



**RETENTION OF  
BUILDING BYE-LAW  
RECORDS: DUBLIN  
CORPORATION**

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**T**he Conveyancing Committee has been notified by Dublin Corporation that all building bye-law records including decision documents prior to 1975 are no longer available. The Corporation has also advised that records of decision documents since 1975 are available but there are no drawings attached as it was not the policy of the Corporation to retain drawings except for a short period after the granting of a bye-law approval.

**WARNING :  
IEI / ACEI  
CERTIFICATE OF  
COMPLIANCE**

**T**he Conveyancing Committee agreed with the Institution of Engineers of Ireland and with the Association of Consulting Engineers of Ireland on the format of a Certificate of Compliance with Building Regulations for completion by a structural / civil chartered engineer in cases where a lead architect is appointed to the project. This format of certificate was published in the recent update to the Conveyancing Handbook in Appendix 8 at pages A8.1 to A8.5 (Form BR SE 9101).

A prominent warning was published in the handbook on the front page of the specimen certificate of compliance to the effect that this form was intended for use by a consulting engineer only in a situation where a lead architect has also been appointed to the project. Despite this warning it has come to the attention of the Conveyancing Committee that Form BR SE 9101 is being offered by some vendors in relation to projects where no architect has been involved, as the sole evidence of compliance with both planning and building regulations. The form has not been designed to meet this type of situation and under normal circumstances should not be used or accepted in connection therewith. The committee confirms that Form BR SE 9101 relates only to compliance with building regulations and that a further certificate of compliance with planning should always be obtained from the lead architect appointed to the project.

It is suggested that, in projects where the consulting engineer leads the project, one or other of the specimen forms of certificate of compliance at pages 7.41 – 7.52 of the Conveyancing Handbook be utilised with appropriate adaptations.

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