



An
Bord
Pleanála

**Board Direction
29B.FG0017**

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 5th 2016.

The Board decided to allow the appeal and to direct the Building Control Authority to delete condition 2 of their decision Register Reference No. FA/16/1128/REG for the following reasons and considerations:

Reasons and Considerations:

The board considered that an L1 type alarm system is not required under current codes and that the building is not unduly complex to the extent that the inclusion of such a system would be warranted as mitigation in respect of undue complexity. The Board further considered, having regard to the submissions on file and to the report of the inspector, that the building would reach a satisfactory level of compliance with Part B1, (Means of Escape in Case of Fire), of the second schedule of the Building Regulations 1997 to 2014 without the attachment of condition 2.

In deciding not to accept the inspector's recommendation to consider the appeal *de Novo* and to refuse the regularisation certificate, the board considered that a satisfactory level of safety could be ensured by the use of an L2/L3 fire alarm system in those areas of the basement covered by the regularisation certificate applied for.

Board Member _____ Date: 10^h October 2016.
Michael Leahy