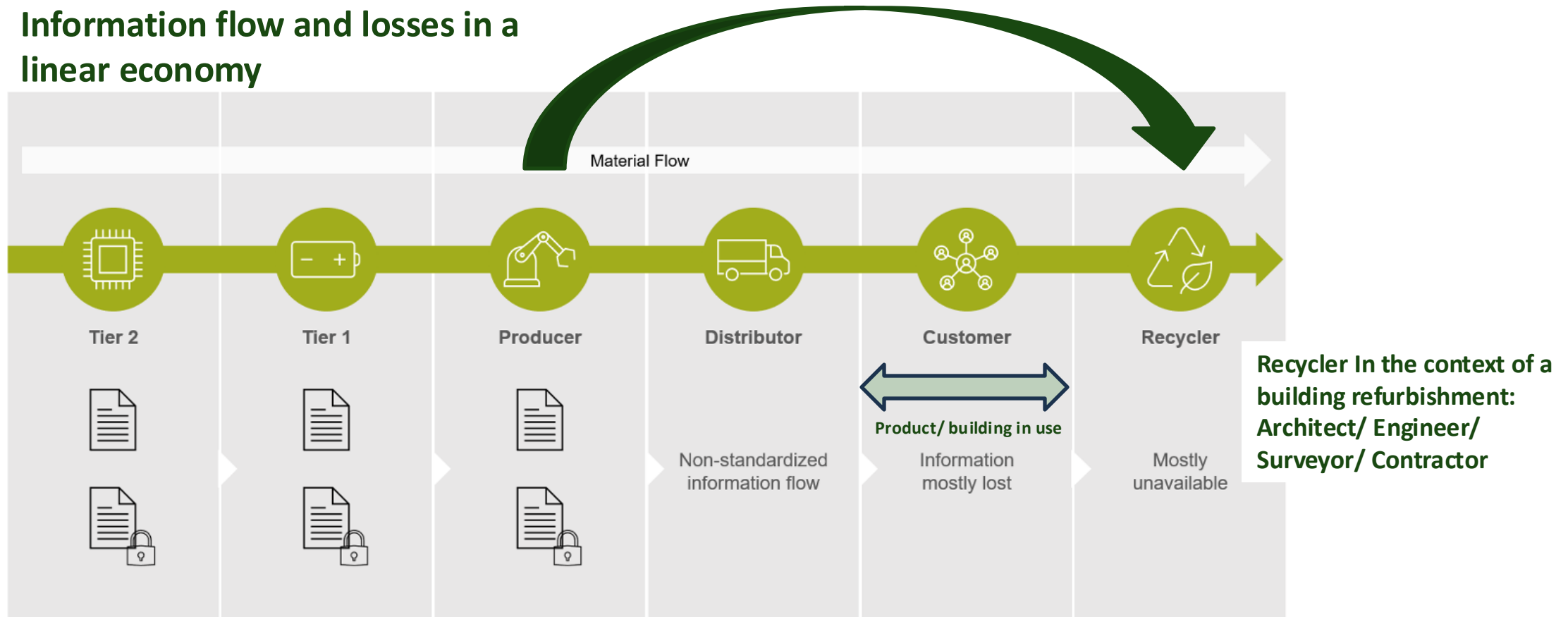
Updates relating to sustainable products/ circularity and reuse

- **Green public procurement provision**
A new article (Art 83) addresses public procurement's role in driving demand for compliant, sustainable construction products, alongside Member State incentive powers (Art 82).
- **Digital product passport (DPP)**
Long term, free digital access to the DoPC and essential product information. (Arts. 75-80).
- **New requirements and wider scope**
Used construction products and 3D-printed products to be included (Art. 2 & Art. 3)
- **Declaration of Performance and Conformity**
(DoPC, replaces DoP). The DoPC adds a conformity statement and environmental/safety characteristics alongside performance (Art. 13 & Art. 15)

[Recital \(34\) — reuse of construction products](#)

The second-hand market for construction products is currently not very developed and requirements for construction products which have previously been used vary widely amongst Member States. Therefore, used construction products, including other used items subject to this Regulation, should be subject to long-term harmonisation by establishing the possibility to develop dedicated harmonised technical specifications under this Regulation. Such harmonised technical specifications should be applicable to used products and as long as the used product is not waste or has ceased to be waste.

Information flow and losses in a linear economy



As the usual instructions for use and safety information **will not necessarily reach the economic operators in charge of preparing for reuse, remanufacturing and recycling**, the necessary information in this regard should be made available **in digital product passports** accessible through data carriers and in manufacturer's websites

Source: Recital (51) of Regulation (EU) 2024/3110.

Initial DPP rollout, products and guidance

DPP rollout is staggered by sector: separate delegated acts under the ESPR & CPR TBD

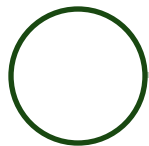
First product type with mandatory digital product passport:
batteries required from 18 February 2027

Guidance document issued by EC:

- Brings together **71 data points** relevant to the passport across the three covered battery categories
- For **each data point**, it states whether it is mandatory, optional, applicable only in specific circumstances, or not yet required as of the February 2027 start date.
- Shows the **legal source** behind each data point and which battery categories it applies to.
- Aimed at manufacturers, importers, and other economic operators, as well as conformity assessment bodies and **market surveillance authorities**.

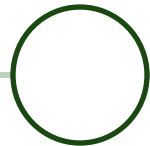


July 2024



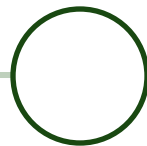
[Ecodesign for Sustainable Products Regulation \(ESPR\)](#) - entered into force

Jan 2025



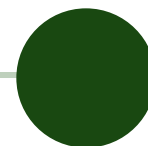
CPR 2024 - entered into force

July & Q4 2026



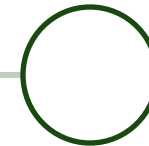
EU DPP Registry - became operational

Feb 2027



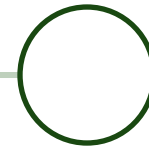
Batteries: DPP Mandatory - EV, LMT & industrial batteries above 2kWh

2027–2028



Iron and steel, Textiles, tyres and aluminium Q1 Q3 & Q4 2027

2028–2030



Furniture - 2028; Mattresses - 2029; ICT products - 2029.

*Projected timeline, subject to updates and further delegated acts

Chapter X of CPR 2024 defines the framework and requirements for digital product passports

Details of implementation to be established through secondary legislation

Chapter X – Digital Product Passport (Articles 75–80):

Article 75 – Construction digital product passport system

Article 76 – Digital product passport

Article 77 – General requirements for the digital product passport

Article 78 – Technical design and operation of the digital product passport

Article 79 – Unique identifiers and digital product passport registry

Article 80 – Mandatory use and technical adaptation

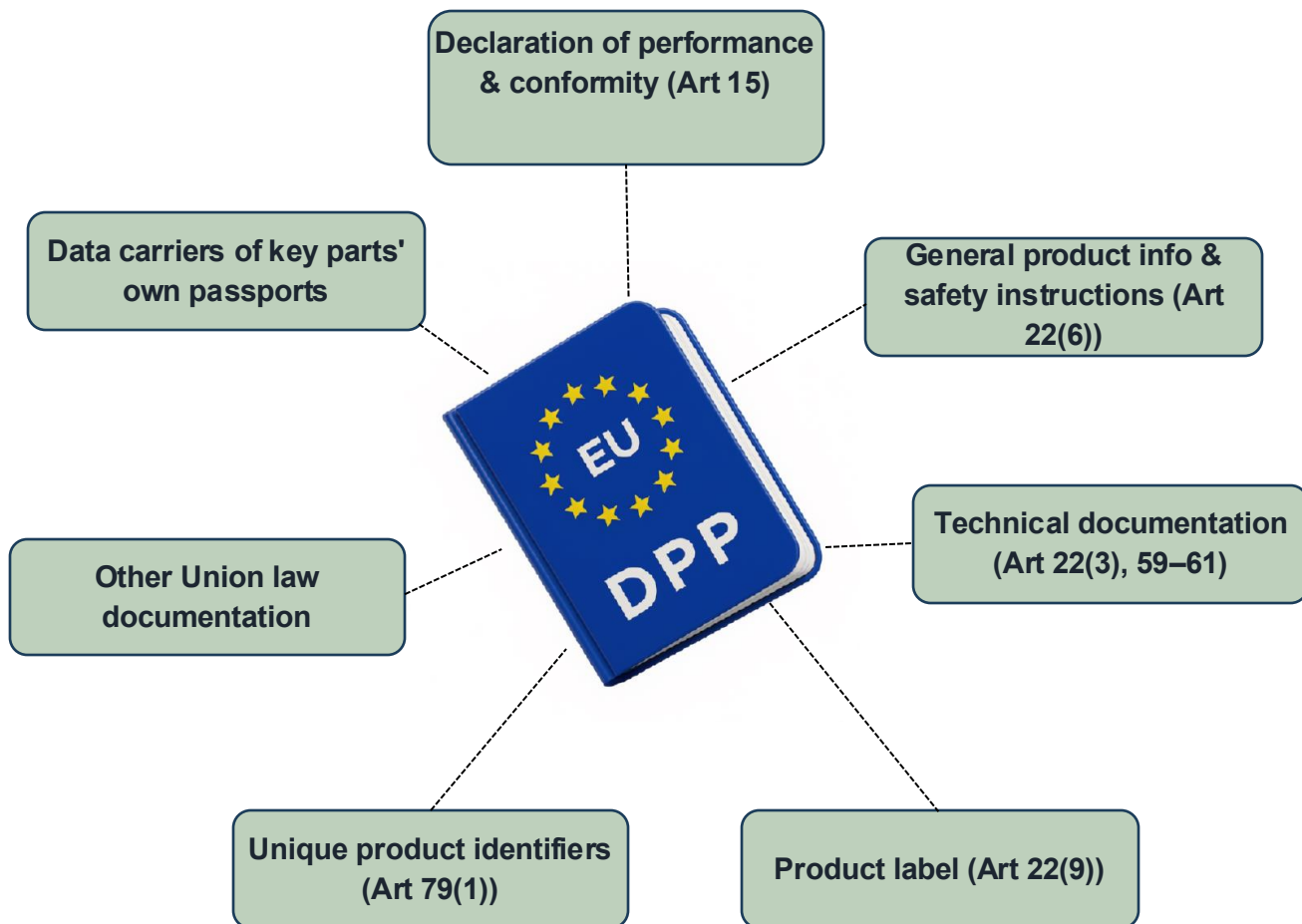


Article 75 **Construction digital product passport system**

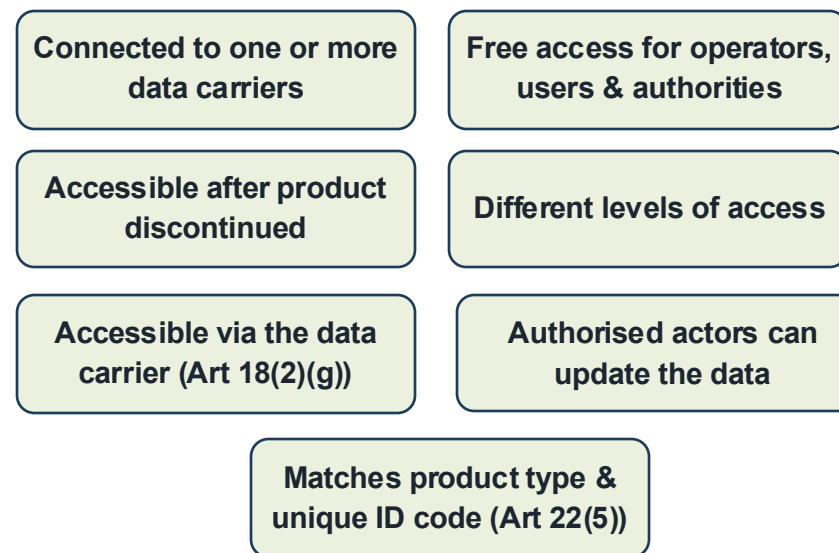
2. The construction digital product passport system shall:

(j) take into account the need to ensure the availability of **information for the reuse and remanufacturing of products**

What the **Digital Product Passport** must contain* Article 76(3)(a)



How the **Digital Product Passport** must function Article 76(3) (b)–(h)



*(initial CPR framework only)



How Long Should our Buildings and Components Last?

Table D.1 Design life data sheet (1 of 2)

System component	Reference service life	Category Lifelong (as Table 1)	Category Maintainable (as Table 1)	Category Replaceable (as Table 1)	Failure Category (as Table 2)
Rain screen cladding, louvers, renders, cement board and other cladding materials, excluding timber	40 years		•		B/C
Coated/Uncoated timber cladding	30 years		•		B/C
Backing walls to cladding	60 years	•			F
Secondary structural steelwork	60 years	•		•	A/D
Insulating glass units (excluding NiS breakage where heat soak tested)	25 years			•	B/D/G
Other glass types (excluding NiS breakage where heat soak tested)	40 years			•	B/D/G
Door and window framing (excluding timber), panels and brackets	40 years				
Timber and door and window framing, panels and bracket	25 years				
Door and shutter motors, closers pivots, moving parts and control gear	15 years				
Door ironmongery (medium usage)	25 years				
Powder coating gloss retention and colour fastness	40 years				
Powder coating adhesion	60 years				
Paint coatings (except timber)	60 years				
Anodizing	60 years				
Gaskets and dry seals (except moving swipe seals and brushes)	40 years				
Wet seals accessible for maintenance	25 years				
Fire stopping	60 years				

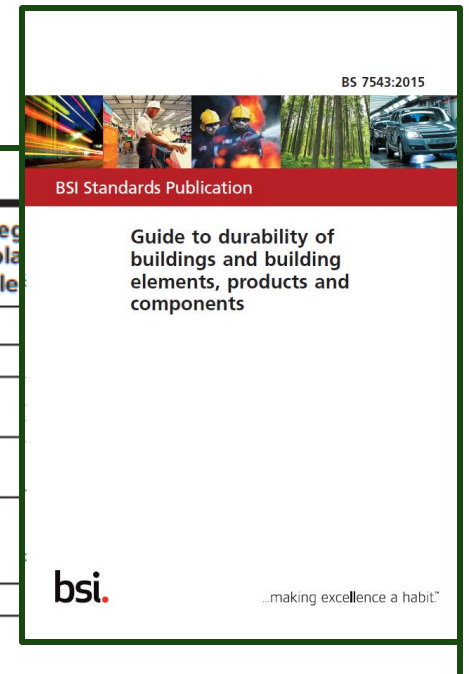
Table D.1 Design life data sheet (2 of 2)

System component	Reference service life	Category Lifelong (as Table 1)	Category Maintainable (as Table 1)	Category Replaceable (as Table 1)
Insulation	60 years	•		
Precast concrete	60 years		•	
AVCL membrane, in accordance with BS 5250	60 years		•	
Breather/weather membranes in rain screen facades	40 years		•	
Structural load-bearing masonry and associated structural and damp proofing accessories	60 years	•		
Facing and non-structural masonry	60 years	•		
Damp proof courses and cavity trays in facing masonry	60 years	•		

EPBD recast 2024 – 2050

In 2024, the EU adopted the recast Energy Performance of Buildings Directive (EPBD). SEAI, on behalf of DHLGH, has developed the **Whole Life-Cycle Greenhouse Gas Emissions** calculation methodology, to be in place from 1 January 2028 for new buildings larger than 1,000 m² — a key requirement of the EPBD.

[BS 7543 2015 - Guide to Durability of Building and Building Elements, Products & Components.pdf](#)



EN 1990 – Eurocode: Basis of Structural Design – Design Life – 50 years

I.S. EN 1990:2002

NA.2 Nationally Determined Parameters

NA.2.1 Nationally determined parameters for buildings and civil engineering works

NA.2.1.1 Subclause A1.1(1)

Table 2.1 of EN 1990 shall be implemented nationally by the use of the Table NA.1.

Table NA.1 — Indicative Design Working Life

Design Working Life category	Indicative design working life (years)	Examples
1	10	Temporary structures ^a
2	10 – 30	Replaceable structural parts, e.g. gantry girders, bearings
3	15 – 30	Agricultural and similar structures
4	50	Building structures and other common structures
5	100 ^b	Monumental building structures, bridges and other civil engineering structures

^a Structures or parts of structures that can be dismantled with a view to being re-used should not be considered as temporary.

^b Working life for bridges of 120 years may be used subject to the requirement of the clients

DHLGH Employer's Requirement 2026 – 60 years

 Rialtas na hÉireann Government of Ireland EMPLOYER'S REQUIREMENTS for Detail Design of Quality Housing General Quality of Materials, Fittings and Finishes for Social and Affordable Housing and Apartment Developments, including Guidance on Preliminary Items REVISION 2 JANUARY 2026 Prepared by the Department of Housing, Local Government and Heritage gov.ie/housing Quality Housing Series	All structural elements, including system elements such as timber frame (where used) — floors, balconies, walls, claddings and roofs	60 years
	Waterproofing — flat roofs and balconies	30 years
	External completions — windows and doors	30 years
	Heating, mechanical systems and renewable systems (heat pumps: 15 years acceptable)	20 years
	Plumbing and sanitary	40 years
	Electrical services	40 years
	Kitchen frontage / worktops / sinks & accessories	20 years



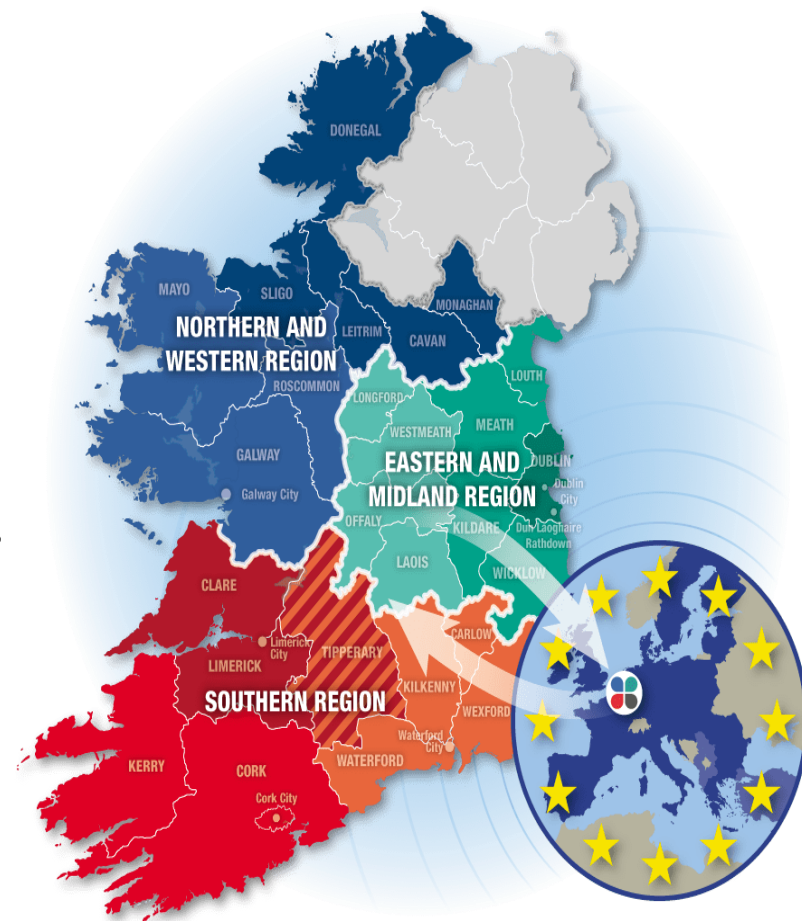
National Building Control & Market Surveillance Office



An Oifig Náisiúnta um Rialú Foirgníochta
NATIONAL BUILDING CONTROL OFFICE



GO RAIBH
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**Our goal is to promote
Compliance with the
Building Regulations**