

**FULL SERVICE  
CHARTERED BUILDING SURVEYOR'S  
CERTIFICATE OF COMPLIANCE  
WITH PLANNING AND  
BUILDING REGULATIONS**

**(FULL SERVICE – TO BE USED BY A CHARTERED BUILDING SURVEYOR  
WHERE APPOINTED IN A DESIGN AND MONITORING CAPACITY)**

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BEING A PROFESSIONAL MEMBER OR FELLOW OF THE SOCIETY OF CHARTERED SURVEYORS IRELAND  
– 2011 Edition.

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CHARTERED BUILDING SURVEYORS CERTIFICATE OF COMPLIANCE  
WITH PLANNING AND BUILDING REGULATIONS.

I \_\_\_\_\_

**CERTIFY as follows**

1. I am a Chartered Building Surveyor having qualified as such in the year \_\_\_\_\_  
and I am a Professional Member  a Fellow  of the Society of Chartered Surveyors Ireland.

2. I have been in independent private practice on my own account since the year \_\_\_\_\_ or thereabouts.

OR

I am a Partner of  a Member of  the firm of:

\_\_\_\_\_ in independent private practice.

3. I am the  My said Firm are the

Chartered Building Surveyor  Chartered Building Surveyors

retained by: \_\_\_\_\_

*Insert client's name*

to design and make periodic inspections during the course of construction of: \_\_\_\_\_

*Insert precise description of building or works*

Known as: \_\_\_\_\_

*Insert full address and identification of property*

In the functional area of: \_\_\_\_\_

*Insert Local Authority name*

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  
Permissions  Approvals  mentioned in paragraphs 5 and 6 hereunder were prepared by me  by my said firm

5. The Grant of Permission  Approval

Local Authority: \_\_\_\_\_

Planning Reference No(s): \_\_\_\_\_

Decision Order No(s): \_\_\_\_\_

Date(s) of Issue: \_\_\_\_\_

Relates to the Relevant Works.

Add above information for further Planning Permissions, if necessary here.

6. The Fire Safety Certificate No. \_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Building Control Authority: \_\_\_\_\_

Planning Reference No: \_\_\_\_\_

Decision Order No: \_\_\_\_\_

also relates to the Relevant Works  
or Section 6 does not apply.

7. The Disability Access Certificate No. \_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

Planning Reference No: \_\_\_\_\_ relates to the Relevant Works  
or Section 7 does not apply.

8. The Relevant Works and the services thereof have been designed in substantial conformity with the Building Regulations made pursuant to the Building Control Acts, 1990 and 2007.

9. Commencement Notice of the intention to undertake the Relevant Works was duly given in accordance with the relevant Building Control Regulations 1991 and 2009, and such Notice contained or was accompanied by the information and particulars prescribed by the relevant Regulations.

The date of commencement submitted in the commencement notice was: \_\_\_\_\_

10. I made periodic inspections of the Relevant Works during the construction thereof AND in my opinion the constructions of same substantially complies with the Grant of Permission/Approval mentioned in Paragraph 5 hereof and substantially with all the said Building Regulations applicable thereto.

In forming my opinion I have relied on confirmation from the following entities that elements of the relevant works are in substantial compliance with the above mentioned Regulations.

Contractor: \_\_\_\_\_

Of: \_\_\_\_\_

Element: \_\_\_\_\_

Consultant: \_\_\_\_\_

Of: \_\_\_\_\_

Qualification: \_\_\_\_\_

Element: \_\_\_\_\_

Further Contractors/Specialists details are listed below where relevant: \_\_\_\_\_

11. No Planning Permission(s) other than that referred to at paragraph 5 aforesaid is pertinent to the Relevant Works.

12. The conditions of the Permission/Approval referred to at paragraph 5 relating to the development of which the Relevant Works form part have been substantially complied with insofar as is reasonably possible at this stage of completion of such development 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 of Compliance is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of Planning Acts and of the Building Control Acts, and the respective 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(s): \_\_\_\_\_

Conditions: \_\_\_\_\_

(Insert additional Planning Reference No(s) and Conditions below, if applicable) \_\_\_\_\_

(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 final inspection of the relevant works which took place on \_\_\_\_\_

*For and on behalf of:*

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Qualification: \_\_\_\_\_

SCSI Membership Number: \_\_\_\_\_

Registration Body Number: \_\_\_\_\_

Dated: \_\_\_\_\_

**To be signed by a Chartered Building Surveyor**

**(Professional Member\*  Fellow\*  of the Society of Chartered Surveyors Ireland)**

**Definitions:**

**‘Building Control Act’**

Building Control Acts 1990 and 2007 and any statutory modification thereof on the date of the Commencement Notice stated in this certificate.

**‘Building Regulations’**

Regulations made pursuant to the Building Control Acts.

**‘Building Control Regulations’**

Building Control Regulations 1997-2009 and any statutory modification or re-enactment current at the relevant date.

**‘Substantial Compliance’**

Means compliance barring such material deviation as would not, in the opinion of the Chartered Building Surveyor referenced above, warrant the issue of enforcement proceedings as provided for in the Building Control Act and/ or The Local Government (Planning and Development) Acts 1963-1999 and the Planning and Development Acts 2000-2006 and any statutory modification or re-enactment correct at the date of issue of this opinion.

**‘Periodic Inspections’**

As provided for in the scope of services agreement between the client and certifier.

\* Choose as appropriate

## General Notes:

The following advices are for the guidance of the certifier and should NOT be incorporated in or added to the Certificate of Compliance, 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, these should be referenced.

OR

If the subject matter is exempted development as defined by the Local Government (Planning and Development) Acts, 1963-1999 and the planning and development Acts 2000-2006 and any statutory modification or re-enactment current at the date of issue of this opinion, 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.

9. Insert here details of all Commencement Notices.

OR

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

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.