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27th February 2020

Co. Sligo

Re: **Construction of dwellinghouse at**

Co. Sligo – PL

Commencement notice No. CN/

– Submission No.

Dear Ms McCormack

I refer to the above works notified to us by way of above Commencement Notice.

You as owner have decided to opt out of the requirement for statutory certification and have undertaken to “ensure that the house is designed and constructed in accordance with the relevant requirements of the Second Schedule to the Building Regulations 1997 (as amended).”

In accordance with the Code of Practice for Inspecting and Certifying Buildings and Works: -

you as owner, signed a “declaration of intention to opt out of statutory certification” and that you “understand statutory obligation as owner to ensure that the dwelling is designed and constructed in accordance with the relevant requirements of the Second Schedule to the Building Regulations 1997 (as amended)”,

As an authorised person under Section 11 (3) of the Building Control Acts, 1990 to 2014, I now request that you submit such drawings, documents and any other information as may be reasonably necessary to demonstrate compliance with the following parts of the Second Schedule of the Building Regulations:

“(Part L Conservation of Fuel and Energy (New Dwellings)

Energy Calculations: *Energy consumption and CO2 emissions levels to be calculated in accordance with the Dwelling Energy Assessment Procedures (DEAP) published by the Sustainable Energy Authority of Ireland (SEAI). Detailed calculation sheets are to be submitted to demonstrate compliance with the necessary standard.*

Use of Renewable Energy Sources:

Describe the use of renewable technologies and state the minimum level of contribution such technologies will make to the energy use of the dwelling per annum.

Limiting Heat Loss:

Demonstrate compliance with minimum acceptable U-values for the various elements of the building fabric.

Air Infiltration and Thermal Bridging:

Take all care to limit air infiltration and thermal bridging in the building design construction. Adopt details that are similar to, or demonstrated as equivalent to, generic details that have been assessed as limiting thermal bridging to an equivalent level to that set out in Table D1 of Appendix D of TGD L. A set of such details for typical construction has been developed in consultation with relevant construction industry organisations and is available in a document "Limiting Thermal Bridging and Air Infiltration – Acceptable Construction Details" (available on www.environ.ie).

Air Pressure Testing:

Air pressure testing is required on a proportion of dwellings on all development sites. Submit the results of the required air pressure test. A maximum upper limit of air permeability of 7m³/(h.m²) must be achieved. If one dwelling is being built, that dwelling must be tested.

Space heating and Hot Water Supply System Controls:

Show how control systems comply with the minimum Building Regulation requirements to ensure efficient use of energy.)"

Please submit the required information within 14 days of the date of receipt of this letter. The information may be submitted via the BCMS by uploading additional supporting documentation or alternatively you can submit it direct to this office and preferably in electronic format. The writer must be informed directly when the information has been submitted.

Yours sincerely

Building Control Officer

Cc mdstephens@gmail.com