

**Changes to Legislation:** as of 8 May 2026, this Act is up to date with all changes known to be in force.



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*Number 497 of 1997*

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**BUILDING REGULATIONS 1997**

**REVISED**

**Updated to 19 February 2026**

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All Acts up to and including the *Defamation (Amendment) Act 2026* (2/2026), enacted 19 February 2026, and all statutory instruments up to and including the *Health Insurance Act 1994 (Section 11E(2)) Regulations 202* (S.I. No. 54 of 2026), made 19 February 2026, were considered in the preparation of this Revised Statutory Instrument.

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Number 497 of 1997

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**BUILDING REGULATIONS 1997**

**REVISED**

**Updated to 19 February 2026**

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The Minister for the Environment and Local Government, in exercise of the powers conferred on him by sections 3, 4 and 18 of the Building Control Act, 1990 (No. 3 of 1990), hereby makes the following Regulations—

- Citation. 1. These Regulations may be cited as the Building Regulations, 1997.
- Commencement. 2. These Regulations shall come into operation on the 1st day of July, 1998.
- Application. 3. (1) Subject to sub-article (2), and article 8, these Regulations apply to works, or a building as regards which a material change of use takes place, where the works commence or the material change of use takes place on or after the date referred to in article 2.
- (2) These Regulations shall not apply to works, or a building as regards which a material change of use takes place, where—
- (a) a Fire Safety Certificate under the Building Control Regulations, 1991 and 1994, in respect of the works or building, has been granted, and
  - (b) the works commence or the material change of use takes place between the date referred to in article 2 and the 31st day of December, 2002.
- Revocation. 4. (1) The regulations specified in the First Schedule are hereby revoked.
- (2) Notwithstanding sub-article (1), the regulations referred to in the First Schedule shall, subject to the provisions of those regulations, continue to apply to works, or a building as regards which a material change of use takes place, where—
- (a) the works commence or the material change of use takes place before the date referred to in article 2, or
  - (b) the works or building fall within the description contained in article 3(2).
- Interpretation. 5. (1) In these Regulations, any reference to a Schedule, Part or article which is not otherwise identified is a reference to a Schedule, Part or article of these Regulations.
- (2) In these Regulations, any reference to a sub-article or paragraph which is not otherwise identified is a reference to the sub-article or paragraph of the provision in which the reference occurs.
- (3) In these Regulations, a reference to any enactment shall be construed as a reference to that enactment as amended or adapted by any subsequent enactment.
- (4) In these Regulations, save where the context otherwise requires—
- "the Act" means the Building Control Act, 1990;

"agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, the use of land for turbarry, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;

"basement storey" means a storey which is below the ground storey or, where there is no ground storey, means a storey the top surface of the floor of which is situated at such a level or levels that some point on its perimeter is more than 1.2 metres below the level of the finished surface of the ground adjoining the building in the vicinity of that point

"Building Control Regulations, 1991 and 1994" means the Building Control Regulations, 1991 (S.I. No. 305 of 1991) as amended by the Building Control (Amendment) Regulations, 1994 (S.I. No. 153 of 1994);

F1["care facility building" includes a hospital, nursing home, home for older people or for children, school, or other similar establishment used as living accommodation, or for the treatment, care or support of people with illness, mental health difficulties, or disabilities, where such people sleep on the premises;]

F2["changing places toilet" means an accessible sanitary facility with a toilet, hoist, basin, adult-sized changing bench and optional shower, with adequate space for use by persons with a range of abilities who may require assistance;]

"Construction Products Directive" means Directive 89/106/EEC adopted by the Council of the European Communities on 21 December, 1988 (published in the Official Journal of the European Communities (No. L 40 Volume 32) of 11 February, 1989), as amended by Directive 93/68/EEC of 22 July, 1993 (published in the Official Journal (No. L220 Volume 36) of 30 August, 1993);

"day centre" means a building used for the provision of treatment or care to persons where such persons do not stay overnight and includes a day care centre, a creche, a pre-school and a day nursery;

"domestic garage" means a building ancillary to a dwelling which is used, or suitable for use, for the storage of a motor vehicle or vehicles and is not used for the purposes of any trade or business;

"dwelling" means a house or flat forming a separate unit of residential accommodation;

"flat" means separate and self-contained premises constructed or adapted for residential use and forming part of a building from some other part of which it is divided horizontally;

"ground storey" means a storey the top surface of the floor of which is situated at such a level or levels that no point on its perimeter is more than 1.2 metres below the level of the finished surface of the ground adjoining the building in the vicinity of that point or, if there is more than one such storey, means the lowest of these;

"guest building" means a building (other than a hotel or hostel) providing overnight guest accommodation for reward, and includes a guesthouse;

"industrial building" includes a factory or other premises used for manufacturing, altering, repairing, cleaning, washing, breaking-up, adapting or processing any article, generating power or slaughtering livestock;

F1["industrial building – high hazard" means an industrial building—

- (a) the contents of which, when ignited, are likely to cause the rapid spread of fire, smoke or fumes and which contents may be solid, liquid, or gaseous and may also be present as dust, spray, mist or vapour,
- (b) that contains highly flammable or explosive materials,
- (c) that contains areas which, due to their function, may present a greater risk of fire occurring and developing than elsewhere such as manufacturing processes handling highly flammable liquids, or
- (d) used for manufacturing, processing, repairing, cleaning, washing, breaking up or otherwise treating any hazardous substance;]

F1["industrial building – normal hazard" means an industrial building other than an industrial building – high hazard;]

F3[...];

"material change of use" has the meaning assigned to it in article 13;

"the Minister" means the Minister for the Environment and Local Government;

F4["nearly zero-energy building" means a building that has a very high energy performance, as determined in accordance with Annex I to Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings (recast) (O.J. No. L 153, 18.6.2010, page 13). The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby;]

"office" includes premises used for the purpose of administrative or clerical work (including writing, book keeping, sorting papers, filing, typing, duplicating, machine calculating, drawing and the editorial preparation of matter for publication, handling money (including banking and building society work) or telephone system operation);

F5["place of assembly" includes—

- (a) a theatre, public library, hall or other building of public resort used for social or recreational purposes,
- (b) a non-residential school or other educational establishment,
- (c) a place of public worship,
- (d) a public house, restaurant or similar premises used for the sale to members of the public of food or drink for consumption on the premises,
- (e) a sports pavilion, stadium, grandstand, or other audience or spectator facilities, and
- (f) a terminus, station or other facility for air, rail, road or sea travel,

but no building shall be treated as a place of assembly solely because it is a building to which members of the public are occasionally admitted;]

"repair or renewal" means works of maintenance or restoration of a routine nature relating to —

- (a) the keeping of a building in good condition or working order, or
- (b) the return of the fabric of a building to its original condition;

"shop" includes a building used for retail or wholesale trade or business (including retail sales by auction, self-selection and over-the-counter wholesale trading, the business of leading books or periodicals for gain and the business of a barber or hairdresser) and premises to which the public is invited to deliver or to collect goods in connection with their hire, repair or other treatment, or where they themselves may carry out such repairs or other treatments;

"shopping centre" includes a building which comprises a number of individually occupied premises to which common access is provided principally for the benefit of shoppers;

"single storey building" means a building consisting of a ground storey or a basement storey only;

F1["storage building – high hazard" means a building—

- (a) used for the storage of goods that, when ignited, are likely to cause the rapid spread of fire, smoke or fumes and which goods may be solid, liquid, or gaseous and may also be present as dust, spray, mist or vapour,
- (b) used for the storage of highly flammable or explosive materials,
- (c) used for the storage of hazardous goods or materials,
- (d) used for the storage of vehicles containing hazardous goods or materials, or

(e) that contains high-rack storage of significant height;]

F1["storage building – normal hazard" means any storage building other than a storage building – high hazard, and includes a building used for parking vehicles, designed to admit or accommodate only passenger vehicles or other light goods vehicles, not more than 2,500 kilograms vehicle weight;]

"works" includes any act or operation in connection with the construction, extension, alteration, repair or renewal of a building.

Rules for measurement. 6. In these Regulations—

"floor area" in relation to a building means the area bounded by the inner finished surfaces of the enclosing walls, or, on any side where there is no enclosing wall, by the outermost edge of the floor on that side and in calculating the area of a building or part of a building there shall be included in such area the space occupied by any walls, shafts, ducts or structure within the area being measured;

"height of a building" (or of part of a building which is completely separated throughout, both below and above ground, by a compartment wall or compartment walls in the same continuous vertical plane) means the height of such building or part measured from the mean level) of the ground adjoining the outside of the external wall of the building to the level of half the vertical height of the root of the building or part, or to the top of the walls or of the parapet (if any), whichever is the higher.

Technical guidance documents.

7. (1) The Minister may publish, or arrange to have published on his behalf, document to be known as "technical guidance documents" for the purpose of providing guidance with respect to compliance with the requirements of any of the provisions of the Second Schedule.

(2) Subject to the provisions of sub-article (3), where works or a building to which these Regulations apply is or are designed and constructed in accordance with any guidance contained in a technical guidance document, this shall, prima facie, indicate compliance with the relevant requirements of these Regulations,

(3) The provisions of any guidance contained in a technical guidance document published under sub-article (1) concerning the use of a particular material, method of construction or specification, shall not be construed as prohibiting compliance with a requirement of these Regulations by the use of any other suitable material, method of construction or specification.

Exemptions.

8. For the purpose of these Regulations, the following works or buildings are exempted from these Regulations—

(a) works in connection with a building referred to in the Third Schedule, provided that, after the works are carried out, such building is or continues to be a building referred to in that Schedule, or

(b) a building referred to in the Third Schedule.

Design and construction of works and buildings.

9. (1) Every works or building to which these Regulations apply shall be designed and constructed—

(a) in accordance with the appropriate requirements set out in the Second Schedule, and

(b) in such a manner as to avoid the breaching of any other requirement of that Schedule.

(2) No works shall be carried out to a building which would cause a new or greater contravention in the building of any provision of these Regulations.

New buildings.

10. Subject to articles 3 and 8, these Regulations apply to all works in connection with the design and construction of every new building.

Alterations and extensions.

F6[11. (1) Subject to articles 3 and 8 and sub-articles (3) and (4) of this article, these Regulations shall apply to—

(a) all works in connection with the material alteration or extension of a building; and

(b) every part of a building affected by works referred to in paragraph (a) but only to the extent of prohibiting any works which would cause a new or greater contravention, in such building, of any provision of these Regulations.

F7[(2) In this article “material alteration” means an alteration where the work or part of the work carried out by itself would be the subject of a requirement of Part A, B or M of the Second Schedule.]

(3) These Regulations shall apply to any repair or renewal likely to affect the structural integrity of the building or building element being repaired or renewed.

(4) Part L of the Second Schedule of these Regulations shall apply to renewal works to existing buildings involving the replacement of external doors, windows and rooflights.

F8[(5) Part L of the Second Schedule of these Regulations shall apply to major renovations in respect of buildings other than dwellings.]]

F9[(6) Part L6 of the Second Schedule of these Regulations shall apply to major renovations in respect of dwellings.]

F10[(7) Part L of the Second Schedule to these Regulations shall not apply to works (including extensions) to an existing building which is a ‘protected structure’ or a “proposed protected structure” within the meaning of the Planning and Development Act 2000 (No. 30 of 2000).]

Services, fittings and equipment.

**12.** Subject to articles 3 and 8, these Regulations apply to all works in connection with the provision (by way of new work or by way of replacement) in relation to a building of services, fittings and equipment in respect of which Parts G, H or J of the Second Schedule impose a requirement.

Material changes of use.

F11[**13.** (1) Subject to articles 3 and 8, where a material change of use as regards a building takes place—

(a) the requirements of the following Parts of the Second Schedule, namely:

(i) Parts A1 and A2,

Part A1 and A2,

Part B,

Part C4,

Part F,

Part G,

Part H,

Part J, and

Part L,

and

(ii) in Part M—

(I) M1, M2, M3 and M5, and

(II) M4, having regard to the building size and use,

where a material change of use as described in sub-article (2)(b)(i), (ii), (iv), (vi), (vii) or (viii) takes place,

shall apply to the building, and

(b) such works, if any, as are necessary the building complies with these requirements, shall be carried out in accordance with article 11.]

F12[(2) A material change of use as regards a building shall be deemed to take place if—

(a) a change of use, deemed by section 3(3) of the Act to be a material change of use, takes place, or

(b) a building which was not being used as—

- (i) a day centre, becomes so used, or
- (ii) a hotel, hostel or guest building, becomes so used, or
- (iii) an industrial building – normal hazard, becomes so used, or
- (iv) a care facility building, becomes so used, or
- (v) an office (which is not ancillary to the primary use of the building), becomes so used, or
- (vi) a place of assembly, becomes so used, or
- (vii) a shop (which is not ancillary to the primary use of the building), becomes so used, or
- (viii) a shopping centre, becomes so used, or
- (ix) an industrial building – high hazard, becomes so used, or
- (x) a storage building – high hazard, becomes so used, or
- (xi) a storage building – normal hazard, becomes so used.]

Dispensation or relaxation.

**14.** Every application for a dispensation from, or a relaxation of, any requirement of these Regulations shall be in the form set out in the Fourth Schedule.

## FIRST SCHEDULE

Article 4

## REGULATIONS REVOKED

Number and Year	Title
S t No. 306 of 1991	Building Regulations, 1991
S t. No. 154 of 1994	Building Regulations (Amendment) Regulations, 1994

ARTICLE 7

## SECOND SCHEDULE

## F13[PART A

## STRUCTURE

Loading.	A1	<p>(1) A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that the combined actions that are liable to act on it are sustained and transmitted to the ground:—</p> <p>(a) safely, and</p> <p>(b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.</p> <p>(2) In assessing whether a building complies with subparagraph (1), regard shall be had to the variable actions to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.</p>
Ground movement.	A2	A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that movements of the subsoil caused by subsidence, swelling, shrinkage or freezing will not impair the stability of any part of the building.
Disproportion-ate collapse.	A3	<p>(1) A building shall be designed and constructed, with due regard to the theory and practice of structural engineering, so as to ensure that in the event of an accident the structure will not be damaged to an extent disproportionate to the cause of the damage.</p> <p>(2) For the purposes of subparagraph (1), where a building is rendered structurally discontinuous by a vertical joint, the building on each side of the joint may be treated as a separate building whether or not such joint passes through the substructure.</p>
Definitions for this Preg.	A4	<p>In this Part:—</p> <p>“actions” means a set of forces (loads) applied to the structure (direct actions) or a set of imposed deformations or accelerations (indirect actions);</p> <p>“variable actions” means actions for which the variation in magnitude with time is neither negligible nor monotonic such as imposed loads on building floors, wind actions or snow loads.]</p>

## F14[PART B

## FIRE SAFETY

F15[Means of warning and escape in case of fire.	B1	<p>A building shall be so designed and constructed that there are—</p> <p>(a) appropriate provisions for the early warning of fire, and</p> <p>(b) adequate means of escape in case of fire from the building to a place of safety outside the building, capable of being safely and effectively used.</p>
Internal fire spread (linings).	B2	<p>For the purpose of inhibiting the spread of fire within a building, the internal linings—</p> <p>(a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances, and</p> <p>(b) shall offer adequate resistance to the spread of flame over their surfaces.</p>
Internal fire spread (structure).	B3	<p>(1) A building shall be so designed and constructed that, in the event of fire, its stability will be maintained for a reasonable period.</p> <p>(2) (a) A wall common to two or more buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings.</p> <p>(b) A building shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the building.</p> <p>(3) A building shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary.</p>
External fire spread.	B4	<p>The external walls and roof of a building shall be so designed and constructed that they afford adequate resistance to the spread of fire—</p> <p>(a) over the face of the building, and</p> <p>(b) to and from neighbouring buildings.</p>
Access and facilities for the fire service.	B5	<p>A building shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life.]]</p>
F16[Means of warning and escape in case of fire.	B6	<p>A dwelling house shall be so designed and constructed that there are appropriate provisions for the early warning of fire and there are adequate means of escape in case of fire from the dwelling house to a place of safety outside the building, capable of being safely and effectively used.</p>
Internal fire spread (linings).	B7	<p>For the purpose of inhibiting the spread of fire within a dwelling house, the internal linings:</p> <p>(a) shall have, either a rate of heat release or a rate of fire growth and a resistance to ignition which is reasonable in the circumstances; and</p> <p>(b) shall offer adequate resistance to the spread of flame over their surfaces.</p>
Internal fire spread (structure).	B8	<p>(1) A dwelling house shall be so designed and constructed that, in the event of fire, its stability will be maintained for a reasonable period.</p>

- (2) (a) A wall common to a dwelling house and to one or more adjoining buildings shall be so designed and constructed that it offers adequate resistance to the spread of fire between those buildings.
- (b) A dwelling house shall be sub-divided with fire resisting construction where this is necessary to inhibit the spread of fire within the dwelling house.
- (3) A dwelling house shall be so designed and constructed that the unseen spread of fire and smoke within concealed spaces in its structure or fabric is inhibited where necessary.
- (4) For the purposes of sub-paragraph 2(a), a dwelling house in a terrace and a semi-detached dwelling house are each to be treated as being a separate building.
- External fire spread. B9 The external walls and roof of a dwelling house shall be so designed and constructed that they afford adequate resistance to the spread of fire to and from neighbouring buildings.
- Access and facilities B10 A dwelling house shall be so designed and constructed that there for the fire service. is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life and property.
- Definitions for this B11 In this Part— Preg. “dwelling house” means a dwelling that is not a flat.]
- F17[Provision of B12 Sufficient information on the active fire safety systems installed Information. for the purpose of fire safety in the building shall be provided to the building owner so that the building can be operated in order to protect the health and safety of the building occupants.]

## PART C

## SITE PREPARATION AND RESISTANCE TO MOISTURE

## Preparation of site.

C1 The ground to be covered by a building shall be reasonably free from vegetable matter.

## Subsoil drainage.

C2 Subsoil drainage shall be provided if necessary so as to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.

## Dangerous substances.

C3 Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building.

## Resistance to weather and ground moisture.

C4 The floors, walls and roof of a building shall be so designed and constructed as to prevent the passage of moisture to the inside of the building or damage to the fabric of the building.

## Definitions for this Preg.

C5 In this Part—

"contaminant" includes any substance which is or could become flammable, explosive, corrosive, toxic or radioactive and any deposits of faecal or animal matter;

"floor" includes any base or structure between the surface of the ground or the surface of any hardcore laid upon the ground and the upper surface of the floor and includes finishes which are laid as part of the permanent construction;

"moisture" includes water vapour and liquid water.

F18[PART D

MATERIALS AND WORKMANSHIP

- |                           |    |  |
|---------------------------|----|--|
| Materials and workmanship | D1 | All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.   |
| Letterplates              | D2 | A letter plate aperture shall be so positioned at a reasonable height above ground level so as not to endanger the health and safety of persons using such apertures.  |
| Definitions for this Part | D3 | <p>In this Part:</p> <p>“proper materials” means materials which are fit for the use for which they are intended and for the conditions in which they are to be used, and includes materials which:</p> <ul style="list-style-type: none"> <li>(a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation;</li> <li>(b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or</li> <li>(c) comply with an appropriate Irish Standard or Irish Agrément Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability;</li> </ul> <p>“Agreement on the European Economic Area” means the Agreement on the European Economic Area between the European Union, its Member States and the Republic of Iceland, the Principality of Liechtenstein and the Kingdom of Norway as published in the Official Journal of the European Communities (O.J. No. L1, 03.01.1994, page 3);</p> <p>“Construction Products Regulation” means Regulation (EU) No. 305/2011 of the European Parliament and of the Council of 9 March 2011 laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC.]</p> |

F19[PART E

SOUND

- |                            |    |  |
|----------------------------|----|--|
| Sound.                     | E1 | <p>Each wall and floor separating a dwelling from—</p> <ul style="list-style-type: none"> <li>(a) another dwelling or dwellings,</li> <li>(b) other parts of the same building,</li> <li>(c) adjoining buildings,</li> </ul> <p>shall be designed and constructed in such a way so as to provide reasonable resistance to sound.</p> |
| Reverberation.             | E2 | The common internal part of a building which provides direct access to a dwelling shall be designed and constructed so as to limit reverberation in the common part to a reasonable level.   |
| Definitions for this Preg. | E3 | <p>In this Part—</p> <p>“Reverberation” means the persistence of sound in a space after a sound source has been stopped.]</p>  |

## F20[PART F

## VENTILATION

*Means of Ventilation.*

F1 Adequate and effective means of ventilation shall be provided for people in buildings. 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.

*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.]

## F21[PART G

## HYGIENE

Bathrooms and  
kitchens.

G1 A dwelling shall be provided with—

- (a) a bathroom containing either a fixed bath or a shower bath, and a washbasin, and
- (b) a kitchen containing a sink of adequate size and a draining board, and
- (c) a suitable installation for the provision of hot and cold water to the bath or shower bath, washbasin and sink.

Sanitary conveni-  
ences and wash-  
ing facilities.

G2 (1) Adequate sanitary conveniences shall be provided in a building in rooms provided for that purpose, or in bathrooms, and every room or bathroom which contains a sanitary convenience shall be adequately separated from any place where food is prepared or cooked.

(2) Adequate washbasins shall be provided in—

- (a) rooms containing sanitary conveniences; or
- (b) rooms or spaces adjacent to rooms containing sanitary conveniences.

(3) There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with subparagraph (2).

(4) Sanitary conveniences shall be of such design as to facilitate efficient use of water for flushing.

(5) Sanitary conveniences and washbasins shall be of such design and be so installed as to allow for effective cleaning.

Definition for this  
Preg.

G3 In this Part, “sanitary convenience” means a water closet or a urinal.]

## F22[PART H

## DRAINAGE AND WASTE WATER DISPOSAL

Drainage  
systems.

H1 (1) A building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul wastewater from the building.

(2) A building shall be provided with such a drainage system as may be necessary for the adequate disposal of surface water from the building.

(3) No part of a drainage system conveying foul wastewater shall be connected to a sewer reserved for surface water and no part of a drainage system conveying surface water shall be connected to a sewer reserved for foul wastewater.

Wastewater treatment systems.

H2 (1) A wastewater treatment system shall be so designed, sited and constructed that:—

- (a) it is not prejudicial to the health of any person,
- (b) it does not cause a risk to public health or the environment,
- (c) it prevents unauthorised access but allows adequate means of access for emptying and maintenance,
- (d) it will function to a sufficient standard for the protection of health in the event of a system failure,
- (e) it has adequate capacity,
- (f) it is impermeable to liquids, and
- (g) it is adequately ventilated.

(2) Information on the wastewater treatment system and any continuing maintenance required to avoid risk to health and the environment shall be provided to the owner.

Definitions for this Part.

H3 In this Part:—

“combined drain” means a single private drain used for the drainage of two or more separate premises as defined in [section 10 of the Local Government \(Sanitary Services\) Act 1948](#) (No. 3 of 1948);

“drain” in relation to a building means any pipe, forming part of the drainage system of the building, which is either:—

- (a) wholly underground, or
- (b) a continuation, in the direction of flow, of part of a drainage system that has been underground, and includes a “combined drain”;

“drainage system”, in relation to a building, means the system of pipes and drains used for the drainage of the building, including all other fittings, appliances and equipment so used but excluding subsoil water drains;

“domestic wastewater” means water discharged from kitchens, laundry rooms, lavatories, bathrooms, toilets and similar facilities (soil water and wastewater);

“foul wastewater” means any wastewater comprising domestic wastewater and/or industrial wastewater;

“industrial wastewater/trade effluent” means wastewater discharge resulting from any industrial or commercial activity;

“sewer” has the same meaning as in the [Local Government \(Sanitary Services\) Acts 1878 to 1964](#);

“surface water” means water from precipitation which has not seeped into the ground and which is discharged to the drain or sewer system directly from the ground or from the exterior building surfaces;

“soil water” means water containing excreted matter whether human or animal;

“wastewater” means used water not being soil water or trade effluent.]

#### F23[PART J

##### HEAT PRODUCING APPLIANCES

Air supply.	J1	A heat producing appliance shall be so installed that there is an adequate supply of air to it for combustion, to prevent overheating and for the efficient working of any flue pipe or chimney serving the appliance.
Discharge of products of combustion.	J2(a)	A heat producing appliance shall have adequate provision for the discharge of the products of combustion to the outside air.
Warning of release of Carbon Monoxide.	J2(b)	Reasonable provision shall be made to avoid danger to the health and safety of the occupants of a dwelling caused by the release of carbon monoxide from heat producing appliances.
Protection of building.	J3	A heat producing appliance and any flue pipe shall be so designed and installed, and any fireplace and any chimney shall be so designed and constructed, as to reduce to a reasonable level the risk of the building catching fire in consequence of its use.
Provision of information.	J4(a)	Where a hearth, fireplace, flue or chimney is provided or extended, a durable notice containing information on the type of heat producing appliance which can be safely served by the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building.
	J4(b)	Information on the system installed and any continuing maintenance required, to ensure its safe and effective operation and avoid risk to health, shall be provided to the owner.
Fuel storage system — protection against spread of fire to the system.	J5	A fixed fuel storage system, which serves a heat producing appliance, and any associated pipework carrying fuel to that appliance, shall be so located as to reduce to a reasonable level the risk of fuel ignition due to fire spreading from the building being served or an adjacent building or premises.
Liquid fuel storage system — protection against pollution by the system.	J6	A fixed liquid fuel storage tank, which serves a heat producing appliance, and the pipes connecting it to that appliance shall be so located, constructed and protected as to reduce to a reasonable level the risk of the fuel escaping and causing pollution.
Definitions.	J7	In this Part, “heat producing appliance” means a fixed appliance (including a cooker and an open fire) which is designed to burn solid fuel, oil, bio-fuel or gas and includes an incinerator.]

#### F24[PART K

##### STAIRWAYS, LADDERS, RAMPS AND GUARDS

Stairways, ladders and ramps.	K1	Stairways, ladders and ramps shall be such as to afford safe passage for the users of a building.
Protection from falling.	K2	In a building, the sides of every floor, balcony and every part of a roof to which people normally have access, and sunken areas connected to a building, shall be guarded to protect users from the risk of falling.
Vehicle ramps, floors and roofs	K3	In a building, the sides of every vehicle ramp and every floor and roof to which vehicles have access shall be guarded against the risk of vehicles falling therefrom.

Application of this Preg. K4 The requirements of this Part apply to stairways, ladders and ramps which form part of the structure of a building.]

#### PART L

##### CONSERVATION OF FUEL AND ENERGY

F25[L1 A building shall be designed and constructed so as to ensure that the energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of carbon dioxide (CO<sub>2</sub>) emissions associated with this energy use insofar as is reasonably practicable.

L2 For existing dwellings, the requirements of L1 shall be met by:—

- (a) limiting heat loss and, where appropriate, maximising heat gain through the fabric of the building;
- (b) controlling, as appropriate, the output of the space heating and hot water systems;
- (c) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air;
- (d) providing that all oil and gas fired boilers installed as replacements in existing dwellings shall meet a minimum seasonal efficiency of 90% where practicable.

F26[L2A (a) A multi-unit building containing one, or more than one, dwelling –

(i) that is new, or

(ii) subject to paragraph (b), undergoing major renovation,

shall have installed ducting infrastructure (consisting of conduits for electrical cables) for each car parking space, to enable the subsequent installation of recharging points for electric vehicles where the parking space is –

(i) located inside the building concerned, or

(ii) is within the curtilage of the building concerned.

(b) The requirement of paragraph (a) shall apply to a building undergoing major renovation where -

(i) in a case where the car park is located inside the building, the renovations concerned include the car park or the electrical infrastructure of the building, or

(ii) in a case where the car park is physically adjacent to the building, the renovations concerned include the car park or the electrical infrastructure of the car park.

(c) A new building that is a dwelling, other than where the dwelling forms part of a multi-unit building, where a parking space is located within the curtilage of the dwelling, shall have installed appropriate electric vehicle recharging infrastructure to enable the subsequent installation of recharging points for electric vehicles.]

L3 F27[...]

F28[L4 For existing buildings other than dwellings, the requirements of L1 shall be met by:—

- (a) limiting the heat loss and, where appropriate, availing of the heat gains through the fabric of the building;
- (b) providing energy efficient space heating and cooling systems, heating and cooling equipment, water heating systems and ventilation systems, with effective controls;
- (c) ensuring that the building is appropriately designed to limit need for cooling and, where air-conditioning or mechanical ventilation is installed, that installed systems are energy efficient, appropriately sized and adequately controlled;

- (d) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air;
- (e) limiting the heat gains by chilled water and refrigerant vessels, and by pipes and ducts that serve air-conditioning systems;
- (f) providing energy efficient artificial lighting systems and adequate control of these systems;
- (g) providing to the building owner sufficient information about the building fabric, the fixed building services, controls and their maintenance requirements when replaced so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable; and
- (h) when a building undergoes major renovation, the minimum energy performance requirement of the building or the renovated part thereof is upgraded in order to meet the cost optimal level of energy performance insofar as this is technically, functionally and economically feasible.

L5 For new buildings other than dwellings, the requirements of L1 shall be met by:—

- (a) providing that the energy performance of the building is such as to limit the calculated primary energy consumption and related carbon dioxide (CO<sub>2</sub>) emissions to that of a nearly zero energy building within the meaning of the Directive, insofar as is reasonably practicable, when both energy consumption and carbon dioxide emissions are calculated using the Non-domestic Energy Assessment Procedure (NEAP) published by the Sustainable Energy Authority of Ireland;
- (b) providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby;
- (c) limiting the heat loss and, where appropriate, availing of the heat gains through the fabric of the building;
- (d) providing and commissioning energy efficient space heating and cooling systems, heating and cooling equipment, water heating systems and ventilation systems, with effective controls;
- (e) ensuring that the building is appropriately designed to limit need for cooling and, where air-conditioning or mechanical ventilation is installed, that installed systems are energy efficient, appropriately sized and adequately controlled;
- (f) limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air;
- (g) limiting the heat gains by chilled water and refrigerant vessels, and by pipes and ducts that serve air-conditioning systems;
- (h) providing energy efficient artificial lighting systems and adequate control of these systems; and
- (i) providing to the building owner sufficient information about the building, the fixed building services, controls and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable.]

F29[L6 Energy performance of buildings requirements as set out in the European Union (Energy Performance of Buildings) Regulations 2019.]

#### F30[PART M

#### ACCESS AND USE.

##### *Access and use*

M1 Adequate provision shall be made for people to access and use a building, its facilities and its environs.

	M2 Adequate provision shall be made for people to approach and access an extension to a building.
<i>Sanitary facilities</i>	M3 If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
<i>Changing places toilet</i>	M4 Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.
<i>Non-application of Part M</i>	M5 Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.]

## THIRD SCHEDULE

## EXEMPTED BUILDINGS

## ARTICLE 8

Column 1	Column 2
Description of Development	Conditions and Limitations
Buildings related to dwellings	
CLASS 1	
A single storey building used as a domestic garage	<ol style="list-style-type: none"> <li>1. The building shall be detached from any other building.</li> <li>2. The building shall have a floor area not exceeding 25 square metres.</li> <li>3. The building shall have a height not exceeding 3 metres, or, in the case of a building with a pitched roof, not exceeding 4 metres.</li> </ol>
CLASS 2	
A single storey building (not being a Building described in Class 1) ancillary to a dwelling (such as a summer house, poultry-house aviary, conservatory, coal shed, garden tool shed or bicycle shed).	<ol style="list-style-type: none"> <li>1. The building shall be detached from any other building.</li> <li>2. The building shall have a floor area not exceeding 25 square metres.</li> <li>3. The building shall have a height not exceeding 3 metres, or in the case of a building with a pitched roof, not exceeding 4 metres.</li> <li>4. The building shall be used exclusively for recreational or storage purposes or the keeping of plants, birds or animals for domestic purposes and shall not be used for the purposes of any trade or business or for human habitation.</li> </ol>
CLASS 3	
A single storey extension to an existing dwelling which is ancillary to the dwelling and consist: of a conservatory, porch, carport or covered area.	<ol style="list-style-type: none"> <li>1. The building shall have a floor area not exceeding 23 square metres (or in the case of a porch, 2 square metres).</li> </ol>

2. The building shall have height not exceeding 3 metres, or in the case of a building with a pitched roof, not exceeding 4 metres

## Buildings related to agriculture

## CLASS 4

A single storey glasshouse (not being a building described in Class 2)

1. The building shall be detached from any other building.
2. Not less than three quarters of the total external area of the building shall be composed of glass (including glazing bars).
3. The building shall be used solely for agriculture.

## CLASS 5

A single stony building which is used exclusively for the storage of materials or products, for the accommodation of plant or machinery or in connection with the housing, care or management of livestock

1. The building shall be detached from any other building
2. The building shall have a floor area not exceeding 300 square metres
3. The building is used solely for agriculture.
4. The only persons habitually employed in the building shall be engaged solely in the arm, supervision, regulation, maintenance, storage or removal of the materials, products, plant, machinery or livestock in the building.

## Miscellaneous

## CLASS 6

A building erected in connection with any mine or quarry other than a house or a building used as offices, laboratories or showrooms.

## CLASS 7

A building the construction of which is subject to the Explosives Act, 1875

## CLASS 8

A building subject to the National Monuments Acts, 1930 to 1994.

## Column 1

Description of Development

## Column 2

Conditions and Limitations

## CLASS 9

F31[...]

## CLASS 10

A temporary dwelling as defined in the [Local Government \(Sanitary Services\) Act, 1948](#) (No. 3 or 1948).

## CLASS 11

A temporary building used only in connection with the sale or letting of buildings or building plots in course of development.

1. The building shall be detached from any other building.

2. The building shall be erected on or in close proximity to the development.

## CLASS 12

A temporary building which is used only in connection with and during the construction, alteration, extension or repair of any building or other work.

## CLASS 13

A building of a temporary nature erected on a site for a period not exceeding 28 consecutive days or 60 days in any period of 12 months

## CLASS 14

A lighthouse or similar structure which is an aid to navigation on water.

## ARTICLE 14

## FOURTH SCHEDULE

FORM OF APPLICATION FOR A DISPENSATION FROM, OR A RELAXATION OF, A REQUIREMENT OF BUILDING REGULATION:

## BUILDING CONTROL ACT, 1990

APPLICATION FOR A DISPENSATION FROM, OR RELAXATION OF, A REQUIREMENT OF BUILDING REGULATIONS

## OFFICIAL USE

To _____	Received on _____
(Insert name of building control authority))	Ref. No: _____
	Entered in register _____ on

Application is hereby made under [Section 4](#) of the [Building Control Act, 1990](#), for the grant of a dispensation from, or a relaxation of a requirement of the Building Regulations, 1997, as specified below, in connection with the works or building shown on the accompanying plans.

1. Address (or other necessary identification) of proposed works or building to which the application relates

\_\_\_\_\_  
\_\_\_\_\_

2. Nature of proposed works or building

(a) Classification (please tick as appropriate)—

- Construction of new building
- Material alterations
- Material change of use
- Extension to a building

(b) Brief description

3. In the use of a material change of use, the—

(a) Existing use of the building \_\_\_\_\_

(b) Proposed use of the building \_\_\_\_\_

4. Has the work already been carried out? \_\_\_\_\_

5. Decision sought (please tick as appropriate)

- dispensation
- relaxation

6. Requirement(s) or Building Regulations concerned

\_\_\_\_\_  
\_\_\_\_\_

7. Grounds for the application

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Name and address of person/s or firm/s responsible for preparation of plans, calculations and specifications.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANT	FULL NAME	_____
	ADDRESS	_____
	SIGNATURE	_____
	TELEPHONE NO	_____ DATE _____

GIVEN under the Official Seal of the Minister for the Environment and Local Government this 12th day of December, 1997.

NOEL DEMPSEY,

Minister for the Environment and  
Local Government.

EXPLANATORY NOTE.

The Regulations set out the requirements to be observed in the design and construction of new buildings and the extension, refurbishment and change of use of certain buildings.

The Regulations consolidate, with amendments, provisions of the Building Regulations, 1991, and the Building Regulations (Amendment) Regulations 1994.

The Regulations will come into operation on the 1st of July, 1998.

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Number 497 of 1997

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**BUILDING REGULATIONS 1997**

**REVISED**

**Updated to 19 February 2026**

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**About this Revised Act**

This Revised Statutory Instrument presents the text of the Instrument as it has been amended since enactment, and preserves the format in which it was passed.

**Related legislation**

**Building Regulations 1997 to 2024:** this statutory instrument is one of a group of statutory instruments included in this collective citation, to be construed together as one (*Building Regulations (Part B Amendment) Regulations 2024* (S.I. No. 108 of 2024), art. 1(2)). The instruments in this group are:

- *Building Regulations 1997* (S.I. No. 497 of 1997)
- *Building Regulations (Amendment) Regulations 2000* (S.I. No. 179 of 2000)
- *Building Regulations (Amendment) (No. 2) Regulations 2000* (S.I. No. 249 of 2000)
- *Building Regulations (Amendment) (No. 2) Regulations 2002* (S.I. No. 581 of 2002)
- *Building Regulations (Amendment) Regulations 2006* (S.I. No. 115 of 2006)
- *Building Regulations (Part L Amendment) Regulations 2008* (S.I. No. 259 of 2008)
- *Building Regulations (Part G Amendment) Regulations 2008* (S.I. No. 335 of 2008)
- *Building Regulations (Part F Amendment) Regulations 2009* (S.I. No. 556 of 2009)
- *Building Regulations (Part H Amendment) Regulations 2010* (S.I. No. 561 of 2010)
- *Building Regulations (Part L Amendment) Regulations 2011* (S.I. No. 259 of 2011)
- *Building Regulations (Part A Amendment) Regulations 2012* (S.I. No. 138 of 2012)
- *Building Regulations (Part D Amendment) Regulations 2013* (S.I. No. 224 of 2013)
- *Building Regulations (Part J Amendment) Regulations 2014* (S.I. No. 133 of 2014)
- *Building Regulations (Part K Amendment) Regulations 2014* (S.I. No. 180 of 2014)
- *Building Regulations (Part E Amendment) Regulations 2014* (S.I. No. 606 of 2014)
- *Building Regulations (Amendment) Regulations 2017* (S.I. No. 4 of 2017)
- *Building Regulations (Part B Amendment) Regulations 2017* (S.I. No. 57 of 2017)
- *Building Regulations (Part L Amendment) Regulations 2017* (S.I. No. 538 of 2017)
- *Building Regulations (Part F Amendment) Regulations 2019* (S.I. No. 263 of 2019)
- *European Union (Energy Performance of Buildings) Regulations 2021* (S.I. No. 393 of 2021)
- *European Union (District Heating) Regulations 2022* (S.I. No. 534 of 2022)
- *Building Regulations (Part L Amendment) Regulations 2022* (S.I. No. 535 of 2022)
- *Building Regulations (Part M Amendment) Regulations 2022* (S.I. No. 608 of 2022)
- *European Union (in-Building Physical infrastructure for High-Speed Electronic Communications) Regulations 2023* (S.I. No. 520 of 2023)
- *Building Regulations (Part B Amendment) Regulations 2024* (S.I. No. 108 of 2024)
- *European Union (Energy Performance of Buildings) Regulations 2024* (S.I. No. 642 of 2024)

Instruments previously included in this group but now revoked are:

- *Building Regulations (Amendment) Regulations 2002* (S.I. No. 284 of 2002)
- *Building Regulations (Amendment) Regulations 2005* (S.I. No. 873 of 2005)
- *Building Regulations (Amendment) Regulations 2007* (S.I. No. 854 of 2007)
- *Building Regulations (Part M Amendment) Regulations 2010* (S.I. No. 513 of 2010)