

DCM DEVELOPMENTS

DESIGN, CONSTRUCTION & MANAGEMENT

Unit 1, Ardnehue Farm, Bennekerry, Co. Carlow.

CONDITION REPORT

Job No: 16/0388

Date of Inspection: 06th July 2017.

Address of Property: No. 103 Ranelagh Village, Ranelagh, Dublin 6.

Client/s Name and Address: Ann McDonald. No. 103 Ranelagh Village, Ranelagh, Dublin 6.

Occupied / Unoccupied: Property was occupied.

Property Type & Age: A mid-terraced 2 storey commercial building built circa in the 1800's.

Re: Planning No. 3374/17.
Change of use from offices to single family dwelling along with minor alterations to rear ground floor window.

TO WHOM IT MAY CONCERN

This letter confirms that the change of use from offices to single family dwelling along with minor alterations to rear ground floor window plus plumbing and electrical works to accommodate same (hereinafter known as "The Works"), is structurally designed to the following codes;

B.S. 8110	Structural use of concrete.
I.S. 325	Load bearing masonry elements.
B.S. 5950	Structural use of steelwork in buildings
I.S.444	The use of structural timber in buildings.
B.S. 8004	Foundations.

- During construction periodic site inspections were carried out to ensure that The Works were carried out in substantial accordance with these codes and current Building Regulations.
- It is the responsibility of the main contractor to ensure that the construction of The Works complies with the drawings and specifications and the standards of construction required by the Building Regulations.
- We confirm that The Works inspected was in our opinion being constructed generally in compliance with the drawings and specifications.

I wish to advise that we have been retained by the above client to supervise The Works. I further wish to advise that;

1. Planning permission for The Works is in place.
2. I am of the opinion that the design of The Works is in substantial compliance with the Building Regulations. I have received confirmation from those detailed at Schedule "A" hereto stating that the elements of The Works which they designed have been designed in Substantial Compliance with the Building Regulations. This Opinion relies solely on those Confirmations in respect of such elements.
3. I am of the opinion that The Works is exempt from any requirement for the making of an application for a Fire Safety Certificate by virtue of its being a building which is proposed to be used as a dwelling.
4. A Commencement Notice of the intention to undertake The Works was submitted by the client on the **08th day of February, 2018** in accordance with the Building Control Regulations, and such Notice contained or was accompanied by the information and particulars prescribed by the said Regulations and the client received an email from the Building Control Management System acknowledging the Commencement Notice and confirming that it has been entered on the Register.
5. On **06th July 2018** (the Inspection Date) I carried out a Visual Inspection of The Works for the purposes of (a) comparing such with its Design and (b) establishing its substantial compliance with the Building Regulations.
6. It is the responsibility of those concerned with the construction of The Works to ensure the compliance of such with the Building Regulations.
7. I am of the opinion that the Construction of The Works is in substantial Compliance with the Building Regulations. I have received confirmation from those detailed at Schedule "A" hereto stating that the elements of The Works which they designed have been constructed in Substantial Compliance with the Building Regulations. This Opinion relies solely on those Confirmations in respect of such elements.

SCHEDULE A: CONFIRMATIONS

Contractor: Ann McDonald.

Of: No. 103 Ranelagh Village, Ranelagh, Dublin 6.

Element: Main Building Contractor.

Contractor: Ian Durham.

Of: ID Electric, 25 Gracefield, Avenue, Artane, Dublin 5.

Element: Installation and testing of all domestic electrical installation.

Contractor: Kevin O'Neill.

Of: K & K Heating & Plumbing, Newtown, Baltinglass, Co. Wicklow.

Element: Installation and testing of all domestic heating and plumbing installation.

SCHEDULE C: COMMENCEMENT NOTICE

Building Control Authority: Dublin County Council

Reference No: CN0036098DC

Date of Lodgement: 08th February 2018

DEFINITIONS

“Building Control Act” means regulations under the Building Control Act 1990 and any statutory modifications or re-enactment thereof current at the date of the Commencement Notice aforesaid.

“Building”, “Works” and “Construction” have the meanings respectively assigned by the Building Control Act 1990.

“Design” has the meaning assigned by the Building Control Act 1990.

“Building Regulations” has the meaning assigned by the Building Control Act 1990.

“Substantial Compliance” when applied to Design means that in my opinion the Design of the Relevant Building or Works is in accordance with the Building Regulations, saving and excepting such deviations as would not in my opinion warrant the issue of enforcement proceedings as provided for in the Building Control Act.

“Visual Inspection” means the inspection of the relevant building or works as existed on the inspection date. No opening up was carried out. The inspection was therefore superficial only and took no account of works covered up, inaccessible or otherwise obscured from view.

THIS OPINION DOES NOT IN ANY WAY WARRANT, REPRESENT OR TAKE IN ACCOUNT:

Construction carried out or changes made to the relevant building or works after the inspection date.

06.07.2018

Date of Issue: _____

Signed: _____



DCM Developments
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