



An
Bord
Pleanála

Board Direction
BD-007658-21
ABP-307393-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2021.

The Board decided to allow the appeal, generally in accordance with the Inspector's recommendation and to direct the Building Control Authority as follows:

Remove condition numbers 2 and 4

Reasons and Considerations

Having regard to the form, and layout of the building, the considerations required with regard to the protected structure, the nature of the proposed works, the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and the recommendation of the reporting inspector, the Board considers that in accordance with the guidance contained in Technical Guidance Document B it is acceptable to serve first floor accommodation by means of a protected stairway with 30 minutes fire-resisting enclosure at both levels and with accommodation opening directly into the stair enclosure via single FD30S doorsets, and that lobbies are not required to protect stair enclosures in the case of two-storey accommodation under Clause 1.3.8.1(a) of Technical Guidance Document B.

Furthermore, the Board had regard to the nature of the building which is a protected structure, that new elements of structure proposed would be 60 minutes fire-resisting including those existing elements of structures that provide a load path for any such new elements, and were satisfied that, subject to the removal of condition numbers 2 and 4, the proposed works would achieve an adequate level of fire safety and would

comply with the requirements of Part B of the second schedule of the Building Regulations 1997 to 2019.

Board Member:

Date: 05/03/2021

Michelle Fagan