



Full Service  
Buildings  
Regs  
Planning

**PLANNING/  
BUILDING  
REGULATIONS**

**FORMS OF  
CERTIFICATE OF  
COMPLIANCE**

(Contd.)

**SPECIMEN CERTIFICATE**

**CERTIFICATE OF COMPLIANCE**

I, ..... CERTIFY as follows:-

1. I am an ..... having qualified as such at ..... in the year ..... and I am a Member of The .....
  2. I have been in independent private practice on my own account since the year ..... or thereabouts
- OR
- I am a Partner in (or a Member of) the above named Firm of ..... in independent private practice.
3. I am the ..... /my said Firm are the ..... retained by ..... to design and make periodic inspection during the course of construction of ..... (insert precise description of buildings or works) ..... known as ..... situate at ..... in the ..... of ..... such building or works being hereinafter referred to as “the Relevant Works”.
  4. The Plans and other particulars on foot of which there were granted or issued the Permission/Approval and the Fire Safety Certificate mentioned respectively in paragraphs 5 and 6 hereunder were prepared by me / by my said Firm.
  5. The Grant of Permission/Approval - Decision Order No. .... dated ..... the ..... day of ..... , 19 ..... Planning Reference No. .... - relates to the Relevant Works.
  6. The Fire Safety Certificate (Reference No. .... ) dated the ..... day of ..... , 19 ..... also relates to the Relevant Works.
  7. The Relevant Works and the services thereof have been designed in substantial conformity with the Building Regulations made pursuant to the Building Control Act, 1990.
  8. Commencement Notice of the intention to undertake the Relevant Works was duly given on the ..... day of ..... in accordance with the Building Control Regulations, 1991 and such Notice contained or was accompanied by the information and particulars prescribed by the said Regulations.
  9. I made periodic inspections of the Relevant Works during the construction thereof



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AND in my opinion the construction of the same complies substantially with the Grant of Permission/Approval mentioned in Paragraph 5 hereof and substantially with all the said Building Regulations applicable thereto.

10. No Planning Permission other than that referred to at paragraph 5 aforesaid is pertinent to the Relevant Works.
11. I consulted with the Fire Authority and ascertained its requirements in relation to the Relevant Works AND in my opinion the said requirements have been complied with in the erection thereof.
12. The conditions of the Permission/Approval referred to at paragraph 5 relating to the Estate of which the Relevant Works form part have been substantially complied with in so far as is reasonably possible at this stage of the development of such Estate BUT this paragraph is not to be taken as extending to conditions for the payment of financial contributions or the giving of security for satisfactory completion compliance with which is not within my competence to certify.
13. In the event that the Relevant Works and the site works pertaining thereto have not been built and/or laid out exactly in accordance with the said Permission/Approval any disparity is unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed through such Permission/Approval.
14. TAKE NOTE that this Certificate is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of Planning Legislation and of the Building Control Act, 1990 and the Regulations thereunder. Except insofar as it relates to compliance with the said requirements and Regulations it is not a report or survey on the physical condition or on the structure of the Relevant Works NOR does it warrant, represent or take into account any of the following matters:-
  - (a) the accuracy of dimensions in general save where arising out of the conditions of the Permission/Approval or the Building Regulations aforesaid
  - (b) the following conditions, compliance with which cannot be established:  
 Planning Reference No: ..... Conditions .....
  - Planning Reference No: ..... Conditions .....
  - (c) matters in respect of private rights or obligations
  - (d) matters of financial contribution and bonds
  - (e) development of the Relevant Works which may occur after the date of issue of this Certificate.

Dated the ..... day of ..... 19 .....

Signed .....



NOTES: The original of the foregoing Certificate should be furnished on the Certifier's headed notepaper.

The following advices (referenced to the correspondingly numbered paragraphs above) are for the guidance of the Certifier, and should not be incorporated in or added to the Certificate, of which they do not form part.

5. Insert here details of all Grants of Permission which are pertinent to the Relevant Works. (If there is more than one such Permission or if there is an Approval on foot of an Outline Permission, appropriate adjustments should be made throughout the Certificate).

OR

If the subject matter is exempted development as defined by the Local Government (Planning and Development) Acts, 1963 to 1992, so indicate and state why.

6. Insert here details of all pertinent Fire Safety Certificates

OR

If there was no requirement for the obtaining of a Fire Safety Certificate, so indicate and state why.

- 7/9. Where elements of design, inspection or construction involve others, it may be appropriate to refer to, and attach, Certificates from such others, and to indicate the measure of reliance placed on same.

8. Insert here details of all Commencement Notices

OR

If no Commencement Notice was required to be given, so indicate and state why.

11. This Paragraph should be included where there is a requirement in the Grant of Permission/Approval to consult with the Fire Authority or the Fire Officer.

12. Include this paragraph where the Relevant Works form part of an Estate.

13. Ensure that the Relevant Works accord with the planning unit which is the subject of the Permission/Approval.

14. The list of non-warranted items may be expanded to include structural calculations where there is available a separate Certificate/Report covering same from an Independent Structural Engineer.

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**SPECIMEN CERTIFICATE**

**CERTIFICATE OF COMPLIANCE**

- I, ..... certify AS FOLLOWS:
1. I am an ..... having qualified as such at ..... in the year ..... AND I am a member of The .....
  2. I have been in independent private practice on my own since the year ..... or thereabouts  
OR  
I am a Partner in (or a Member of) the above named Firm of ..... in independent private practice.
  3. I am the ..... /my said Firm are the ..... retained by ..... to design the ..... (insert precise description of building or works) ..... situate at ..... in the ..... of ..... such building or works being hereinafter referred to as “the Relevant Works”.
  4. The Plans and other particulars on foot of which there was granted the Permission /Approval mentioned in paragraph 5 hereunder were prepared by me/by my said Firm.  
OR  
I visited the office of the Planning Authority and there inspected the house plans, estate layout plan, specifications and other drawings and documents which were represented by the Planning Authority as those on foot of which the Permission/Approval mentioned at Paragraph 5 hereunder was granted.
  5. The Grant of Permission - Decision Order No. .... dated the ..... day of ..... , 19 ..... Planning Reference No. .... relates to the Relevant Works.
  6. The Relevant Works and the services thereof were designed by me/my said Firm in substantial conformity with the Building Regulations made pursuant to the Building Control Act, 1990.
  7. Commencement Notice of the intention to undertake the Relevant Works was duly given on the ..... day of ..... in accordance with the Building Control Regulations, 1991 and such Notice contained or was accompanied by the information and particulars prescribed by the said Regulations.



8. I have inspected the Relevant Works AND in my opinion the construction thereof complies substantially with the Permission/Approval mentioned in paragraph 5 hereof.
9. The position of the Relevant Works and of the site thereof is in substantial compliance with the estate layout presented to the Planning Authority in so far as the estate has been completed.
10. No Planning Permission other than that referred to at paragraph 5 aforesaid is pertinent to the Relevant Works.
11. The conditions of the Permission/Approval referred to at paragraph 5 relating to the Estate of which the Relevant Works form part have been substantially complied with in so far as is reasonably possible at this stage of the development of such Estate BUT this paragraph is not to be taken as extending to conditions for the payment of financial contributions or the giving of security for satisfactory completion compliance with which is not within my competence to certify.
12. In the event that the Relevant Works and the site works pertaining thereto have not been built and/or laid out exactly in accordance with the said Permission/Approval any disparity is unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed through such Permission/Approval.
13. I did not supervise the construction of the Relevant Works and my inspection thereof, which was made on the ..... day of ..... 19 ..... was visual only. This inspection did not entail the opening up of works, which had been fully / substantially completed on said date. To the extent that such inspection allowed, and not taking into account matters which were inaccessible to me, I am of the opinion that the Relevant Works have been constructed in substantial compliance with the Building Regulations aforesaid.
14. TAKE NOTE that this certificate is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of Planning Legislation and of the Building Control Act, 1990 and the Regulations thereunder. Except insofar as it relates to compliance with the said requirements and Regulations it is not a report or survey on the physical condition or on the structure of the Relevant Works NOR does it warrant, represent or take into account any of the following matters:-
  - (a) the accuracy of dimensions in general save where arising out of the conditions of the Permission/Approval or the Building Regulations aforesaid
  - (b) the following conditions, compliance with which cannot be established:  
 Planning Reference No: ..... Conditions .....
  - Planning Reference No: ..... Conditions .....
  - (c) matters in respect of private rights or obligations
  - (d) matters of financial contribution and bonds

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- (e) development of the Relevant Works which may occur after the date of the said inspection.

Dated the ..... day of ..... 19 .....

Signed .....

NOTES: The original of the foregoing Certificate should be furnished on the Certifier's headed notepaper.

The following advices (referenced to the correspondingly numbered paragraphs above) are for the guidance of the Certifier, and should not be incorporated in or added to the Certificate, of which they do not form part.

- 4. If the subject matter is exempted development as defined by the Local Government (Planning and Development) Acts, 1963 to 1992, so indicate and state why.

(Delete Paragraph 5/renumber subsequent Paragraphs).

- 5. Insert here details of all Grants of Permission which are pertinent to the Relevant Works. (If there is more than one such Permission or if there is an Approval on foot of an Outline Permission, appropriate adjustments should be made, throughout the Certificate).

- 6/13. Where elements of design, inspection or construction involve others, it may be appropriate to refer to, and attach, Certificates from such others, and to indicate the measure of reliance placed on same.

- 7. Insert here details of all Commencement Notices.

OR

If no Commencement Notice was required to be given, so indicate and state why.

- 11. Include this Paragraph where the Relevant Works form part of an Estate.
- 12. Ensure that the Relevant Works accord with the planning unit, which is the subject of the Permission/Approval.
- 14. The list of non-warranted items may be expanded to include structural calculations where there is available a separate Certificate/Report covering same from an Independent Structural Engineer.



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**SPECIMEN CERTIFICATE**

**CERTIFICATE OF COMPLIANCE**

I, ..... CERTIFY as follows:

1. I am an ..... having qualified as such at ..... in the year ..... AND I am a member of The .....
  2. I have been in independent private practice on my own account since the year ..... or thereabouts
- OR
- I am a Partner in (or a Member of ) the above named Firm of ..... in independent private practice.
3. I am the ..... /my said Firm are the ..... retained by ..... to design and make periodic inspection during the course of construction of ..... (insert precise description of building or works) ..... known as ..... situate at ..... in the ..... of ..... such building or works being hereinafter referred to as “the Relevant Works”.
  4. The Plans and other particulars on foot of which there were granted or issued the Permission/Approval and the Notice of Approval mentioned respectively in paragraphs 5 and 6 hereunder were prepared by me/by my said Firm.
  5. The Grant of Permission/Approval - Decision Order No. .... dated the ..... day of ..... 19 ..... Planning Reference No. .... relates to the Relevant Works.
  6. The Notice of Approval under the Building Bye-Laws, which Notice is dated the ..... day of ..... 19 ..... and was issued under Reference Number ..... also relates to the Relevant Works.
  7. The Relevant Works and the services thereof have been designed in substantial conformity with the relevant Building Bye-Laws for the time being in force.
  8. I made periodic inspections of the Relevant Works during the construction thereof AND in my opinion the construction of the same complies substantially with the Permission/Approval mentioned in Paragraph 5 hereof and substantially with all the said Building Bye-Laws applicable thereto.
  9. No Planning Permission other than that referred to at Paragraph 5 aforesaid is



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- pertinent to the Relevant Works.
10. I consulted with the Fire Authority and ascertained requirements in relation to the Relevant Works AND in my opinion the said requirements have been complied with in the erection thereof.
  11. The conditions of the Permission/Approval referred to at Paragraph 5 relating to the Estate of which the Relevant Works form part have been substantially complied with in so far as is reasonably possible at this stage of the development of such Estate BUT this paragraph is not to be taken as extending to conditions for the payment of financial contributions or the giving of security for satisfactory completion compliance with which is not within my competence to certify.
  12. In the event that the Relevant Works and the site works pertaining thereto have not been built and/or laid out exactly in accordance with the said Permission/Approval any disparity is unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed through such Permission/Approval.
  13. TAKE NOTE that this Certificate is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of Planning Legislation and of the Building Bye Laws. Except insofar as it relates to compliance with the said requirements it is not a report or survey on the physical condition or on the structure of the Relevant Works NOR does it warrant, represent or take into account any of the following matters:-
    - (a) the accuracy of dimensions in general save where arising out of the conditions of the Permission/Approval or the Building Bye-Laws aforesaid
    - (b) the following conditions, compliance with which cannot be established:  
 Planning Reference No: ..... Conditions .....
    - Planning Reference No: ..... Conditions .....
    - (c) matters in respect of private rights or obligations
    - (d) matters of financial contribution and bonds
    - (e) development of the Relevant Works which may occur after the date of issue of this Certificate

Dated the ..... day of ..... 19 .....

Signed .....

NOTES: The original of the foregoing Certificate should be furnished on the Certifier's headed notepaper.

The following advices (referenced to the correspondingly numbered paragraphs above) are for the guidance of the Certifier, and should not be incorporated in or added to the Certificate, of which they do not form part.





- 4/5. If the subject matter is exempted development as defined by the Local Government (Planning and Development) Acts, 1963 to 1992, so indicate and state why. Further, so far as relevant, adjust the word of Paragraph 4 to cover the plans and particulars prepared for Bye-Law purposes.
5. Insert here details of all Grants of Permission which are pertinent to the Relevant Works. (If there is more than one such Permission or if there is an Approval on foot of an Outline Permission, appropriate adjustments should be made, throughout the Certificate).
6. Insert here details of all pertinent Notices of Approval. (If there is more than one, appropriate adjustments should be made throughout the certificate)  
OR  
If there was no requirement to obtain Building Bye-Law Approval, so indicate and state why.
- 7/8. Where elements of design, inspection or construction involve others, it may be appropriate to refer to, and attach, Certificates from such others, and to indicate the measure of reliance placed on same.
10. This Paragraph should be included where there is a requirement in the Grant of Permission/Approval to consult with the Fire Authority or the Fire Officer.
11. Include this Paragraph where the Relevant Works form part of an Estate.
12. Ensure that the Relevant Works accord with the planning unit, which is the subject of the Permission/Approval.
13. The list of non-warranted items may be expanded to include structural calculations where there is available a separate Certificate/Report covering same from an Independent Structural Engineer.

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**SPECIMEN CERTIFICATE**

**CERTIFICATE OF COMPLIANCE**

- I, ..... CERTIFY as follows:
1. I am an ..... having qualified as such at ..... in the year ..... AND I am a member of The .....
  2. I have been in independent private practice on my own account since the year ..... or thereabouts
- OR
- I am a Partner in (or a Member of ) the above named Firm of ..... in independent private practice.
3. I am the ..... /my said Firm are the ..... retained by ..... to design the ..... (insert precise description of building or works) ..... situate at ..... in the ..... of ..... such building or works being hereinafter referred to as “the Relevant Works”.
  4. (a) The Plans and other particulars on foot of which there was granted the Permission/Approval mentioned in Paragraph 5 (a) hereunder were prepared by me/by my said Firm.  
(b) The Relevant Works and the services thereof were designed by me/my said Firm in substantial conformity with the relevant Building Bye-Laws for the time being in force
- OR
- I visited the office of the Planning Authority and there inspected the house plans, estate layout plan, specifications and other drawings and documents which were represented by the Planning Authority as those on foot of which:
- (i) was granted the Permission/Approval mentioned at Paragraph 5 (a) hereof  
AND
  - (ii) was issued the Notice of Approval referred to at Paragraph 5 (b) hereof.
5. (a) The Grant of Permission - Decision Order No. .... dated the ..... day of ..... 19 ..... Planning Reference No ..... relates to the Relevant Works  
(b) The Notice of Approval under the Building Bye Laws which Notice is dated the ..... day of ..... 19 ..... and was issued under Reference Number ..... relates to the Relevant works.



6. I have inspected the Relevant Works and in my opinion the construction thereof complies substantially with the Permission/Approval mentioned in Paragraph 5 (a) hereof.
7. The position of the Relevant Works and of the site thereof is in substantial compliance with the estate layout presented to the Planning Authority in so far as the estate has been completed.
8. No Planning Permission other than that referred to at Paragraph 5 (a) aforesaid is pertinent to the Relevant Works.
9. The conditions of the Permission/Approval referred to at Paragraph 5 (a) relating to the Estate of which the Relevant Works form part have been substantially complied with in so far as is reasonably possible at this stage of the development of such Estate BUT this paragraph is not to be taken as extending to conditions for the payment of financial contributions or the giving of security for satisfactory completion compliance with which is not within my competence to certify.
10. In the event that the Relevant Works and the site works pertaining thereto have not been built and/or laid out exactly in accordance with the said Permission/Approval any disparity is unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed through such Permission/Approval.
11. I did not supervise the construction of the Relevant Works and my inspection thereof, which was made on the ..... day of ..... 19 ..... was visual only. This inspection did not entail the opening up of works, which had been fully/substantially completed on said date. To the extent that such inspection allowed, and not taking into account matters which were inaccessible to me, I am of the opinion that the Relevant Works have been constructed in substantial compliance with the relevant Building Bye-Laws as stipulated for in the Notice of Approval mentioned in Paragraph 5 (b) hereof.
12. TAKE NOTE that this Certificate is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of Planning Legislation and of the Building Bye-Laws. Except insofar as it relates to compliance with the said requirements it is not a report or survey on the physical condition or on the structure of the Relevant Works NOR does it warrant, represent or take into account any of the following matters:-
  - (a) the accuracy of dimensions in general save where arising out of the conditions of the Permission/Approval or out of the Building Bye-Laws aforesaid.
  - (b) the following conditions, compliance with which cannot be established:  
 Planning Reference No: ..... Conditions .....
  - (c) matters in respect of private rights or obligations

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- (d) matters of financial contribution and bonds
- (e) development of the Relevant Works which may occur after the date of the said inspection

Dated the ..... day of ..... 19 .....

Signed .....

NOTES: The original of the foregoing Certificate should be furnished on the Certifier's headed notepaper. The following advices (referenced to the correspondingly numbered paragraphs above) are for the guidance of the Certifier, and should not be incorporated in or added to the Certificate, of which they do not form part.

- 4. If the subject matter is exempted development as defined by the Local Government (Planning and Development) Acts, 1963 to 1992, so indicate and state why, and make consequential adjustment in Paragraphs.
- 5. (a) Insert here details of all Grants of Permission which are pertinent to the Relevant Works. (If there is more than one such Permission or if there is an Approval on foot of an Outline Permission, appropriate adjustments should be made, throughout the Certificate).
- (b) Insert here details of all pertinent Notices of Approval.

OR

If there was no requirement to obtain Building Bye Law Approval, so indicate and state why.

- 4(b) Where elements of design, inspection or construction involve others, it & 11. may be appropriate to refer to, and attach, Certificates from such others, and to indicate the measure of reliance placed on same.
- 9. Include this Paragraph where the Relevant Works form part of an Estate.
- 10. Ensure that the Relevant Works accord with the planning unit, which is the subject of the Permission/Approval.
- 12. The list of non-warranted items may be expanded to include structural calculations where there is available a separate Report covering same from an Independent Structural Engineer.

**UPDATE:**

- 1. See also Practice Notice at page 7.61 hereof
- 2. See also Practice Notice at page 7.62 hereof