

S.I. No. of 2008

Building Regulations (Part F Amendment) Regulations 2008

The Minister for the Environment, Heritage and Local Government, in exercise of the powers conferred on him by Sections 3 and 18 of the Building Control Act 1990 (No. 3 of 1990) hereby makes the following Regulations –

Citation

1. (1) These Regulations may be cited as the Building Regulations (Part F Amendment) Regulations 2008.
- (2) These Regulations and the Building Regulations 1997 (S.I. No. 497 of 1997) shall be construed as one and cited together as the Building Regulations 1997 – 2008.

Commencement

2. These Regulations shall come into operation on the 1st day of December 2008.
3. (1) Subject to sub-article (2), these Regulations shall apply to works, or a building as regards which a material alteration or change of use takes place, where the relevant works or the change of use commence or take place, as the case may be, on or after the 1st day of December 2008.
4. These Regulations shall not apply to works or a building as regards which a material alteration or change of use takes place, where the relevant works or the change of use commence or take place, as the case may be, on or after the 1st day of December 2008, where-
 - (i) a planning application is made on or before the 30th day of November 2008 for planning permission or approval pursuant to the Planning and Development Act 2000 (S.I. No. 30 of 2000) and where substantial work has been completed by the 30th day of November 2009; or
 - (ii) a notice pursuant to the provisions of Part 8 of the Planning & Development Regulations 2001 (S.I. No. 600 of 2001) has been published on or before the 30th day of November 2008 and where substantial work has been completed by the 30th day of November 2009.
- (2) For the purposes of these Regulations, “substantial work has been completed” means the structure of the external walls of the dwellings has been erected.

5. The Building Regulations 1997 (S.I. No. 497 of 1997) are hereby amended by the substitution of the following for Part F of the Second Schedule:

“Part F

VENTILATION

- Means of ventilation. F1 Buildings shall be provided with adequate means of ventilation capable of ensuring that the air quality inside the building is not a threat to the health of the people using the building. 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.

Adequate provision shall be made for the removal of water vapour from kitchens, bathrooms and other areas where water vapour is generated, and for the removal of harmful pollutants from areas where they are produced in significant quantities.

- 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. ”

GIVEN under the Official Seal of the Minister for the Environment, Heritage and Local Government, this day of November 2008.

Minister for the Environment, Heritage and Local Government