

The logo for EOBAs (Eamon O'Boyle and Associates) features the letters 'EOBA' in a white, bold, sans-serif font. The letters are set against a background of vertical stripes in various shades of purple and blue. The stripes vary in width and color, creating a textured effect behind the text.

**EOBA**

**Eamon O'Boyle  
and Associates**

chartered fire engineers &  
event safety consultants

# Fire Safety in Apartment Buildings

## Apartment Owners' Network

### CIVIC OFFICES

### 21<sup>st</sup> May 2019

**Eamon O'Boyle – Director  
MAI, BE, C.ENG, FIEI**

# PRESENTATION OVERVIEW

- Legislative Landscape
- Legacy issues – what are they?
- Government response to date
- Possible responses and Issues
- Summary



# ABOUT US

# EAMON O'BOYLE & ASSOCIATES

- **FOUNDED IN 2001**

EOBA comprises highly qualified technical consultants drawn from the public sector as well as private sector engineering and architectural practices, bringing a vast range of skills and experience. We are committed to providing a prompt service to ensure the Fire Engineering discipline does not delay the progression of projects.

- **CONSULTING ENGINEERS**

- Assist in preparing, lodging and liaising with Fire Authorities in respect of Fire Safety Certificates (Fire Strategies for UK projects) and Disability Access Certificates.
- Fire Engineering Analysis to demonstrate Building Regulation compliance where code solutions are restrictive or are not sympathetic with the use of the building.
- We provide all the statutory requirements associated with BCAR certification.

- **SPECIALISTS IN**

- Fire Safety Engineering
- Disability Access
- BCAR
- Health & Safety
- Event Safety
- License Applications
- Safety Officers

# Legislative Landscape

## **Fire Services Acts 1981 & 2003**

- Fire Safety Notice
- Section 18 (6) Notice
- Closure Order

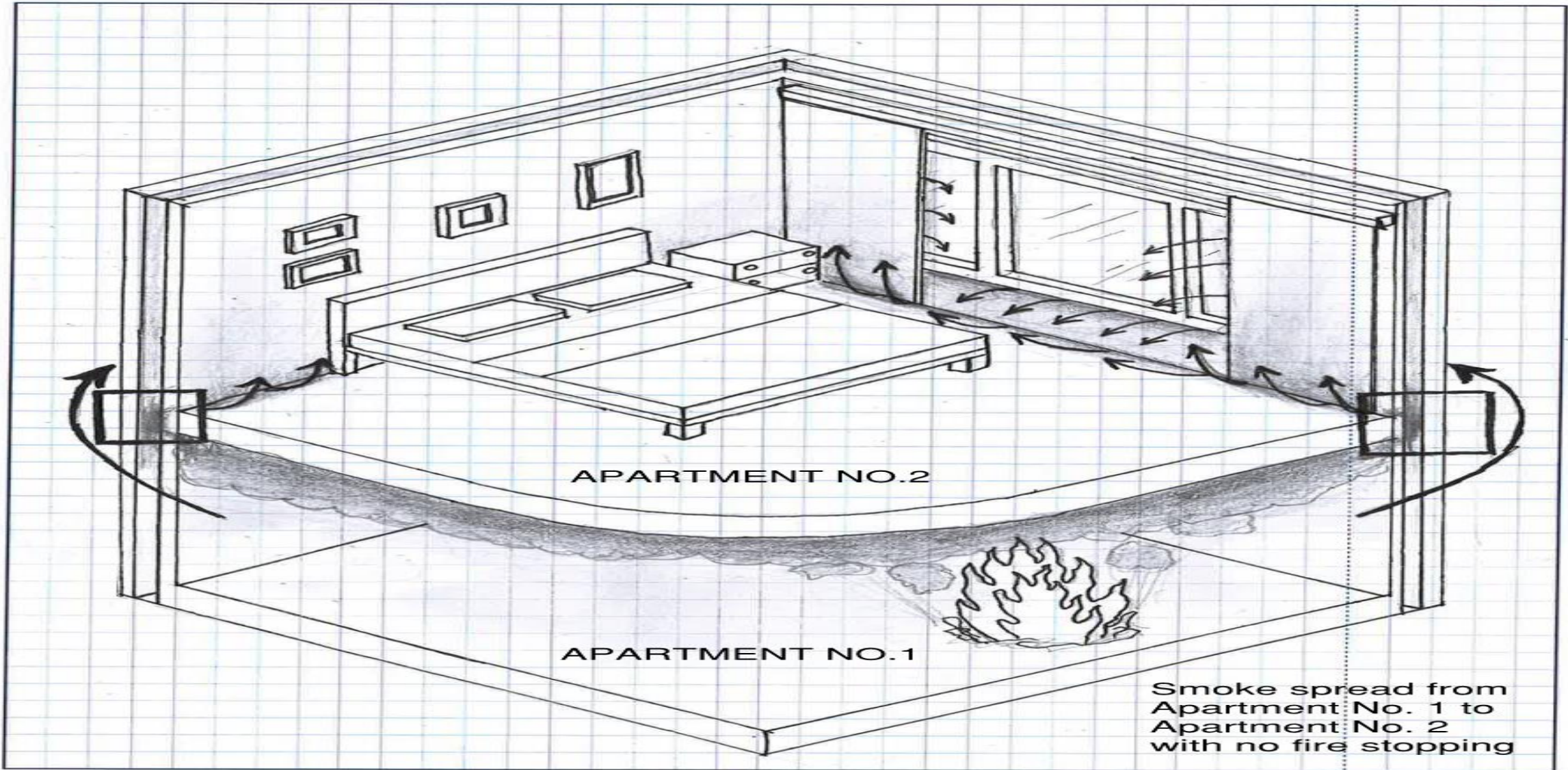
## **Building Control Act**

- Building Regulations
- Building Control Regulations
- Building Control Amendment Regulations



# Legacy Issues

Job No.:	17096	Project:	Dáil Committee on Building Control
Date:	04/04/2017		
Page No.:	06	Task:	Sketch showing smoke movement with no fire stopping.
Name:	Eamon O'Boyle		

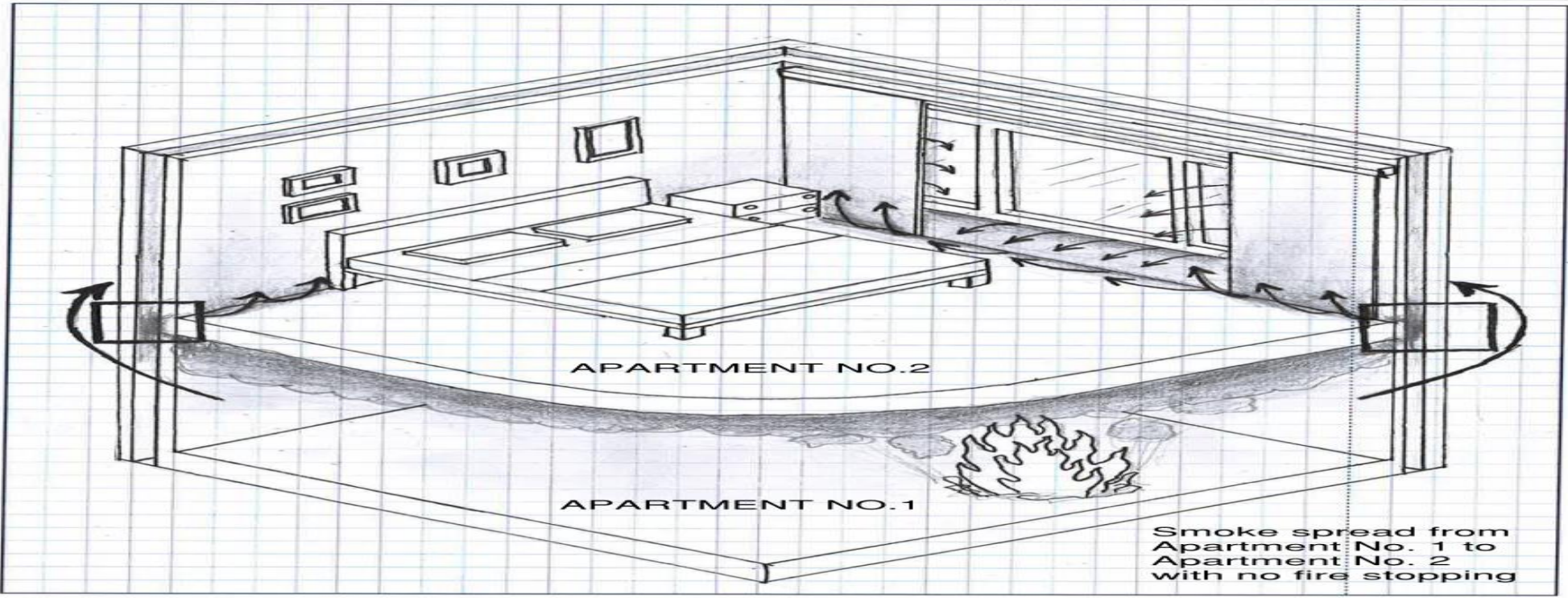


# Legacy Issues



51 Cullenswood Road  
The Triangle  
Ranelagh  
Dublin 6  
t + 353 1 498 2178  
f + 353 1 498 2147  
w eoba.ie  
e info@eoba.ie

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Name:	Eamon O'Boyle		





# Government Response

- EOBA produced a **‘Framework for Enhancing Fire Safety in Dwellings where concerns arise’**.
- Published by Minister Eoghan Murphy



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## Framework for Enhancing Fire Safety in Dwellings where concerns arise

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Prepared by	Eamon O'Boyle and Associates
Date	06/07/2017
Version	Report R

# Government Response

## BCAR 2014

- Apply to construction projects commenced after **1st March 2014**.
- Introduce new **procedural measures** to improve compliance with Building Regulations.
- BCAR requires
  - Mandatory design certification
  - Lodgement of plans and particulars
  - Builder's supervision
  - Certification
- Compliance is verified by inspection of an **Assigned Certifier (AC)**.

# Possible Responses and Issues

## Section 18 (6) Notice

“An authorised person may require a person having control over premises to which this section applies or to an owner or occupier of such premises –

- (a) to carry out a fire safety assessment of such premises and to notify the fire authority of such assessment, and
- (b) to carry out works specified under subsection (9) to such premises within a period of time so specified.”



**THANK  
YOU**

**[info@eoba.ie](mailto:info@eoba.ie)**