



An
Bord
Pleanála

Board Order 29B.FS.0557

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FA/16/1603/REV

Appeal by Sharon McCooey care of Jeremy Gardner Associates of 9 Upper Baggot Street, Dublin in relation to the decision made on the 20th day of March, 2017 by Dublin City Council to grant subject to conditions a revised fire safety certificate under section 6 (2)(a)(vi) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007, in respect of alterations of the final exit from the firefighting core so that it discharges next to the main entrance of the building, instead of the laneway at LinkedIn Ireland, Wilton Place, Dublin in accordance with plans and particulars lodged with the said Building Control Authority:

WHEREAS the said appeal relates to condition number 2 attached to the decision of the said Building Control Authority:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said condition, 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, as amended by section 6 of the Building Control Act 2007, 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 Building Control Authority to amend the said condition number 2 so that it shall be as follows for the reason set out:

2. The final exit door from the firefighting core and doors on the route to the final exit shall only be fitted with simple fastenings that can be readily operated in the direction of escape without the use of a key.

Reason: To comply with Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2017.

Reasons and Considerations

Having regard to the nature of occupancy of this dedicated office building and the guidance set out in Technical Guidance Document B, the submissions lodged in connection with the application and the appeal and the report of the Board's Inspector, it is considered that the need to comply with the requirements of IS EN 1125:2008, as required by condition number 2 of the Building Control Authority, have not been justified in this instance.

