

Responsibility for compliance with the Requirements of the Building Regulations lies with the Building Owner and the Builder

You are advised to employ a competent Designer and competent person to supervise the construction of the building/buildings

Most buildings, including Duplex units and apartment blocks but excluding single dwellings require a Fire Safety Certificate and a Disability Access Certificate.

The Building Regulations are divided into 12 parts. A Technical Guidance Document accompanies each part of the Building Regulations. Works that are carried in accordance with these documents will indicate compliance with the Building Regulations.

A Building Energy Rating Certificate is required for all new buildings.

A Building Energy Certificate is required for existing buildings offered for sale or letting on or after 1 January 2009

Responsibility for compliance with the Building Regulations lies with the building owner and the builder under the Building Control Act. Make sure that your building is properly designed and constructed. Have your building checked regularly during construction by a competent person.

For further information on the Building Regulations check the DOEHLG website at

[www.environ.ie](http://www.environ.ie)



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**Are you Buying or Building A New Property or Renovating an Existing One?**



**Are you aware of your obligations under the Building Control Act?**



**A Commencement Notice must be submitted to the Building Control Authority 14 - 28 days before starting of any works.**

## PART A - STRUCTURE

All buildings must be designed and constructed so that buildings do not collapse or end up with structural cracks, etc. Engage a properly qualified Architect or Structural Engineer to design the building. Foundations, walls and roofs should be properly designed and constructed.



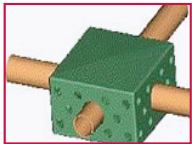
## PART B - FIRE SAFETY

Buildings should be designed and constructed to ensure a means of escape for persons in the event of fire, to inhibit fire spread over internal linings, to ensure it's stability in the event of fire, to ensure that it's external walls/roofs resist the spread of fire and ensure facilities for fire fighting.



## PART C: SITE PREPARATION & RESISTANCE TO MOISTURE

Buildings should be designed and constructed to ensure that the ground to be covered by a building is free from vegetable matter, subsoil drainage is provided if necessary, reasonable precautions are taken to avoid danger by substances and floors, walls and roof of building prevents passage of moisture.



## PART D - MATERIALS & WORKMANSHIP

Ensure all works are carried out with proper materials and in a workmanlike manner. All materials should be fit for the use for which they are intended, and properly certified with CE Marking and where applicable Agreement Board approved.



## PART E - SOUND

Walls and Floors should be designed and constructed so as to provide reasonable resistance to Airborne & Impact sounds by eliminating pathways along which the sound can travel and using barriers formed of materials of sufficiently high mass which will not easily vibrate.



## PART F - VENTILATION

All habitable rooms should have a means of rapid and background ventilation, while kitchens, bathrooms and utility rooms should have mechanical ventilation. Adequate provision should also be made to prevent excessive condensation in a roof void above an insulated ceiling.



## PART G - HYGIENE

All dwellings should have a bathroom with a bath or shower and washbasin, a kitchen with a sink and draining boards together with hot and cold water installation. All buildings should be designed and constructed to provide adequate sanitary conveniences and washing facilities.



## PART H: DRAINAGE AND WASTE WATER DISPOSAL

A building should be designed and constructed so that Surface Water and Foul Water is disposed of in a safe and proper manner in an adequate drainage system designed for that purpose. Septic tanks and percolation areas should be properly designed and constructed to avoid damaging health.



## PART J - HEAT PRODUCING APPLIANCES

A heat producing appliance should be installed so that there is adequate supply of air to it and should have adequate provision for the discharge of the products of combustion to the outside air. The risk of a building catching fire due to a heat producing appliance should be reduced to a reasonable level.



## PART K: STAIRWAYS, LADDERS, RAMPS & GUARDS

Stairways, ladders and ramps should provide safe passage for the users of a building and the sides of every floor, balcony and roof to which people normally have access must be guarded to protect users from the risk of falling. Provision should be made to prevent the risk of vehicles falling.



## PART L: CONSERVATION OF FUEL & ENERGY

A building should 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 emissions associated with this energy use insofar as reasonable.



## PART M: ACCESS FOR PEOPLE WITH DISABILITIES

Adequate provision should be made to enable people with disabilities to access and use a building. Provide sanitary accommodation for people with disabilities where necessary. Adequate provision should be made for people with disabilities if a building contains fixed seating for audience or spectators.

