

Fire Safety Certificate for material alterations in existing office building at 2 Lincoln Place, Grand Canal Dock, Dublin 2

Consideration of Appeal against Condition 2 attached to Fire Safety Certificate (Reg Ref: FSC11498/17/REG)

MSA Reference > 17015

ABP Reference > FS 29B.FS0557

For An Bord Pleanála

MMS

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/1 INTRODUCTION

This report sets out my findings and recommendations on the appeal submitted by Jeremy Gardiner Associates (JGA) Fire Engineering Consultants against Condition 2 attached to the Fire Safety Certificate (Reg Ref No. FSC11498/17/REG) granted by Dublin City Council on 20/03/2017, for the proposed material alterations to an existing office building at 2 Wilton Place, Grand Canal Dock, Dublin 2.

1.1 Subject of Appeal

An application was made by JGA to Dublin City Council on 07/12/2016 for the following alterations to LinkedIn Ireland office building at 2 Wilton Place, Grand Canal Dock, Dublin 2:

Alter the final exit from the firefighting core so that it discharges next to the main entrance of the building, instead of the laneway.

The Fire Safety Certificate was granted on 20/03/2017 with 5 No. conditions attached. Condition 2 which is subject of this Appeal reads:

Condition 2: *The emergency exit doors leading to emergency exits shall be free from impeding fastenings and be fitted with panic bolts complying with IS EN 1125 2008 and shall open in the direction of escape or be held open at all material times. The use of any other device or apparatus is strictly prohibited. The width of escape routes shall not narrow in the direction of escape at any point, they shall be the same width at all points along escape route.*

Reason: *To comply with **Part B1** of the Second Schedule to the **Building Regulations, 1997 to 2014.***

The appeal is against a single condition. De novo consideration is not warranted and Board can rely on provision of Art 40(2) of the BCR and can deal with appeal on the basis of condition only. The appeal was lodged by JGA on 27/03/2017 against Condition 2 attached to FSC Reg Ref FSC11498/17/REG.

1.2 Documents Reviewed

- Fire Safety Certificate application dated 02/12/2016 with supporting Compliance Report and drawings prepared by JGA
- Supplementary submission by JGA to Dublin City Council on 15/03/2017
- Decision and grant by Dublin City Council on 20/03/2017 with 5No conditions attached
- Appeal submission to An Bord Pleanála by JGA on 27/03/2017
- Dublin Fire Brigade submission to An Bord Pleanála on 04/04/2017

/2 CONSIDERATION OF APPEAL SUBMISSION BY JGA AND RESPONSE SUBMISSION BY DUBLIN FIRE BRIGADE

JGA submit that the proposed ironmongery on exit doors and doors leading to emergency exits are fully in compliance with the recommendation in TGD-B in so far as they will only be fitted with simple fastenings than can be readily opened in direction of escape without the use of a key.

Dublin Fire Brigade's response to the JGA appeal submission noted: *"It was felt that due to the change in escape layout and the escape methodology combined with the*

joint use of the entrance that any delay in escape or egress be mitigated against and therefore the condition was applied.”

Dublin Fire Brigade have provided no further argument in support of the Condition or justification of their application of requirements which are only applicable to buildings used for assembly or recreation (PG 5) by reference to 1.4.3.2 of TGD-B.

In my opinion there is no justification for the position being adopted by Dublin Fire Brigade in applying this condition and they have not provided sufficient argument to justify the condition in their appeal submission to the Board.

/3 RECOMMENDATION

I recommend that the Board allows the appeal against Condition 2 and directs the Building Control Authority amend the condition to read as follows:

Condition 2

The final exit door from the fire fighting 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 B** of the Second Schedule to the **Building Regulations, 1997 to 2014**.*

Yours Sincerely

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