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What is a Fire Safety Certificate (FSC) in Ireland?

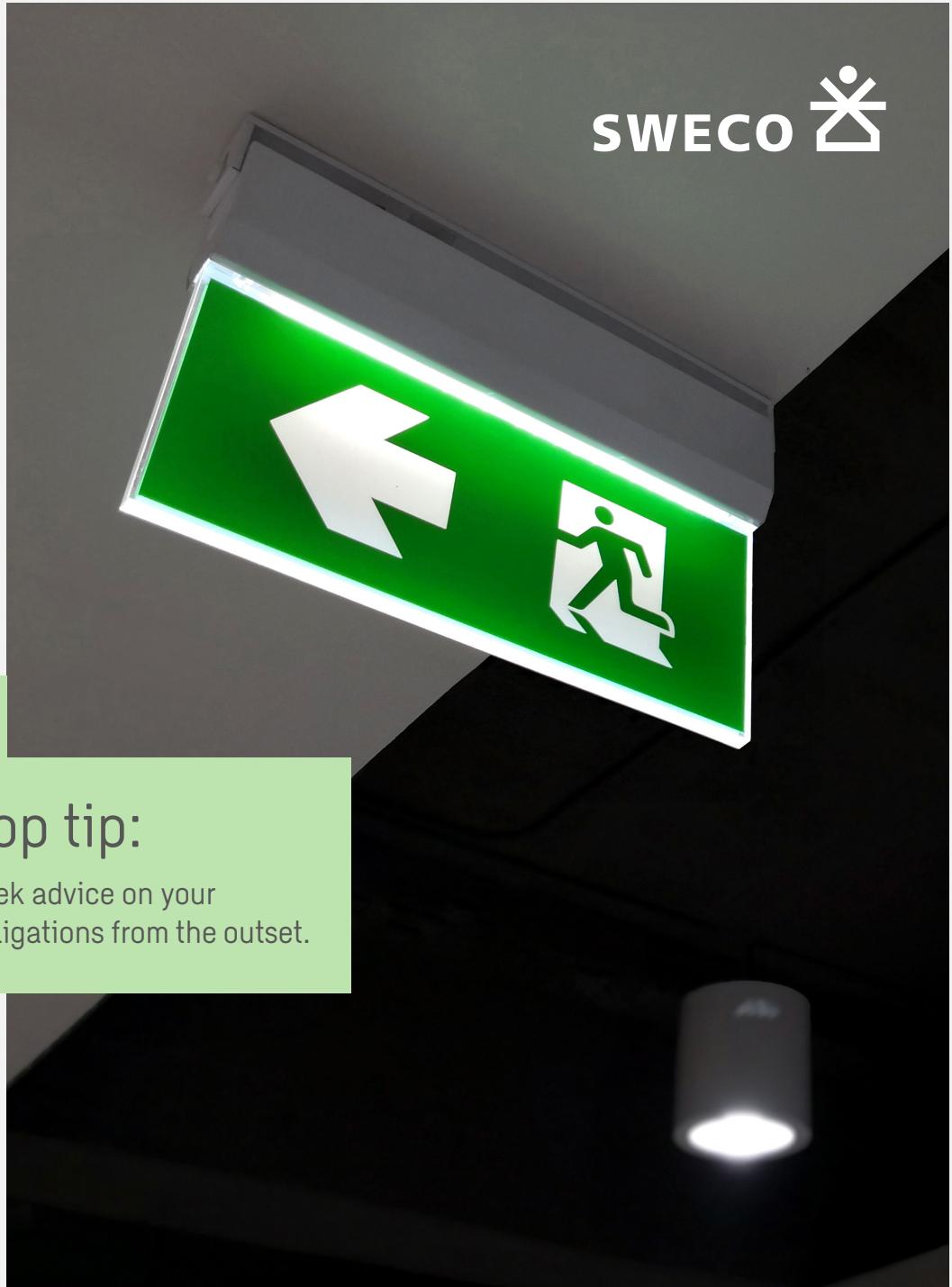
In Ireland, obtaining a Fire Safety Certificate is mandatory in various circumstances including, for the construction of a new building, material alterations to day centres, residential buildings with flats, hotels, hostels, guest accommodations, institutional buildings, places of assembly, and shopping centres, material alterations of shops, offices, or industrial buildings where additional floor area is added or the building is subdivided into a number of units for separate occupancy, an extension to a building exceeding 25m² or a material change of use in a building. These regulations ensure comprehensive fire safety measures across different types of building projects.

Once the Fire Safety Certificate (FSC) is granted, constructing the building in accordance with that certificate is considered *prima facie* compliance with the Building Regulations.

What types of FSC applications exist?

- **Regular Application:** Standard route; construction cannot begin until the certificate is granted.
- **Revised Fire Safety Certificate:** Used when design changes occur after submission or approval but before the project finishes.
- **7-Day Notice:** Allows construction to start before approval, provided a statutory declaration is submitted confirming compliance; changes may still be required when the certificate is issued.
- **Regularisation Certificate:** For buildings where works were carried out without an FSC, enabling retrospective compliance.

These processes ensure buildings are designed and constructed to protect life and property by meeting national fire safety standards.



Top tip:

Seek advice on your obligations from the outset.