

SECOND SCHEDULE

of Building Regulations 1997 -2024 (Consolidated)

Part A - STRUCTURE

Loading	A1	(1) A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that the combined actions that are liable to act on it are sustained and transmitted to the ground: - (a) safely, and (b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building. (2) In assessing whether a building complies with subparagraph (1), regard shall be had to the variable actions to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.
Ground movement	A2	A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that movements of the subsoil caused by subsidence, swelling, shrinkage or freezing will not impair the stability of any part of the building.
Disproportionate collapse	A3	(1) A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that in the event of an accident the structure will not be damaged to an extent disproportionate to the cause of the damage. (2) For the purposes of subparagraph (1), where a building is rendered structurally discontinuous by a vertical joint, the building on each side of the joint may be treated as a separate building whether or not such joint passes through the substructure.
Definitions for this Part.	A4	In this Part: - “actions” means a set of forces (loads) applied to the structure (direct actions) or a set of imposed deformations or accelerations (indirect actions); “variable actions” means actions for which the variation in magnitude with time is neither negligible nor monotonic such as imposed loads on building floors, wind actions or snow loads.”

Part B - FIRE SAFETY

Means of warning and escape in case of fire.	B1	A building shall be so designed and constructed that there are— (a) appropriate provisions for the early warning of fire, and (b) adequate means of escape in case of fire from the building to a place of safety outside the building, capable of being safely and effectively used.
Internal fire spread (linings).	B2	For the purpose of inhibiting the spread of fire within a building, the internal linings— (a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances, and (b) shall offer adequate resistance to the spread of flame over their surfaces.
Internal fire spread (structure).	B3	(1) A building shall be so designed and constructed that, in the event of fire, its stability will be maintained for a reasonable period. (2) (a) A wall common to two or more buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings. (b) A building shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the building. (3) A building shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary.
External fire spread.	B4	The external walls and roof of a building shall be so designed and constructed that they afford adequate resistance to the spread of fire— (a) over the face of the building, and (b) to and from neighbouring buildings.
Access and facilities for the fire service.	B5	A building shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life.

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Means of warning and escape in case of fire.	B6	A dwelling house shall be so designed and constructed that there are appropriate provisions for the early warning of fire and there are adequate means of escape in case of fire from the dwelling house to a place of safety outside the building, capable of being safely and effectively used.
Internal fire spread (linings).	B7	For the purpose of inhibiting the spread of fire within a dwelling house, the internal linings: (a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances; and (b) shall offer adequate resistance to the spread of flame over their surfaces.
Internal fire spread (structure).	B8	(1) A dwelling house shall be so designed and constructed that, in the event of fire, its stability will be maintained for a reasonable period. (2) (a) A wall common to a dwelling house and to one or more adjoining buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings. (b) A dwelling house shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the dwelling house. (3) A dwelling house shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary. (4) For the purposes of sub-paragraph 2(a), a dwelling house in a terrace and a semi-detached dwelling house are each to be treated as being a separate building.
External fire spread.	B9	The external walls and roof of a dwelling house shall be so designed and constructed that they afford adequate resistance to the spread of fire to and from neighbouring buildings.
Access and facilities for the fire service.	B10	A dwelling house shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life and property.
Definitions for this Part.	B11	In this Part - “dwelling house” means a dwelling that is not a flat.”
Provision of Information.	B12	Sufficient information on the active fire safety systems installed for the purpose of fire safety in the building shall be provided to the building owner so that the building can be operated in order to protect the health and safety of the building occupants.

Part C - SITE PREPARATION AND RESISTANCE TO MOISTURE

Preparation of site.	C1	The ground to be covered by a building shall be reasonably free from vegetable matter.
Subsoil drainage.	C2	Subsoil drainage shall be provided if necessary so as to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.
Dangerous substances.	C3	Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building.
Resistance to weather and ground moisture.	C4	The floors, walls and roof of a building shall be so designed and constructed as to prevent the passage of moisture to the inside of the building or damage to the fabric of the building.
Definitions for this Part.	C5	"contaminant" includes any substance which is or could become flammable, explosive, corrosive, toxic or radioactive and any deposits of faecal or animal matter; "floor" includes any base or structure between the surface of the ground or the surface of any hardcore laid upon the ground and the upper surface of the floor and includes finishes which are laid as part of the permanent construction; "moisture" includes water vapour and liquid water.

Part D - MATERIALS AND WORKMANSHIP

Materials and workmanship.	D1	All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.
Letterplates	D2	A letter plate aperture shall be so positioned at a reasonable height above ground level so as not to endanger the health and safety of persons using such apertures.
Definitions for this Part.	D3	"proper materials" means materials which are fit for the use for which they are intended and for the conditions in which they are to be used, and includes materials which— (a) bear a CE Marking in accordance with the provisions of the Construction Products Directive; or (b) comply with an appropriate harmonized standard, European technical approval or national technical specification as defined in article 4(2) of the Construction Products Directive; or (c) comply with an appropriate Irish Standard or Irish Agrément Board Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. "Agreement on the European Economic Area" means the Agreement on the European Economic Area between the European Union, its Member States and the Republic of Iceland, the Principality of Liechtenstein and the Kingdom of Norway as published in the Official Journal of the European Communities (O.J. No. L1, 03.01.1994, page 3). "Construction Products Regulation" means Regulation (EU) No. 305/2011 of the European Parliament and of the Council of 9 March 2011 laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC.

Part E - SOUND

Sound.	E1	Each wall and floor separating a dwelling from— (a) another dwelling or dwellings, (b) other parts of the same building, (c) adjoining buildings, shall be designed and constructed in such a way so as to provide reasonable resistance to sound.
Reverberation	E2	The common internal part of a building which provides direct access to a dwelling shall be designed and constructed so as to limit reverberation in the common part to a reasonable level.
Definitions for this Part.	E3	In this Part - “Reverberation” means the persistence of sound in a space after a sound source has been stopped.”

Part F - VENTILATION

Means of Ventilation.	F1	Adequate and effective means of ventilation shall be provided for people in buildings. This shall be achieved by a. limiting the moisture content of the air within the building so that it does not contribute to condensation and mould growth, and b. limiting the concentration of harmful pollutants in the air within the building.
Condensation in roofs.	F2	Adequate provision shall be made to prevent excessive condensation in a roof or in a roof void above an insulated ceiling.

Part G - HYGIENE

Bathrooms and kitchens.	G1	A dwelling shall be provided with – (a) a bathroom containing either a fixed bath or a shower bath, and a washbasin, and (b) a kitchen containing a sink of adequate size and a draining board, and (c) a suitable installation for the provision of hot and cold water to the bath or shower bath, washbasin and sink.
Sanitary conveniences and washing facilities.	G2	(1) Adequate sanitary conveniences shall be provided in a building in rooms provided for that purpose, or in bathrooms, and every room or bathroom which contains a sanitary convenience shall be adequately separated from any place where food is prepared or cooked. (2) Adequate washbasins shall be provided in – a. rooms containing sanitary conveniences; or b. rooms or spaces adjacent to rooms containing sanitary conveniences. (3) There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with subparagraph (2). (4) Sanitary conveniences shall be of such design as to facilitate efficient use of water for flushing. (5) Sanitary conveniences and washbasins shall be of such design and be so installed as to allow for effective cleaning.
Definitions for this Part.	G5	In this Part, “sanitary convenience” means a water closet or a urinal.

Part H – DRAINAGE AND WASTE WATER DISPOSAL

Drainage systems.	H1	(1) A building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul wastewater from the building. (2) A building shall be provided with such a drainage system as may be necessary for the adequate disposal of surface water from the building. (3) No part of a drainage system conveying foul wastewater shall be connected to a sewer reserved for surface water and no part of a drainage system conveying surface water shall be connected to a sewer reserved for foul wastewater.
Wastewater treatment systems.	H2	(1) A wastewater treatment system shall be so designed, sited and constructed that: - a. it is not prejudicial to the health of any person, b. it does not cause a risk to public health or the environment, c. it prevents unauthorised access but allows adequate means of access for emptying and maintenance, d. it will function to a sufficient standard for the protection of health in the event of a system failure, e. it has adequate capacity, f. it is impermeable to liquids, and g. it is adequately ventilated. (2) Information on the wastewater treatment system and any continuing maintenance required to avoid risk to health and the environment shall be provided to the owner.
Definitions for this Part.	H5	In this Part: - “combined drain” means a single private drain used for the drainage of two or more separate premises as defined in section 10 of the Local Government (Sanitary Services) Act 1948 (No. 3 of 1948); “drain” in relation to a building means any pipe, forming part of the drainage system of the building, which is either: - (a) wholly underground, or (b) a continuation, in the direction of flow, of part of a drainage system that has been underground, and includes a “combined drain”; “drainage system”, in relation to a building, means the system of pipes and drains used for the drainage of the building,

	including all other fittings, appliances and equipment so used but excluding subsoil water drains; “domestic wastewater” means water discharged from kitchens, laundry rooms, lavatories, bathrooms, toilets and similar facilities (soil water and wastewater); “foul wastewater” means any wastewater comprising domestic wastewater and/or industrial wastewater; “industrial wastewater/trade effluent” means wastewater discharge resulting from any industrial or commercial activity; “sewer” has the same meaning as in the Local Government (Sanitary Services) Acts 1878 to 1964; “surface water” means water from precipitation which has not seeped into the ground and which is discharged to the drain or sewer system directly from the ground or from the exterior building surfaces; “soil water” means water containing excreted matter whether human or animal; “wastewater” means used water not being soil water or trade effluent.
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Part J – HEAT PRODUCING APPLIANCES

Air supply.	J1	A heat producing appliance shall be so installed that there is an adequate supply of air to it for combustion, to prevent overheating and for the efficient working of any flue pipe or chimney serving the appliance.
Discharge of products of combustion.	J2(a)	A heat producing appliance shall have adequate provision for the discharge of the products of combustion to the outside air.
Warning of release of Carbon Monoxide	J2(b)	Reasonable provision shall be made to avoid danger to the health and safety of the occupants of a dwelling caused by the release of carbon monoxide from heat producing appliances.
Protection of building.	J3	A heat producing appliance and any flue pipe shall be so designed and installed, and any fireplace and any chimney shall be so designed and constructed, as to reduce to a reasonable level the risk of the building catching fire in consequence of its use.
Provision of information.	J4(a)	Where a hearth, fireplace, flue or chimney is provided or extended, a durable notice containing information on the type of heat producing appliance which can be safely served by the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building.
	J4(b)	Information on the system installed and any continuing maintenance required, to ensure its safe and effective operation and avoid risk to health, shall be provided to the owner.
Fuel storage system — protection against spread of fire to the system	J5	A fixed fuel storage system, which serves a heat producing appliance, and any associated pipework carrying fuel to that appliance, shall be so located as to reduce to a reasonable level the risk of fuel ignition due to fire spreading from the building being served or an adjacent building or premises.
Liquid fuel storage system — protection against pollution by the system.	J6	A fixed liquid fuel storage tank, which serves a heat producing appliance, and the pipes connecting it to that appliance shall be so located, constructed and protected as to reduce to a reasonable level the risk of the fuel escaping and causing pollution.
Definitions.	J7	In this Part, "heat producing appliance" means a fixed appliance (including a cooker and an open fire) which is designed to burn solid fuel, oil, bio-fuel or gas and includes an incinerator.

Part K - STAIRWAYS, LADDERS, RAMPS AND GUARDS

Stairways, ladders and ramps.	K1	Stairways, ladders and ramps shall be such as to afford safe passage for the users of a building.
Protection from falling.	K2	In a building, the sides of every floor, balcony and every part of a roof to which people normally have access, and sunken areas connected to a building, shall be guarded to protect users from the risk of falling.
Vehicle ramps, floors and roofs	K3	In a building, the sides of every vehicle ramp and every floor and roof to which vehicles have access shall be guarded against the risk of vehicles falling therefrom.
Application of this Part.	K4	The requirements of this Part apply to stairways, ladders and ramps which form part of the structure of a building.

Part L - CONSERVATION OF FUEL AND ENERGY

Conservation of fuel and energy.	L1	A building shall be designed and constructed so as to ensure that the energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of carbon dioxide (CO ₂) emissions associated with this energy use insofar as is reasonably practicable.
Dwellings	L2	For dwellings, the requirement of L1 shall be met by- (a) providing that the energy performance of the new dwelling is such as to limit the calculated primary energy consumption and related CO₂ emissions insofar as is reasonably practicable, when both energy consumption and CO₂ emissions are calculated using the Dwelling Energy Assessment Procedure (DEAP) published by Sustainable Energy Ireland; (b) providing that, for new dwellings, a reasonable proportion of the energy consumption to meet the energy performance of a dwelling is provided by renewable energy sources; (c) limiting heat loss and, where appropriate, availing of heat gain through the fabric of the dwelling; (d) providing and commissioning energy efficient space and water heating systems with efficient heat sources and effective controls; (e) providing that all oil and gas fired boilers shall meet a minimum seasonal net efficiency of 86%; (f) providing to the dwelling owner sufficient information about the dwelling, the fixed building services and their maintenance requirements so that the dwelling can be operated in such a manner as to use no more fuel and energy than is reasonable
Dwellings	L2A	(a) A multi-unit building containing one, or more than one, dwelling: (i) that is new, or (ii) subject to paragraph (b), undergoing major renovation, shall have installed ducting infrastructure (consisting of conduits for electrical cables) for each car parking space, to enable the subsequent installation of recharging points for electric vehicles where the parking space is: (i) located inside the building concerned, or (ii) is within the curtilage of the building concerned. (b) The requirement of paragraph (a) shall apply to a building undergoing major renovation where:

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		(i) in a case where the car park is located inside the building, the renovations concerned include the car park or the electrical infrastructure of the building, or (ii) in a case where the car park is physically adjacent to the building, the renovations concerned include the car park or the electrical infrastructure of the car park. (c) A new building that is a dwelling, other than where the dwelling forms part of a multi-unit building, where a parking space is located within the curtilage of the dwelling, shall have installed appropriate electric vehicle recharging infrastructure to enable the subsequent installation of recharging points for electric vehicles.
For <u>existing</u> buildings other than dwellings	L4	For existing buildings other than dwellings, the requirements of L1 shall be met by: (a) limiting the heat loss and, where appropriate, availing of the heat gains through the fabric of the building; (b) providing energy efficient space heating and cooling systems, heating and cooling equipment, water heating systems and ventilation systems, with effective controls; (c) ensuring that the building is appropriately designed to limit need for cooling and, where air-conditioning or mechanical ventilation is installed, that installed systems are energy efficient, appropriately sized and adequately controlled; (d) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air; (e) limiting the heat gains by chilled water and refrigerant vessels, and by pipes and ducts that serve air-conditioning systems; (f) providing energy efficient artificial lighting systems and adequate control of these systems; (g) providing to the building owner sufficient information about the building fabric, the fixed building services, controls and their maintenance requirements when replaced so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable; and (h) when a building undergoes major renovation, the minimum energy performance requirement of the building or the renovated part thereof is upgraded in order to meet the cost optimal level of energy performance insofar as this is technically, functionally and economically feasible.

For <u>new</u> buildings other than dwellings	L5	For new buildings other than dwellings, the requirements of L1 shall be met by: (a) providing that the energy performance of the building is such as to limit the calculated primary energy consumption and related carbon dioxide (CO₂) emissions to that of a nearly zero energy building within the meaning of the Directive, insofar as is reasonably practicable, when both energy consumption and carbon dioxide emissions are calculated using the Non-domestic Energy Assessment Procedure (NEAP) published by the Sustainable Energy Authority of Ireland; (b) providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby; (c) limiting the heat loss and, where appropriate, availing of the heat gains through the fabric of the building; (d) providing and commissioning energy efficient space heating and cooling systems, heating and cooling equipment, water heating systems and ventilation systems, with effective controls; (e) ensuring that the building is appropriately designed to limit need for cooling and, where air-conditioning or mechanical ventilation is installed, that installed systems are energy efficient, appropriately sized and adequately controlled; (f) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air; (g) limiting the heat gains by chilled water and refrigerant vessels, and by pipes and ducts that serve air-conditioning systems; (h) providing energy efficient artificial lighting systems and adequate control of these systems; and (i) providing to the building owner sufficient information about the building, the fixed building services, controls and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable.
Dwellings	L6	Energy performance of buildings requirements as set out in the European Union (Energy Performance of Buildings) Regulations 2019.

The European Union (Energy Performance of Buildings) Regulations 2019 (S.I. No. 183 of 2019), insofar as it relates to works **relating to dwellings**, provides as follows:

Regulation 7

When a dwelling undergoes major renovation, the minimum energy performance requirement of the dwelling or the renovated part thereof is upgraded in order to meet the cost optimal level of energy performance in so far as this is technically, functionally and economically feasible.

Regulation 8

For new dwellings, the nearly zero energy performance requirements of this regulation shall be met by:

- (a) providing that the energy performance of the building is such as to limit the calculated primary energy consumption and related carbon dioxide (CO₂) to that of a nearly zero energy building within the meaning of the Directive insofar as is reasonably practicable, when both energy consumption and carbon dioxide (CO₂) emissions are calculated using the Dwelling Energy Assessment Procedure (DEAP) published by Sustainable Energy Authority of Ireland;
- (b) providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby;
- (c) limiting the heat loss and, where appropriate, availing of heat gain through the fabric of the building;
- (d) providing and commissioning energy efficient space and water heating systems with efficient heat sources and effective controls;
- (e) providing that all oil and gas fired boilers shall meet a minimum seasonal efficiency of 90%;
- (f) providing to the dwelling owner sufficient information about the building, the fixed building services, controls and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable.

The European Union (Energy Performance of Buildings) Regulations 2021 (S.I. No. 393 of 2021), insofar as it relates to works relating to buildings **other than dwellings**, provides as follows:

Regulation 5

- (a) A new building shall, where technically and economically feasible, be equipped with self-regulating devices for the separate regulation of the temperature in each room or, where justified, in a designated heated zone of the building unit.
- (b) Where a heat generator is being replaced in an existing building, where technically and economically feasible, self-regulating devices shall also be installed.
- (e) A building which has more than 10 car parking spaces, that is:
 - i. new, or

- ii. subject to subparagraph (g), undergoing major renovation, shall have installed at least one recharging point and ducting infrastructure (consisting of conduits for electric cables) for at least one in every 5 car parking spaces to enable the subsequent installation of recharging points for electric vehicles.
- (g) The requirements of subparagraph (e) shall apply to a building undergoing major renovation where:
 - i. in a case where the car park is located inside the building, the renovations concerned include the car park or the electrical infrastructure of the building; or
 - ii. in a case where the car park is physically adjacent to the building, the renovations concerned include the car park or the electrical infrastructure of the car park.

For the purpose of giving effect to Article 15(4) of Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018, the European Union (District Heating) Regulations 2022 (S.I. No. 534 of 2022), provides as follows:

Regulation 3

The minimum levels of energy from renewable sources, referred to in Article 15(4) of the Directive, may be fulfilled through efficient district heating and cooling using a significant share of renewable energy and waste heat and cold

Part M – ACCESS AND USE

Access and use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
	M2	Adequate provision shall be made for people to approach and access an extension to a building.
Sanitary facilities	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
Changing places toilet	M4	Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.
Non-application of Part M	M5	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.