Dublin City Council
Dublin Fire Brigade
Building Control
165-169 Townsend Street
Dublin 2
D02 RY99

BCMS

Building Control Management System

Date of issue: 21/08/2024

Ref: SN: 3018655 / FSC2403585DC

Description: Dublin City Council Fruit Market , Smithfield, Dublin 7, It is proposed to carry out material change of use and an extension to the existing fruit market at St Michan's Street, Smithfield, Dublin 7.

At: St Michans Street, Dublin 7. **EIRCODE** D07 YR6F

Fire Safety Certificate Application (FSC) **DECISION TO GRANT WITH CONDITIONS**

Managers Order No: FSC1419/24

Dear Sir / Madam,

Dublin City Council hereby certify that the building or works to which the application relates, will, if constructed in accordance with the plans, calculations, specifications and particulars submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations as amended. In considering the application, no assessment has been made as to whether the building or works will comply with the other requirements of the Second Schedule to the Building Regulations as amended. This certificate is **GRANTED** subject to the attached conditions.

Yours sincerely,

Pp
BUILDING CONTROL/ CHIEF FIRE OFFICER

NOTE: An appeal against a decision of a Building Control Authority may be made to An Bórd Pleanála, 64 Marlborough Street, Dublin 1 (Tel: 01-858 8100; LoCall 1890 275 175).

AN APPEAL SHALL

(a) be in writing
(b) state in the name and address of the appellant
(c) state the subject matter of the appeal
(d) state in full the grounds of appeal and the reasons, considerations and arguments on which they area based
(e) be accompanied a fee of €500.00
(f) be made within a period of one month beginning on the day of the decision of the building control authority on an application

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SCHEDULE OF CONDITIONS WITH REASON

Condition 1:
Additional information requested 31st May 2024 and received 26th July 2024 is to be incorporated in the development.
Reason:
To comply with the provisions of Part B of the Second Schedule to the Building Regulations, 1997 to 2023.

Condition 2:
The total occupancy of the Fruit Market, including staff and patrons, is to not exceed 4,100. This is to be controlled by central management and incorporated into the management plan of the building. The door widths and locations are to be in accordance with those indicated on the Ground Floor Plan Rev A (Dwg No. GG/1213/01/04 dated 25/07/24 and prepared by Jensen Hughes)
Reason:
To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2023.

Condition 3:
The Fruit Market is to be predominantly used for food retail. In the event that the space is to be predominantly used for assembly and recreation, or any other material use, a fire safety certificate application would need to be applied for in advance.
Reason:
To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2023.

Condition 4:
The surface linings of walls and ceilings are to achieve a minimum surface spread of flame classification of Class 0 or Class B-s3, d2. The external surfaces of any new timber linings are to achieve this classification by method of impregnation, so that external coatings are not required. The Class 0/Class B-s3, d2 requirement is subject to the variations and special provisions outlined in Section 2.2 of Technical Guidance Document B 2006 Reprint 2020.
Reason:
To comply with Part B2 of the Second Schedule to the Building Regulations, 1997 to 2023.

Condition 5:
Kiosks are to be constructed of materials of limited combustibility, as defined in Table A7 of Technical Guidance Document B 2006 Reprint 2020. Each kiosk is to be provided with either no ceiling, or a perforated ceiling, and should not be covered, to allow for the venting of smoke in the event of a fire.
Reason:
To comply with Part B1, B3, B5 of the Second Schedule to the Building Regulations, 1997 to 2023.

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Condition 6:
All circulation routes are to be kept free from obstructions and additional fire-load at all times. Any temporary signage or seasonal decorations on the kiosk space facing the circulation spaces are to be kept to a minimum. This is to be controlled by central management and incorporated into the management plan of the building.
Reason:
To comply with Part B1 & B3 of the Second Schedule to the Building Regulations, 1997 to 2023.

Condition 7:
There is to be no gas supply, bottled or piped, to the building.
Reason:
To comply with Part B1 of the Second Schedule to the Building Regulations, 1997 to 2023.

Condition 8:
- Any cooking equipment within the building shall be protected by a fire suppression system; installed in accordance with IS EN 16282-7 “Equipment for commercial kitchens Components for ventilation in commercial kitchens” or equal equivalent standard.
- The fire suppression system is to be interfaced with the electrical systems (to shut off on activation) and with the fire detection and alarm system. In addition suitable heat detection is to be provided in any extract ductwork. The ductwork is to be cleaned at regular intervals to avoid grease build up and associated filters are to be replaced as required.
- A suitably located “Lock Stop” (electrical knock off) switch is to be provided for manually isolating any electrical supply in the kitchen/cooking area (switch to be located on route of escape). Maintenance testing and inspection details are to be recorded on the fire safety register.
- Any cooking facilities are either to be provided with permanent ventilation, in accordance with Section 3.4 of Technical Guidance Document B 2006 Reprint 2020, directly to the open air or consist of a recirculation filtration system compliant to DW 172.
- The inspection, cleaning, maintenance and testing is the responsibility of central management. The required staff training and inspection routine are to be incorporated into the management plan of the building.
Reason:
To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2023.

Condition 9:
The amount of permanently open ventilation at roof level and around the perimeter of the building is to be maintained. This ventilation is not to be covered, blocked or reduced at any time.
Reason:
To comply with Part B1, B3 & B5 of the Second Schedule to the Building Regulations, 1997 to 2023.

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Condition 10:
The proposed ESB Substation shall comply with the 2019 ESB MV Substation requirements.
Reason:
To comply with the provisions of Part B of the Second Schedule to the Building Regulations, 1997 to 2022.

Condition 11:
Hose reels, conforming to I.S. EN 61: Part 1, are to be installed in accordance with the relevant recommendations of BS 5306: Part 1. These hose reels are to be suitably located so that they are accessible by staff who are trained to use them only.
Reason:
To comply with the provisions of Part B1 of the Second Schedule to the Building Regulations, 1997 to 2022.

Condition 12:
A fire safety management plan is to be developed with BS 9999: 2017 Fire safety in the design, management and use of buildings - code of practice (Incorporating corrigendum No. 1).
- It is central management's responsibility to develop and implement the fire safety management plan and these conditions fully.
- It is central management's responsibility to ensure that a comprehensive training system is implemented to train staff in evacuation procedures, fire safety systems, and inspection of cooking facilities.
- It is central management's responsibility to ensure good housekeeping protocols are in place and to ensure that there is no storage of goods, waste or decorations in escape routes at any time.

Reason:
To ensure compliance with Part B of the Second Schedule to the Building Regulations, 1997 to 2023.

END.