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### Why us ?

- WE DO NOT CHARGE ON PERCENTAGE BASIS LIKE OTHER ARCHITECTS – ONLY FIXED FEE.
- 11 YEARS ON THE MARKET
- YOU ALWAYS KNOW HOW MUCH YOU WILL PAY.
- MEMBER OF THE ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND
- GOOD DESIGN WILL INCREASE THE VALUE OF YOUR HOUSE.
- ALL OUR PROJECTS ARE DESIGN BY FULLY QUALIFIED ARCHITECTS
- PUBLIC INDEMNITY INSURANCE
- 99% SUCCESS RATE WITH PLANNING PERMISSIONS
- TAILOR MADE DESIGN, PASSIVE/LOW ENERGY HOUSING
- EXPERIENCE
- COMPETITIVE AND AFFORDABLE PRICES

### Some of our Planning Permissions in Dublin area :

DUBLIN CITY COUNCIL	SOUTH DUBLIN CITY COUNCIL	FINGAL COUNTY COUNCIL	DUN LAOGHAIRE COUNTY COUNCIL
2556/13- SOUTH CIRCULAR ROAD 2930/13- DRIMNAGH 4394/09- CLONTARF 1790/08- SANDYMOUNT 2883/13- BALSBRIDGE 3043/12- BALLSBRIDGE 3526/12- DRUMCONDRA 4937/08- DOLPHINS BARN 2219/13- BLUEBELL 3237/14- CRUMLIN 2916/14- DUBLIN 2 3041/12- DONAGHMEDE 1761/06- PHIBSBOROUGH 2182/15- BALLYMUN 2304/15- KILLESTER 2166/15- CRUMLIN 2384/09- SANTRY 2521/08- DUBLIN 1 3300/12- CASTLEKNOCK 2949/11- RATHGAR 2126/11- NORTH CIRCULAR ROAD 2171/10- DRUMCONDRA 2590/15- WALKINSTOWN 2323/15- CABRA 1077/06-KIMMAGE 2473/06- FAIRVIEW 3526/06- KILBARRON 3098/07- CLONTARF 4392/08- DRUMCONDRA 4986/07- ARTANE 3604/07- RANELAGH 4758/07- RATHGAR 4951/07- ARTANE 6151/07- TERENCE 6397/07- DRUMCONDRA 2971/08- PORTOBELLO	SD13B/0035- KNOCKLYON SD13B/0036 - LUCAN SD08A/0820- TALLAGHT SD13B/0268- KNOCKLYON SD 13B/0269- KNOCKLYON SD14B/0195- RATHFARNHAM SD14A/0240 - TEMPLEOGUE SD12A/0184- TALLAGHT SD12A/0139- TEMPLEOGUE SD09A/0164- KILNAMANAGH SD09B/0318- TEMPLEOGUE SD10B/0401- WALKINSTOWN SD15B/0278- RONANSTOWN SD15B/0226- LUCAN SD06B/0261- FIRHOUSE  <b>WICKLOW COUNTY COUNCIL</b>  12/6313- MAGHERAMORE 13/8114- UPPER KINDLESTOWN 08/317- UPPER KINDLESTOWN 14/2102 - KILPEDDER 07/375- DELGANY 09630149- BRAY 07/376- DELGANY 08/1311- ENNISKERRY 09/80- KILPEDDER 09/630082- BRAY	F13B/0045-DONABATE F12B/0177- SANTRY F14B/0173- DONABATE FW14B/0041- CASTLEKNOCK FW09B/0013- TYRRELSTOWN FW14B/0033- CASTLEKNOCK FW15B/0065-CLONSILLA FW09B/0072- STRAWBERRY BEDS FW15B/0074- CLONSILLA FW15A/0046-PORTMARNOCK F06B/0393- SWORDS  <b>DUN LAOGHAIRE COUNTY COUNCIL</b>  D13B/0089- STEPASIDE D13B/0187- CHURCHTOWN D08B/0057- LEOPARDSTOWN D13B/0357- SHANKILL D13B/0392- DUNDRUM D08A/0558- KILMACUD D14A/0021- FOXROCK D13A/0626- MOUNT MERRION D13B/0291- DEANSGRANGE D08A/0326- BLACKROCK D13B/0289- GOATSTOWN D08A/0332- MOUNT MERRION D13B/0088- BLACKROCK D08B/0851- LEOPARDSTOWN D10B/0486- KILMACUD D09A/0484- MOUNT MERRION D14A/0136- SHANKILL D14A/0393- GOATSTOWN D14B/0148- FOXROCK D08A/1226- DUN LAOGHAIRE D15A/0100- CHURCHTOWN D08B/0037- DUNDRUM D14A/0802- BLACKROCK D13A/0488- CHURCHTOWN D10B/0185- KILMACUD D10A/0267- DALKEY D10B/0141- FOXROCK D10B/0095- BLACKROCK D10A/0066- RATHFARNHAM D09A/0487- GLENAGEARY D10B/0321- BLACKROCK	D10A/0533-BOOTERSTOWN D12B/0213- DUN LAOGHAIRE D10A/0365- BLACKROCK D08A/0377- BOOTERSTOWN D10B/0460- GOATSTOWN D10A/0267- DALKEY D08A/0435- SHANKILL D12A/0235- BLACKROCK D08A/0545- CARRICKMINES D12B/0172- BLACKROCK D09A/0484- MOUNT MERRION D10B/0445- BLACKROCK D15A/0100- CHURCHTOWN D07B/0705- BLACKROCK D12B/0361- GLENCULLEN D14B/0211- KILLINEY D09A/0010- GLENAGEARY D12B/0007- LEOPARDSTOWN D11B/0370- GOATSTOWN D10B/0452- MONKSTOWN D15B/0004- GLENAGEARY D06A/0665- BLACKROCK D08A/0495- GLENAGEARY D06B/0906- SANDYFORD D06B/0678- BOOTERSTOWN D09A/0685- MOUNT MERRION D06B/0658- BLACKROCK D06A/1816- DUN LAOGHAIRE D06A/1560- MOUNT MERRION D06B/0907- BLACKROCK D07B/0379- BLACKROCK D06A/0785- DALKEY D09B/0078- DUN LAOGHAIRE D07B/0986- DALKEY D08A/0009- MONKSTOWN D07A/1150- GLENAGEARY D08A/0208- RATHFARNHAM D08B/0056- LEOPARDSTOWN D08A/0269- MONKSTOWN D09A/0375- GLENAGEARY D08A/0235- DUN LAOGHAIRE D09A/0425- FOXROCK D14A/0136- SHANKILL D08B/0648- WINDY ARBOUR

(appendix "A")

**P A C K 1 ( F I X E D F E E )**

**HOUSE EXTENSION (WHERE PLANNING PERMISSION IS NOT REQUIRED , up to 40 sq m.)**

<b>INCEPTION</b> Visit site, provide general advice to the client	€ 0
<b>OUTLINE</b> - Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (500 euro+ vat), - Outline design - house extension including revisions to existing ground floor level (900 euro+ vat), - External 3d visuals	€1400+VAT
<b>DETAIL DESIGN</b> Provide detailed drawings and ensure that design complies with building regulations.	€1600+VAT
<b>TENDER</b> Put the project out to tender  <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> <i>Printing/Photocopying                      60.00</i> <i>Couriers/postage                              15.00</i> <i>Detailed tender review (by QS)        500-700</i>	€250+VAT
<b>PROJECT PLANNING</b> Arrange for contract to be signed with selected Contractor, RIAI contracts	€250+VAT
<b>ON SITE OPERATIONS</b> 4 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 150+ Vat, each bank cert €50 + VAT/per cert	€600+ VAT
<b>ARCHITECTS CERTS</b> (2 certs required- €150+VAT/per certificate) Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,	€300+VAT



## OTHER CONSULTANTS:

**STRUCTURAL ENGINEER**- recommended for simple projects, required for more complex extensions (to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR**- recommended

We strongly advise to check the construction cost before preparing tender/detailed drawings.

**HEALTH AND SAFETY CONSULTANT**- required under new regulations

New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

The Health and Safety Authority  
Metropolitan Building  
James Joyce Street  
Dublin 1.  
Email: wcu@hsa.ie

## **APPROXIMATE CONSTRUCTION COST**

New build: from 1800-2000 per sq m (incl VAT)

Full renovation/refurbishment 700-1200 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid until 31st of July 2016



(appendix "A")

## PACK 2

### SMALL HOUSE EXTENSION

(USUALLY SINGLE STOREY EXTENSION WHERE PLANNING PERMISSION IS REQUIRED)

#### FIXED FEE

<b>INCEPTION</b>	€ 0
Visit site, provide general advice to the client	
<b>OUTLINE</b>	€1600+VAT
<ul style="list-style-type: none"> <li>-Take client's instruction and discuss proposals with other professionals,</li> <li>- Prepare CAD survey of existing house (500 euro+ vat for houses up to 100 sq m, for complex/bigger houses the fee may increase),</li> <li>- Outline design-house extension including revisions to existing ground floor level (1100 euro+ vat), -</li> <li>- External 3d visuals</li> </ul>	
<b>DESIGN</b>	€900+VAT
-Prepare a planning application	
<i>Approximate additional expenses paid by client:</i>	
<i>Printing/Photocopying</i>	<i>60.00</i>
<i>Couriers/postage</i>	<i>15.00</i>
<i>Ordnance Survey</i>	<i>120.00</i>
<i>Planning fee</i>	<i>34.00</i>
<i>Newspaper Ad.</i>	<i>200.00 - 250.00</i>
<b>DETAIL DESIGN</b>	€2100+VAT
Provide detailed drawings and ensure that design complies with building regulations.	
<b>TENDER</b>	€250+VAT
Put the project out to tender	
<i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i>	
<i>Printing/Photocopying</i>	<i>60.00</i>
<i>Couriers/postage</i>	<i>15.00</i>
<i>Detailed tender review (by QS)</i>	<i>500-700</i>
<b>PROJECT PLANNING</b>	€250+VAT
Arrange for contract to be signed with selected Contractor, RIAI contracts	
<b>ON SITE OPERATIONS</b>	€750+ VAT
<p>5 site visits during construction to enable the works to be certified on completion.</p> <p>The day to day management and supervision of the work is by the client and contractor.</p> <p>If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 150+ Vat, each bank cert €50 + VAT/per cert</p>	
<b>ARCHITECTS CERTS</b>	€300+VAT
(2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,	

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## OTHER CONSULTANTS:

**STRUCTURAL ENGINEER**- recommended for simple projects, required for more complex extensions (to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR**- recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

**HEALTH AND SAFETY CONSULTANT** required under new regulations

New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

The Health and Safety Authority  
Metropolitan Building  
James Joyce Street  
Dublin 1.  
Email: wcu@hsa.ie

## **IMPORTANT- NEW BUILDING REGULATIONS 2014**

### **The BC(A)R System – from March 2014**

- From 1st March 2014, all building types, except for extensions to domestic dwellings of less than 40m2, are included in the BC(A)R 2014, and may only be designed and certified by a Registered Architect, Chartered Engineer and Chartered Building Surveyor.

### **Building Owner's Obligations under BC(A)R**

Building owners will be required to appoint, for almost any building or works starting from March 2014 onward, a Design Certifier and an Assigned Certifier as well as a competent Builder. The building owner's obligations include:

- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Design Team to design the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Builder to construct the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Assigned Certifier who will prepare an Inspection Plan, inspect and certify, with the Builder, that the new building, when complete, is built in accordance the Building Regulations.

### **The Role of the Assigned Certifier and Builder, During the Construction Stage**

- The Assigned Certifier will implement the Inspection Plan with the Builder.
- The Assigned Certifier will collate certificates, sub-certificates, ancillary certificates, warranties and tests as set out in the Inspection Plan, with the Builder.
- The Assigned Certifier will respond to requests for additional information by the BCA.

### **The Role of the Assigned Certifier and the Builder at Completion**

The Assigned Certifier and the Builder having collated all the required certificates identified in the Inspection Plan, collected from all those identified, sub-contractors, suppliers, testers, manufacturers and are satisfied that the building is built in accordance with the Building Regulations, co-sign the Statutory Completion Certificate and lodge it with the BCA, 3 -5 weeks in advance of the Completion date. The Building will not be permitted to be occupied, used or rented, without the building being placed on the Building Control Authority Register.

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**CONTRIBUTION**

Please be aware that Local Authorities are charging contributions for house extension over 40sq.m, approximately 100 euro per sq. m.

**APPROXIMATE CONSTRUCTION COST**

New build: from 1800-2000 per sq m (incl VAT)

Full renovation/refurbishment 700-1200 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid until 31st of July 2016



(appendix "A")

**PACK 3**

**FULL REFURBISHMENT OF THE EXISTING HOUSE AND 2-3 STOREY HOUSE EXTENSION**

**FIXED FEE**

<b>INCEPTION</b>	Visit site, provide general advice to the client	€ 0
<b>OUTLINE</b>	-Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (700 euro+ vat for houses up to 100 sq m, for complex/bigger houses the fee may increase), - Outline design (1800 euro+ vat), External 3d visuals	€2500+VAT
<b>DESIGN</b>	-Prepare a planning application  <i>Approximate additional expenses paid by client:</i> <i>Printing/Photocopying</i> 60.00 <i>Couriers/postage</i> 15.00 <i>Planning fee</i> 34.00 <i>Ordnance Survey</i> 120.00 <i>Newspaper Ad.</i> 200.00 - 250.00	€1200+VAT
<b>DETAIL DESIGN</b>	Provide detailed drawings and ensure that design complies with building regulations.	€2900+VAT
<b>TENDER</b>	Put the project out to tender  <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> <i>Printing/Photocopying</i> 60.00 <i>Couriers/postage</i> 15.00 <i>Detailed tender review (by QS)</i> 500-700	€250+VAT
<b>PROJECT PLANNING</b>	Arrange for contract to be signed with selected Contractor, RIAI contracts	€250+VAT
<b>ON SITE OPERATIONS</b>	10 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 150+ Vat, each bank cert €50 + VAT/per cert	€1500+ VAT
<b>ARCHITECTS CERTS</b>	(2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,	€300+VAT





## OTHER CONSULTANTS:

**STRUCTURAL ENGINEER**- required during tender/construction stage  
(to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR**- recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

**HEALTH AND SAFETY CONSULTANT**- required under new regulations  
New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

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Metropolitan Building  
James Joyce Street  
Dublin 1.  
Email: wcu@hsa.ie

## **IMPORTANT- NEW BUILDING REGULATIONS 2014**

### **The BC(A)R System – from March 2014**

- From 1st March 2014, all building types, except for extensions to domestic dwellings of less than 40m2, are included in the BC(A)R 2014, and may only be designed and certified by a Registered Architect, Chartered Engineer and Chartered Building Surveyor.

### **Building Owner's Obligations under BC(A)R**

Building owners will be required to appoint, for almost any building or works starting from March 2014 onward, a Design Certifier and an Assigned Certifier as well as a competent Builder. The building owner's obligations include:

- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Design Team to design the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Builder to construct the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Assigned Certifier who will prepare an Inspection Plan, inspect and certify, with the Builder, that the new building, when complete, is built in accordance the Building Regulations.

### **The Role of the Assigned Certifier and Builder, During the Construction Stage**

- The Assigned Certifier will implement the Inspection Plan with the Builder.
- The Assigned Certifier will collate certificates, sub-certificates, ancillary certificates, warranties and tests as set out in the Inspection Plan, with the Builder.
- The Assigned Certifier will respond to requests for additional information by the BCA.

### **The Role of the Assigned Certifier and the Builder at Completion**

The Assigned Certifier and the Builder having collated all the required certificates identified in the Inspection Plan, collected from all those identified, sub-contractors, suppliers, testers, manufacturers and are satisfied that the building is built in accordance with the Building Regulations, co-sign the Statutory Completion Certificate and lodge it with the BCA, 3 -5 weeks in advance of the Completion date. The Building will not be permitted to be occupied, used or rented, without the building being placed on the Building Control Authority Register.

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## CONTRIBUTION

Please be aware that Local Authorities are charging contributions for house extension over 40sq.m, approximately 100 euro per sq. m.

## APPROXIMATE CONSTRUCTION COST

New build: from 1800-2000 per sq m (incl VAT)

Full renovation/refurbishment 700-1200 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid until 31st July 2016



(appendix "A")

**PACK 4**

**NEW HOUSE ( STANDARD CONSTRUCTION DETAILS, up to 120 sq m)**

**FIXED FEE**

<b>INCEPTION</b> Visit site, provide general advice to the client	€ 0										
<b>OUTLINE</b> -Take client's instruction and discuss proposals with other professionals, - Outline design, External 3d Visuals	€2300+VAT										
<b>DESIGN</b> -Prepare a planning application  <i>Approximate additional expenses paid by client:</i> <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;">Printing/Photocopying</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td style="padding-left: 20px;">Couriers/postage</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td style="padding-left: 20px;">Planning fee</td> <td style="text-align: right;">65.00</td> </tr> <tr> <td style="padding-left: 20px;">Ordnance Survey</td> <td style="text-align: right;">120.00</td> </tr> <tr> <td style="padding-left: 20px;">Newspaper Ad.</td> <td style="text-align: right;">200.00 - 250.00</td> </tr> </table>	Printing/Photocopying	60.00	Couriers/postage	15.00	Planning fee	65.00	Ordnance Survey	120.00	Newspaper Ad.	200.00 - 250.00	€1100+VAT
Printing/Photocopying	60.00										
Couriers/postage	15.00										
Planning fee	65.00										
Ordnance Survey	120.00										
Newspaper Ad.	200.00 - 250.00										
<b>DETAIL DESIGN</b> Provide detailed drawings and ensure that design complies with building regulations.	€2900+VAT										
<b>TENDER</b> Put the project out to tender  <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;">Printing/Photocopying</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td style="padding-left: 20px;">Couriers/postage</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td style="padding-left: 20px;">Detailed tender review (by QS)</td> <td style="text-align: right;">500-700</td> </tr> </table>	Printing/Photocopying	60.00	Couriers/postage	15.00	Detailed tender review (by QS)	500-700	€250+VAT				
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Detailed tender review (by QS)	500-700										
<b>PROJECT PLANNING</b> Arrange for contract to be signed with selected Contractor, RIAI contracts	€250+VAT										
<b>ON SITE OPERATIONS</b> 10 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 150+ Vat, each bank cert €50 + VAT/per cert	€1500+ VAT										
<b>ARCHITECTS CERTS</b> (2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,	€300+VAT										



## OTHER CONSULTANTS:

**STRUCTURAL ENGINEER**- required during tender/construction stage  
(to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR**- recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

**HEALTH AND SAFETY CONSULTANT**- required under new regulations  
New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

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### **The Role of the Assigned Certifier and Builder, During the Construction Stage**

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- The Assigned Certifier will respond to requests for additional information by the BCA.

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## CONTRIBUTION

Please be aware that Local Authorities are charging contributions for a new house approx €115 per square metre of residential development.

## APPROXIMATE CONSTRUCTION COST

New build: from 1800-2000 per sq m (incl VAT)

Full renovation/refurbishment 700-1200 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid until 31st of July 2016



(appendix "A")

**P A C K 5**

**NEW HOUSE ( STANDARD CONSTRUCTION DETAILS, over 120 sq m)**

**FIXED FEE**

<b>INCEPTION</b> Visit site, provide general advice to the client	€ 0										
<b>OUTLINE</b> -Take client's instruction and discuss proposals with other professionals, - Outline design, External 3d visuals	€2600+VAT										
<b>DESIGN</b> -Prepare a planning application  <i>Approximate additional expenses paid by client:</i> <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Printing/Photocopying</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td>Couriers/postage</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td>Planning fee</td> <td style="text-align: right;">65.00</td> </tr> <tr> <td>Ordnance Survey</td> <td style="text-align: right;">120.00</td> </tr> <tr> <td>Newspaper Ad.</td> <td style="text-align: right;">200.00 - 250.00</td> </tr> </table>	Printing/Photocopying	60.00	Couriers/postage	15.00	Planning fee	65.00	Ordnance Survey	120.00	Newspaper Ad.	200.00 - 250.00	€1500+VAT
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<b>DETAIL DESIGN</b> Provide detailed drawings and ensure that design complies with building regulations.	€3500+VAT										
<b>TENDER</b> Put the project out to tender  <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Printing/Photocopying</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td>Couriers/postage</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td>Detailed tender review (by QS)</td> <td style="text-align: right;">500-700</td> </tr> </table>	Printing/Photocopying	60.00	Couriers/postage	15.00	Detailed tender review (by QS)	500-700	€250+VAT				
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<b>PROJECT PLANNING</b> Arrange for contract to be signed with selected Contractor, RIAI contracts	€250+VAT										
<b>ON SITE OPERATIONS</b> 15 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 150+ Vat, each bank cert €50 + VAT/per cert	€2250+ VAT										
<b>ARCHITECTS CERTS</b> (2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,	€300+VAT										



## OTHER CONSULTANTS:

**STRUCTURAL ENGINEER**- required during tender/construction stage  
(to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR**- recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

**HEALTH AND SAFETY CONSULTANT**- required under new regulations  
New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

The Health and Safety Authority  
Metropolitan Building  
James Joyce Street  
Dublin 1.  
Email: wcu@hsa.ie

## **IMPORTANT- NEW BUILDING REGULATIONS 2014**

### **The BC(A)R System – from March 2014**

- From 1st March 2014, all building types, except for extensions to domestic dwellings of less than 40m2, are included in the BC(A)R 2014, and may only be designed and certified by a Registered Architect, Chartered Engineer and Chartered Building Surveyor.

### **Building Owner's Obligations under BC(A)R**

Building owners will be required to appoint, for almost any building or works starting from March 2014 onward, a Design Certifier and an Assigned Certifier as well as a competent Builder. The building owner's obligations include:

- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Design Team to design the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Builder to construct the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Assigned Certifier who will prepare an Inspection Plan, inspect and certify, with the Builder, that the new building, when complete, is built in accordance the Building Regulations.

### **The Role of the Assigned Certifier and Builder, During the Construction Stage**

- The Assigned Certifier will implement the Inspection Plan with the Builder.
- The Assigned Certifier will collate certificates, sub-certificates, ancillary certificates, warranties and tests as set out in the Inspection Plan, with the Builder.
- The Assigned Certifier will respond to requests for additional information by the BCA.

### **The Role of the Assigned Certifier and the Builder at Completion**

The Assigned Certifier and the Builder having collated all the required certificates identified in the Inspection Plan, collected from all those identified, sub-contractors, suppliers, testers, manufacturers and are satisfied that the building is built in accordance with the Building Regulations, co-sign the Statutory Completion Certificate and lodge it with the BCA, 3 -5 weeks in advance of the Completion date. The Building will not be permitted to be occupied, used or rented, without the building being placed on the Building Control Authority Register.

REGISTERED  
ARCHITECT

2016

RIAI

REGISTERED  
PRACTICE

2016

RIAI

## CONTRIBUTION

Please be aware that Local Authorities are charging contributions for a new house approx €115 per square metre of residential development.

## APPROXIMATE CONSTRUCTION COST

New build: from 1800-2000 per sq m (incl VAT)

Full renovation/refurbishment 700-1200 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid until 31st of July 2016

