

Fire Safety & Disabled Access Certificates

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What?

A Fire Safety Certificate is a certificate issued by the Building Control Authority which states that the works or building to which the application relates will, if constructed in accordance with the plans and specifications submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations.

Which?

Works in connection with the design and construction of a new building

Works in connection with the material alteration of:

A day centre

A building containing a flat

A hotel, hostel or guest building

An institutional building

A place of assembly

A shopping centre

Works in connection with the material alteration of a shop, office or industrial building where additional floor area is being provided within the existing building or where the building is being sub divided into a number of units for separate occupancy.

Works in connection with the extension of a building by more than 25 square metres

A building as regards which a material change of use takes place.

Except:

Certain single storey agricultural buildings.

A building used as a dwelling other than a flat.

A single storey domestic garage.

A single storey building ancillary to a dwelling which is used exclusively for recreational or storage purposes or the keeping of plants, birds or animals for domestic purposes and is not used for any trade or business or for human habitation.

Works by a Building Control Authority in it's functional area.

Works in connection with a Garda station, a courthouse, a barracks and certain government buildings.

Process:

1. Submit application
2. Valid applications are date stamped and an acknowledgement stating date of receipt is sent to the applicant. Where an application is incomplete and therefore not valid , the Building Control Authority may request the applicant to submit the necessary documentation to enable the application to be validated.
3. The application is examined technically for compliance with the 'Fire' part of the Building Regulations.
- 4, Where it is considered that additional information or modifications are required to the application, the officer examining the application may request such additional information/modification from the applicant.
5. A Fire Safety Certificate will issue to the applicant as soon as possible after all required additional information has been submitted.
6. The Building Control Authority must notify the applicant of the decision on the application within two months of the application date or within such extended period of time as may be agreed between the applicant and the Authority at any time.

Fire Safety Report

The application is required to demonstrate that the development complies with Part B of the Second Schedule to the Building Regulations. One way to achieve this is to systematically address each relevant clause of the particular Codes and Guidance documents which are being used in the fire safety design of the building.

Fee

The fee is €2.90 per square meter floor area (for the part of the building which the Fire Safety Certificate Application relates to). The minimum fee is €125 and the maximum fee is €12500 regardless of floor area.

3 Separate Certs:

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Regularisation Certificate –

This is required where building works requiring a Fire Safety Certificate were commenced or completed post 1st June 1992 without an associated Fire Safety Certificate application. Any application for a Regularisation Certificate must be accompanied with a Statutory Declaration. This declaration states that the works comply with part B of the Building Regulations. It also requires the applicant to agree to an inspection by the Building Control Authority and to carry out any additional works required by the Authority.

3 Separate Certs:

7-Day Notice

The submission of a Fire Safety Certificate application can be accompanied by a 7 day notice.

This is used where a person intends to commence building works before grant of the relevant Fire Safety Certificate.

The Notice must be submitted not less than 7 days in advance of commencement of work and must be in accordance with the requirements of Article 20A (2) of the Regulations.

A Commencement Notice will not be required in respect of buildings where a 7 Day notice has been submitted to the building control authority.

The 7 Day notice must be accompanied by a valid Fire Safety Certificate application and a statutory declaration in respect of the work proposed.

Disabled Access Certificates

A Disability Access Certificate is a certificate issued by the Building Control Authority which states that the works or building to which the application relates will, if constructed in accordance with the plans and specifications submitted, comply with the requirements of Part M of the Second Schedule to the Building Regulations.

Disabled Access Certificates

With the exception of houses and certain agricultural buildings, a Disability Access Certificate is generally required for all new buildings, including apartments and flats.

A certificate is also required for material changes of use and certain alterations and extensions to buildings.

Disabled Access Certificates

Technically, a Disability Access Certificate is not required in advance of commencement of work. However, a building may not be opened, operated or occupied or permitted to do so unless a Disability Access Certificate has been granted or pending determination of an appeals process.

Disabled Access Certificates

- Completed application form,
- Relevant drawings (in duplicate),
- A disability access report
- Appropriate fee.

The application is required to demonstrate that the development complies with Part M of the Second Schedule to the Building Regulations. One way to achieve this is to systematically address each relevant clause of the particular Codes and Guidance documents which are being used in the accessible design of the building

Disabled Access Certificates

Complete set of Technical Drawings Including:

A Site Location Map

A Site Layout Plan

Elevations

Floor Plans

Sections

Technical Report

Any Specifications / Calculations

Disabled Access Certificates

Fees :

€500 per Building if the application is made prior to commencement and coincides with a Fire Safety Certificate application.

Fees : €800 per Building otherwise