

OPINION ON COMPLIANCE WITH BUILDING REGULATIONS

1. I am a Chartered Building Surveyor having qualified as such in 2006. I am a member of The Society of Chartered Surveyors Ireland (SCSI) and the Royal Institution of Chartered Surveyors (RICS). I am a Registered Building Surveyor B0077 retained by **HSE Capital & Estates Dublin and Southeast** (hereinafter called "the Employer") in connection with the property know as Specialist Building 4B, Elm Park Green, Merrion Road, Dublin 4 (Shell and Core) (hereinafter called "the Relevant development") to furnish an opinion of compliance with Building Regulations **Part B**.

Fire Safety Certificate Reference	Ref:1392/06 – Original landlord shell and core FSC for the Leisure building and Specialist Building 4B, Elm Park Green, Merrion Road, Dublin 4. The FSC was approved on 12th April 2006, and the building was constructed afterwards. Ref:1432/19 - Material alteration of the lower ground floor, including the infill of double height spaces between the lower ground and ground floor, infill of the existing staircase and lift shaft, removal of the staircase connecting the lower ground floor to the pool building and proposed tenant fit out works to the lower ground floor. Which created standalone Specialist Building 4B, Elm Park Green, Merrion Road, Dublin 4 <i>(thereinafter called "the Relevant Works")</i>
Decision date	30 th February 2019
Commencement notice	CN0051159DC

This opinion is issued solely for the purpose of providing evidence for title purposes of the compliance of the Relevant Building or Works with the requirements of the Building Control Act. Except insofar as it relates to such compliance it is not a report on the condition or structure of the Relevant Works

2. I have provided the following services in connection with the Relevant Development. Visual Inspection only of above property.
3. **Design**
I am of the opinion that the Shell and Core design of the relevant works ground floor level/podium level is in substantial compliance with building regulations.

4. Fire

I am of the Opinion that the Fire Safety Certificate detailed at Schedule B hereto relates to the Works and was obtained in accordance with the provisions of the Building Control Act and Building Regulations.

5. Inspection

On 7th August 2026 ("the inspection Date") I carried out an inspection of the Relevant Building or Works for the purposes of (a) comparing such with its Design and (b) establishing its substantial compliance with the Building Regulations

6. Construction

It is the responsibilities of those concerned with the construction of the Relevant Building or Works to ensure the compliance of such with the Building Regulations.

I am of the opinion that the Construction of the Relevant Works in Substantial Compliance with the Building Regulations.

DEFINITIONS

"Building Control Act"

means the Building Control Act, 1990 and any statutory modification or re-enactment thereof current at the date of the Commencement Notice referred at Schedule C hereto (if applicable).

"Building", "Works", "Constructions" and "Design" have the meanings respectively assigned by the Building Control Act "Building Regulations" means regulations made under the Building Control Act.

"Confirmations"

means statements received from the persons detailed at Schedule A hereto, confirming substantial compliance of elements of the Relevant Building or Works with Building Regulations.

"Substantial Compliance" when applied to Construction means that such Construction of the Relevant Building or Works, as is evident by Visual inspection, is in accordance with the Building Regulations, saving and excepting such deviations as would not in my opinion warrant the issue of enforcement proceedings as provided for in the Building Control Act.

"Visual Inspection" means an inspection of the Relevant Development as existed on the Inspection date. No opening up was carried out. The inspection was superficial only and therefore took no account of works covered up or inaccessible.

SCHEDULE A: FIRE SAFETY CERTIFICATE

Authority: Dublin City Council
Reference: FA/05/1720 FSC1392/06
Date of issue: 12th April 2006

SCHEDULE B: FIRE SAFETY CERTIFICATE

Authority: Dublin City Council
Reference: FA/18/1643 FSC1432/19
Date of issue: 20th February 2019

SCHEDULE C: COMMENCEMENT NOTICE

Building Control Authority: Dublin City Council
Date of Lodgement: 26th April 2019
Reference number: **CN0051159DC**

Date of Issue: 14th September 2026

Signed:



Andrew Ramsey BSC FSCSI FRICS
Chartered Building Surveyor

Specialist Building 4B, Elm Park Green, Merrion Road, Dublin 4 (Shell and Core)

