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| <p>SPECIMEN CERTIFICATE</p> <p>PART SERVICE: BUILDING REGULATIONS & PLANNING</p> <p><u>Note:</u> The original of this Certificate should be furnished on the certifier's headed notepaper.</p> |
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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

2. 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

4. 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/Approval – Decision Order No..... dated the..... day of....., 20..... 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 Acts, 1990 and 2007.

7. Commencement Notice of the intention to undertake the Relevant Works was duly given on the day of....., 20.... in accordance with the Building Control Regulations, 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 insofar 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 insofar 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....., 20...., 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 Acts, 1990 and 2007 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 of a fire safety certificate issued under 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 the said inspection.

Dated the..... day of, 20

Signed _____

NOTES:

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 Planning and Development Acts, 2000 to 2009, 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.*
- 4. *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.*