

An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dublin City

Building Control Authority Register Reference Number: FA/14/1522

An Bord Pleanála Reference Number: 29B.FS.0522

APPEAL by Irish Life Assurance care of Jeremy Gardner Associates of 66 Lower Baggot Street, Dublin in relation to the decision made on the 4th day of February, 2016 by Dublin City Council to grant subject to conditions a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007 in respect of material alterations to a building including subdivision of Office Blocks D, E and F into separate tenancies at each level. The two tenants at ground floor level are retaining the space, and each additional level will be occupied by a separate tenant. All at Blocks D, E and F, Irish Life Centre, Lower Abbey Street, Dublin in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to conditions numbers 8, 10, 11, 12, 13 and 15 attached to the decision of the Council:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and based on the reasons and considerations set out below, hereby directs the said authority to delete the said condition number 15 and the reason therefor and to amend the said conditions numbers 8, 10, 11, 12 and 13 so that they shall be as follows for the reasons set out:

8. The fifth floor shall be designed so as to ensure that a maximum travel distance of 18 metres is not exceeded. The layout provided with an extended protected lobby and FD30S fire doors as indicated in the applicant's drawing number 14-24-T-306 Rev. B (dated January, 2015) received by An Bord Pleanála on the 2nd day of March, 2016 with the appeal documentation is satisfactory.

Reason: To comply with Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2014.

10. The minimum fire resistance of all existing elements of structure (that is, structural frames, beams, columns, load bearing walls (internal and external), floor structures and gallery structures) within the building shall be 60 minutes.

Reason: To comply with Part B3 (Internal Fire Spread (Structure)) of the Second Schedule of the Building Regulations 1997 to 2014.

11. The floors separating the new tenancies/floors from each other shall be compartment floors. These compartment floors shall be upgraded as necessary to provide the minimum required fire resistance of not less than 60 minutes.

Reason: To comply with Part B3 (Internal Fire Spread (Structure)) of the Second Schedule of the Building Regulations 1997 to 2014.

12. The ground floor entrance lobby/security areas shall be separated from the office areas by compartment walls. These compartment walls shall provide the minimum required fire resistance of not less than 60 minutes.

Reason: To comply with Part B3 (Internal Fire Spread (Structure)) of the Second Schedule of the Building Regulations 1997 to 2014.

13. The wall which separates the lobby area of lift 5 from the offices area of Block F on the ground floor shall be a compartment wall. This wall shall be upgraded as necessary to provide the minimum required fire resistance of not less than 60 minutes. The doors to the lift shall be FD30 fire doors.

Reason: To comply with Part B3 (Internal Fire Spread (Structure)) of the Second Schedule of the Building Regulations 1997 to 2014.

REASONS AND CONSIDERATIONS

Having regard to the form and layout of the existing offices, to the submissions lodged in association with the submitted Fire Safety Certificate application and the appeal and to the report and recommendation of the appointed Inspector, the Board considered that, subject to the attachment of revised conditions numbers 8, 10, 11, 12 and 13 as set out above, and notwithstanding the deletion of condition number 15, together with conditions numbers 1, 2, 3, 4, 5, 6, 7, 9 and 14 of the Building Control Authority, the building would achieve an adequate level of fire safety that would comply with the requirements of Part B (Fire Safety) of the Second Schedule of the Building Regulations 1997 to 2014.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Building Control Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.