**IMPORTANT NOTE NOW THAT YOU HAVE RECEIVED PLANNING** **PERMISSION or ARE INTENDING TO CARRY OUT BUILDING WORKS.**

**BEFORE ANY BUILDING WORKS TAKE PLACE ON YOUR SITE YOU WILL NEED TO CHECK THE FOLLOWING:**

**Pre-Development Planning Conditions, Commencement Notice, Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011)).**

**IF SOME OR ANY OF THESE ARE OMITTED YOUR BUILDING MAY BE AN UNAUTHORISED BUILDING AND YOU MAY BE GUILTY OF AN OFFENCE AND/OR YOU MAY BE SUBJECT TO PENALTIES.**

**YOU SHOULD ALSO BE AWARE THAT IF YOU OMIT TO SUBMIT A VALID COMMENCEMENT NOTICE TO YOUR LOCAL AUTHORITY YOU MAY BE UNABLE TO GET A COMPLETION CERTIFICATE AND THIS MAY HAVE SERIOUS LONG TERM CONSEQUENCES AFFECTING YOUR PROPERTY.**

***(The information is for guidance purposes only and does not purport to be a legal interpretation or constitute legal or professional advice.)***

1. **Pre-Development Planning Conditions:**

If there are any Pre-Development conditions on the schedule of conditions attached to your planning permission you should give your immediate attention to them prior to the commencement of your development. Failure to address such conditions prior to commencing may render your development non-compliant with the planning permission granted.

1. **Commencement Notice:** [**www.localgov.ie**](http://www.localgov.ie/)

In accordance with the Building Control Regulations you are obliged to submit a Commencement Notice prior to commencement of the development and it must be received by the Building Control Authority not less than 14 days and not more than 28 days before you wish to commence. Further information about commencement notices and access to the online Building Control Management System is possible on the Building Control Section of our website at [**www.sdcc.ie/services/planning**](http://www.sdcc.ie/services/planning)

1. A completed copy of the commencement notice must be signed by the owner of the works and must be accompanied by the following ([refer to section 9 **S.I. No 9 of 2014**](http://www.environ.ie/en/Legislation/DevelopmentandHousing/BuildingStandards/FileDownLoad%2C35135%2Cen.pdf));
	1. General Arrangement Drawings
	2. A schedule of design documents as are currently prepared or to be prepared
	3. An online- assessment via the [**Building Control Management System**](http://www.localgov.ie/) of the proposed approach to compliance with the requirements of the [**Building Regulations 1997 to 2014;**](http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/)
	4. The preliminary inspection plan
	5. A Certificate of Compliance (Design)
	6. Notices of Assignment in respect of the Builder who will carry out the works and of the Assigned Certifier who will inspect and certify the works, and
	7. Certificates of Compliance signed by the Builder and the Assigned Certifier undertaking to carry-out their roles in accordance with the requirements of the Building Regulations.

With regard to the above, please note that:

* + - 1. The Designer and the Assigned Certifier must be a **Chartered Engineer**, or **Registered Architect** or **Registered Surveyor**
			2. A Competent Builder must execute the work
			3. Your drawings must show details of how your Building will comply with the Building

Regulations - drawings submitted for planning permission purposes are not typically building control compliance drawings.

* + - 1. The commencement notice and accompanying documentation must be filed

electronically via the online [**Building Control Management System**](http://www.localgov.ie/). Where notices and documentation are submitted in written format, the building control authority will arrange for scanning and uploading of same for which an administrative charge will apply and statutory deadlines relating to such notices may be delayed by up to seven days.

(**Note**: Statutory approvals relating to fire safety and disabled access continue to apply where relevant and are not affected by the above changes).

For more information; [**http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/**](http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/)

1. **Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011)**

**CE MARKING of construction products covered by harmonised European Standards is mandatory, when the construction product is placed on the market.**

You need to ensure that you appoint competent professionals.

Whilst the CPR concerns itself with the conditions which apply when placing a construction product on the market, clients, specifiers, designers and builders etc. should be aware of the following when incorporating construction products into building works:

1. When drawing up specifications, refer to the harmonized technical specifications and specifically to the performance requirements of individual characteristics when necessary,
2. When choosing the products most suitable for their intended use in construction works, review the manufacturer’s Declaration of Performance,
3. Check National Annexes or Standard Recommendations which give guidance on appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at [**www.nsai.ie**](http://www.nsai.ie) and please note below…….

**NOTE: All works should be carried out using “proper materials…which are fit for the use for which they are intended and for the conditions in which they are to be used” to ensure compliance with the Building Regulations. For further information on the Building Regulations see** [**http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/**](http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/)