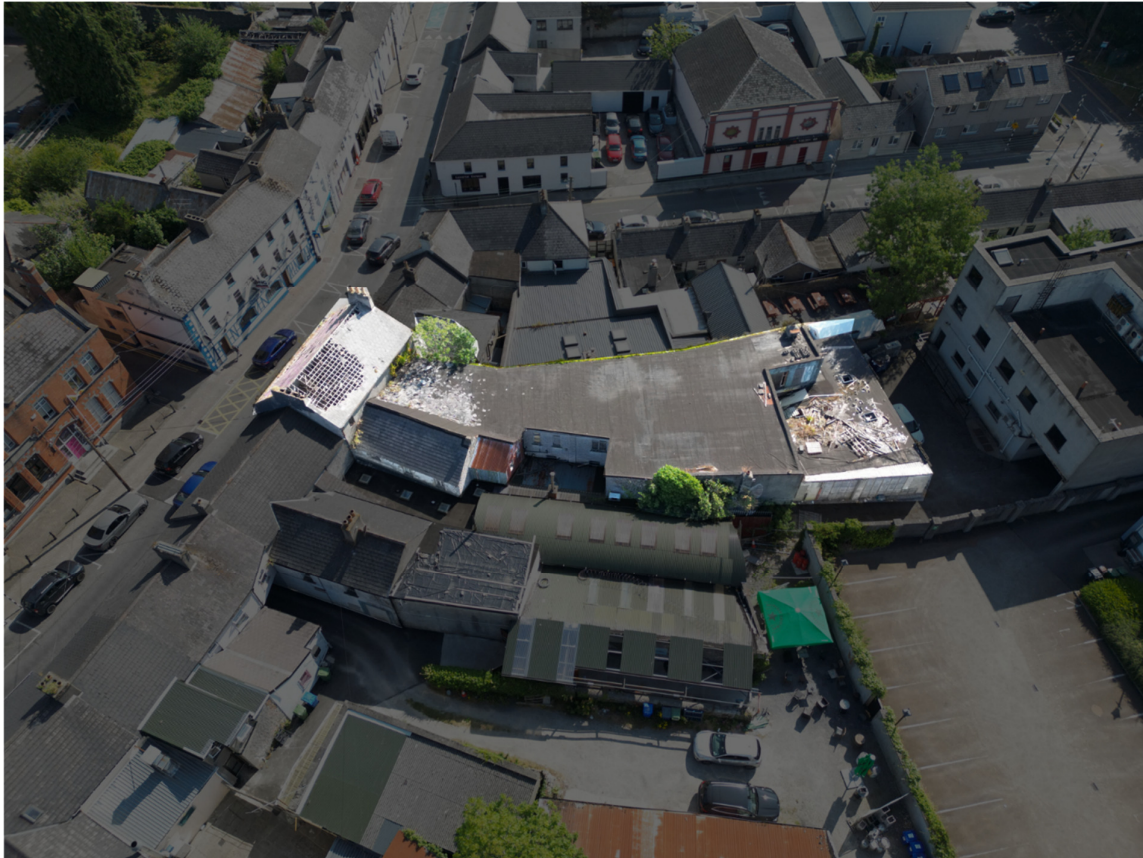




Brief for Fire and DAC Consultant for 102 Main Street,

Portlaoise, Co. Laois for

Laois County Council

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Revision 00 - 31/07/2026

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Project Name: 102 Main Street Portlaoise

Project No: 26007

Document Title: Brief for Fire and DAC Consultant

Revision: 00

Revision	Date		Prepared	Checked	Approved
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To be read in conjunction with separate Part VIII drawing and Project Programme documents.

Role Description: Fire & DAC Consultant

Fire and DAC consultant for the delivery of an 11 no. unit social housing apartment scheme based on development of the approved Part VIII design, including the feasibility of providing an additional apartment on the ground floor (the 11th unit) in place of the approved communal / enterprise space.

The development at 102 Main Street, Portlaoise will consist of the demolition of the existing, derelict, three storey 'County Hotel' building (approx. 857 m²), the construction of a new, four storey, 864 m² apartment building, the construction of additional pedestrian access point to the site, varied boundary treatments, landscaping works and all ancillary site works.

The consultant will be engaged throughout the development and delivery of the scheme to detailed design, tender action, construction stage and handover. Tenders will be invited for the construction of the scheme and the Form of Contract shall be the Public Works Contract for Building Works designed by the Employer – PWCF-1.

The procurement of the contractor shall be in compliance with the Government's Construction Procurement Reform programme and the Capital Works Management Framework. (CWMF) (constructionprocurement.gov.ie.)

The consultant will be engaged in the supervision of the construction of the scheme and handover of the completed scheme to Laois County Council.

The relevant stages under the CWMF are as follows:

- (i) Preliminary Report Stage
- (ii) Design Stage
- (iii) Tender Action, evaluation, award stage
- (iv) Construction Stage
- (v) Handover of works stage.

The consultant will be required to revise the design to incorporate any changes that arise out of the Laois County Council and/or the Department of Housing review of the design.

The main building contractor will undertake the construction of the scheme in accordance with the drawings prepared by the design team.

The appointed consultant shall be responsible for Fire Consultant Roles as follows:

- Liaising with the Local Authority Fire Department and the preparation of technical submissions (fire strategy reports and supporting drawings) to the Local Authority Fire Department under the various fire, health and safety legislations, including the Building Control and Fire Services Acts.
- Provision of expert advice throughout all design and construction phases in relation to the application and interpretation of the building control & Fire Safety legislation
- Monitoring and witnessing on-site fire safety provisions (passive and active fire safety systems)
- Advising the Design Team on detailed design and specification of specialist fire resisting elements – both passive and active, including review and comment on contractor proposals.

The appointed consultant shall be responsible for Disability and Access Consultant Role as follows

- Liaising with the Local Authority Access Control Officer and the preparation of technical submissions (DAC strategy reports and supporting drawings) to the Local Authority under the various Health and Safety, Accessibility and Building Control Acts
- Provision of expert advice throughout all design and construction phases in relation to the application and interpretation of the building control & accessibility legislation
- Monitoring and witnessing on-site DAC provisions including internal and external works
- Advising the Design Team on detailed design with respect to DAC requirements, including review and comment on contractor proposals.

The appointed consultant will be required to provide the following Ancillary Certificates in relation to both roles:

- Specialist Designer Ancillary Certificates as follows:
 - SD – Specialist Designer Certificate of Compliance (Design)
 - SI – Specialist Designer Certificate of Inspection
 - SC – Specialist Designer Certificate of Compliance (Completion)
- Alternatively Engineer Ancillary Certificates as follows.
 - ED – Designer Certificate of Compliance (Design)
 - EI – Designer Certificate of Inspection
 - EC – Designer Certificate of Compliance (Completion)

