

Introduction

The Minister for the Environment, Heritage and Local Government published Technical Guidance Documents (TGDs) A to M under Article 7 of the Building Regulations, 1997 for the purpose of providing guidance with regard to compliance with Parts A to M of the Regulations.

Corrections and minor amendments to current editions of TGDs are issued from time to time as found necessary.

When TGDs are reprinted the opportunity is taken to include existing relevant corrections/amendments in the reprint.

This document contains the text of all currently applicable corrections/amendments made since 1997.

Table 1 provides a summary of all corrections/amendments and identifies those included in most recent reprints.

This document will be updated whenever a new correction/amendment is issued.

The latest version of this document can be downloaded from the Department's website: www.environ.ie under the headings "What We Do", "Building Standards", "Technical Guidance Documents" and is also available from

Government Publications Sale Office
Sun Alliance House,
Molesworth Street,
Dublin 2.

Table 1: Amendments/Corrections to TGDs 1997-2004

TGD	Title	Date			Amendments / Corrections	
		Original	New Edition	Reprint	Included in reprint	Not yet Included
A	Structures	Dec. 1997	-	May 2005	A(i), A(ii), A(iii), A(iv), A(v), A(vi) A(vii), A(viii)	
B	Fire Safety	Dec. 1997	-	May 2005	-	B(i), B(ii), B(iii), B(iv), B(v), B(vi), B(vii), B(viii), B(ix), B(x)
C	Site Preparation and Resistance to Moisture	Dec. 1997	Sept. 2004	-	-	-
D	Materials and Workmanship	Dec. 1997	Aug. 2000	May 2005	D(i)	-
E	Sound	Dec. 1997	-	May 2005	E(i)	-
F	Ventilation	Dec. 1997	Dec. 2002	May 2005	F(i), F(ii)	-
G	Hygiene	Dec. 1997	-	May 2005	G(i), G(ii)	-
H	Drainage & Waste Water	Dec. 1997	-	May 2005	H(i), H(ii), H(iii), H(iv), H(v)	-
J	Heat Producing Appliances	Dec. 1997	-	May 2005	J(i), J(ii), J(iii), J(iv)	-
K	Stairways, Ladders, Ramps and Guards	Dec. 1997	-	May 2005	K(i), K(ii), K(iii), K(iv), K(v), K(vi) K(vii), K(viii), K(ix), K(x), K(xi), K(xii), K(xiii), K(xiv), K(xv), K(xvi), K(xvii)	-
L	Conservation of Fuel and Energy	Dec. 1997	-	May 2005	L(i), L(ii)	-
L	Conservation of Fuel and Energy: Dwellings	Dec. 1997	June 2002	May 2005	L(i), L(ii), L(iii), L(iv), L(v), L(vi) L(vii), L(viii), L(ix), L(x), L(xi), L(xii), L(xiii), L(xiv), L(xv), L(xvi), L(xvii), L(xviii), L(xix), L(xx), L(xxi), L(xxii)	-
M	Access for People with Disabilities	Dec. 1997	June 2000	May 2005	M(i), M(ii), M(iii)	-

May 2005

AMENDMENTS AND CORRECTIONS

Technical Guidance Document A - Structure

- A(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998
- A(ii) **1.0.1**, last sentence : replace with :
- “ Wind loads should be in accordance with CP3 : Chapter V : Part 2, using wind speeds based on Diagram 15 of this Technical Guidance Document or BS 6399: Part 2 using wind speeds based on Diagram 15A of this Technical Guidance Document.”
- A(iii) **1.2.1**, Loading: insert between BS 6399: Parts 1 and 3 :
- “BS 6399 : Part 2 (For wind loads and using the wind speed map in Diagram 15A)”
- A(iv) **Diagram 15** : Additional Diagram 15A included.
- A(v) **Standards and other references**, insert :
- “BS 6399 : Loading for buildings Part 2 : Code of Practice for wind loads.”
- A(vi) Reference to I.S. 1:1991 in the following sections is hereby replaced by:
- **Design provisions.** item 1.1.5.2(c). cement (type CEM I) to I.S. EN 197 - 1: 2001
 - **Standards and other References.** I.S. EN 197 - 1: 2001
- A(vii) **Standards and other references:-**
- Replace I.S. EN 197 Part 1 and 2 with I.S. EN 197 - 1:2001
- A(viii) **Diagram 15:** Wind speed map updated.

Technical Guidance Document B - Fire Safety

- B(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998
- B(ii) **1.2.2.1:** delete the second sentence of the second paragraph.
- B(iii) **1.2.5.3:** in the second sentence, replace the words "protected doorways" with :
- “storey exits”
- B(iv) **1.3.8.4** - replace the first sentence of sub-paragraph (iii) with the following :
- “in the case of a protected lobby or corridor at basement level, be ventilated by means of permanent openings to the open air having an area not less than 0.05 m², or where the protected lobby or corridor provides access at any storey level to an enclosed car park or area of special fire risk, be ventilated by means of permanent openings to the open air having an area not less than 0.4 m².”
- B(v) **1.4.2.4:** after “provisions outlined at 1.3.6” add the following :
- “unless the stairway is an unprotected stairway forming part of an escape route in accordance with the provisions of any Code of Practice or other Document referred to in sub-section 1.1 appropriate to the particular use.”
- B(vi) **1.5.6:** under item (c), replace the dimension "1.5 m" with the following :
- “1.7 m”.
- B(vii) **1.5.7.3** - replace the first sentence with the following :
- “All doorways within the stairway enclosure should be fitted with a door, which in the case of an existing door to a habitable room or kitchen should be fitted with an appropriate self-closing device”

Diagram 17 : under the heading of “combustible material should not be placed in or exposed to the cavity except for :” add the following after sub-paragraph (d) :

“(e) Thermal insulating material.”

B(viii) Appendix A, Table A6:

Remove item 6 in the second column “Timber or plywood with density more than 400 kg/m³, painted or unpainted” from “Class 0” rating and include under “Class 3” rating.

B(ix) Appendix F:

under the heading “Standards referred to in BI, British Standards Institution”, add the following :

“BS 5588 : Part 11 : 1997 Code of Practice for shops, offices, industrial, storage and other similar buildings.”

Technical Guidance Document D - Materials & Workmanship (2000 edition)

D(i) The dimensions stated in Diagram 1 are all in millimetres (mm).

Technical Guidance Document E - Sound

E(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998

Technical Guidance Document F - Sound

F(i) Table 1:- Background Ventilation in Bathrooms. Replace 6500 m² per bath/shower with 6500 mm² per bath/shower.

F(ii) Table 1:- Background Ventilation in Sanitary Accommodation. Replace 6500 m² per WC with 6500 mm² per WC.

Technical Guidance Document G - Hygiene

G(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998

G(ii) **Pars. 2.1 to 2.5** - replace with the following :

2.1 Guidance on the scale of provision, selection, installation, and special requirements of sanitary appliances in buildings is contained in BS 6465 Sanitary installations, Part 1: 1994.

2.2 Technical Guidance Document M should be consulted for guidance in relation to provisions in relation to disabled people. Certain types of buildings, offices, shops, factories, etc., may also be subject to specific legislative requirements. The relevant legislation should be consulted.

2.3 Notwithstanding 2.1 above, a minimum scale of provision of one water closet and one washbasin is considered adequate for a dwelling (house or flat). The washbasin should be located in, or adjacent to, the room containing the water closet.

2.4 A room or other space containing a water closet should be separated from a place used for the preparation or cooking of food by means of -

(a) in the case of a building used solely as a dwelling, a door, and

(b) in any other case, a properly ventilated passage or lobby."

Technical Guidance Document H - Drainage and Waste Water Disposal

H(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998

H(ii) Table 7:- delete reference to rigid asbestos cement pipes and replace with :

"fibre cement to I.S. EN 588-1".

replace list of standards covering rigid concrete pipes with :

"I.S. 6, BS 5911 and for surface water drainage only, I.S. 166."H(iii)

Key to diagrams 7 & 8

replace description of granular material with:

"should be 10 mm aggregate conforming to I.S. 5 : 1990 having a compaction fraction of 0.2 or less when tested in accordance with BS 8310: 1985 Appendix D."

H(iv) Table 9:- alter the minimum diameter for circular manholes for a depth of 1.5m or less to :

"1000".

H(v) **Standards and other references -**

delete reference to I.S. 243 and BS 3656 and insert :

"I.S. EN 588-1: 1997, Fibre-cement pipes for sewers and drains - Part 1: Pipes, joints and fittings for gravity systems."

Technical Guidance Document J - Heat Producing Appliances

J(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998

J(ii) 2.18 : 4th line - Delete :

"under a hearth".

J(iii) **5.2** : Table 3:- replace titles in bold to read as follows -

"Location of tank"

"Bund required"

"Protection from fire in a building"

"Protection from fire in relation to a boundary".

(iv) Reference to I.S. 51: 1983 in the following sections is hereby replaced by I.S. EN 1457: 1999 Class A1 NI

- **Brick/Block chimneys.** item 2.12(a).

- **Chimneys** 3.11(a), and

- **Standards and other References.**

Technical Guidance Document K - Stairways, Ladders, Ramps and Guards

K(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998

K(ii) **Paragraph 1.0 (ii):** to read:

means of access for people with disabilities (see Technical Guidance Document M)

K(iii) **Paragraph 1.1.3:** Add at end of paragraph:

For stepped approaches to entrances which are accessible to people with disabilities, see Technical Guidance Document M, Paragraphs 1.5 and 1.22.

K(iv) **Paragraph 1.1.4,** final line, to read:

...and BS 5395-1: 2000.

K(v) Table 1: - Rise, going and pitch. Note 4: to read:

In stairs which are intended to satisfy the needs of ambulant disabled people (see Technical Guidance Document M, Paragraphs 1.14 and 1.30), the rise should not be greater than 175 mm and the going should not be less than 250 mm.

K(vi) **Paragraph 1.1.6:** to read:

The varying thread width of a tapered step can cause people to misjudge distances and

lead to falls. For this reason, the use of tapered steps should be avoided. If it is necessary to use them, they should preferably be situated at the bottom of the stairs.

Public stairs should not contain tapered steps.

Where consecutive treads are used, a uniform going should be maintained. For tapered treads, the going should conform with par, I.1.4 when measured as follows -

- (a) if the flight is narrower than 900 mm, measured in the middle, and
- (b) if the flight is 900 mm or wider, measured 270 mm from each side.

In addition, the going at the narrow end should be a minimum of 75 mm

K(vii) **Paragraph 1.1.10**, final line, to read:

...and M – Access for People with Disabilities applies.

K(viii) **Paragraph 1.1.11**: Add at end of paragraph:

For stairs suitable for use by ambulant disabled people, see guidance in Technical Guidance Document M, paragraphs 1.14 and 1.30.

K(ix) **Paragraph 1.1.19**, line 5: to read:

...recommendations of BS 6262-4: 1994...

K(x) **Paragraph 1.1.21** to read:

Further guidance on stairways and ladders is given in the following:-

I.S. 158: 1987 Closed String Wood Stairs

BS 5395-1: 2000 Stairs, ladders and walkways, Part 1, Code of Practice for the design, construction and maintenance of straight stairs and winders;

BS 5395-2: 1984 Stairs, ladders and walkways, Part 2, Code of practice for the design of helical and spiral stairs

BS 5395-3: 1985 Stairs, ladders and walkways, Part 3, Code of practice for the design of industrial type stairs, permanent ladders and walkways;

BS 6180: 1999 barriers in and about buildings. Code of practice;

BS 6399-1: 1996; Loading for buildings Code of practice for dead and imposed loads;

BS 7553: 1992 Specification for loft ladders.

K(xi) **Paragraph 1.2.4** to read:

...and M – Access for People with Disabilities applies.

K(xii) **Paragraph 2.1** to read:

BS 6180: 1999, gives advice on general design and...

K(xiii) **Paragraph 2.4** to read:

Guarding should be provided for any window, the sill of which is more than 1400 mm above external ground level and is less than 800 mm in height above internal floor level. Where a window is capable of being opened, special care must be taken to ensure that the guarding must remain in place and effective at all times (see *Diagram 6*).

K(xiv) **Paragraph 2.5**, last line, to read:

...recommendations of BS 6262-4: 1994.

K(xv) **Paragraph 2.9**, line 5, to read:

...forces set out in BS 6399-1: 1996.

K(xvi) **Paragraph 2.9**, line 9, to read:

...of BS 6180: 1999, should be followed.

K(xvii) **Standards and other references**

I.S. 158: 1987 Closed String Wood Stairs

BS 5395-1: 2000 Stairs, ladders and walkways, Part 1, Code of practice for the design, construction and maintenance of straight stairs and winders;

BS 5395-2: 1984 Stairs, ladders and walkways, Part 3, Code of practice for the design of helical and spiral stairs AMD 6076

BS 5395-3: 1985 Stairs, ladders and walkways, Part 2, Code of practice for the design of industrial type stairs, permanent ladders and walkways AMD 14247

BS 6180: 1999 Barriers in and about buildings. Code of practice. AMD 13292

BS 6262-4: 1984 Glazing for Buildings. Safety related to human impacts

BS 6399-1: 1996: Loading for buildings. Part 1 Code of practice for dead and imposed loads AMD 13669

BS 7553: 1992 Specification for loft ladders AMD 7417.

Technical Guidance Document L - Conservation of Fuel and Energy (1997 Edition)

L(i) Transitional Arrangements:- Replace 1 January 1998 with 1 July 1998.

L(ii) Table 23:- Primary Circuit Losses (kWh/yr) Heading on 5th column to read <50 m²

Technical Guidance Document L - Conservation of Fuel and Energy Dwellings (2002)

L(i) Table 2: Heading over Column 2 amended to read:-

Maximum combined area of external doors,

windows and roof lights (A_{ope}) as % of floor area (A_f).

L(ii) Table 2: Note 1 amended to read:-

NOTE 1: Intermediate values of “combined areas” or of “U-values” may be estimated by interpolation in the above Table. Alternatively the following expression may be used to calculate the appropriate values: $A_{ope}/A_f = 0.4825/(U_{ope} - 0.27)$. This expression may also be used to calculate appropriate values outside the range covered by the Table.

L(iii) Table 6: heading in first column to read:

“Total thickness of insulation (mm)”

L(iv) “Provision of adequate roof space ventilation” replace the word “Ventilation” with “Condensation”

L(v) Table 20: bottom section amended to read:-

This table is derived for walls as in W3(a) above, except with 100 mm of insulation ($\lambda = 0.04$) between 100 mm studs, and an additional layer of insulation as specified in the Table across the studs.

L(vi) Dwelling - Assessment of Compliance on Basis of Heat Energy Rating Standard Calculation Worksheet

“Total Basic Air Change Rate should read: (32) + (33) + (34) = (35)

L(vii) Table 29: NOTE: 7th line amended to read:

“where $N = 0.038F - 0.00005F^2$ (for $F \leq 300$ m³)

L(viii) Solar and Other Energy Gains; Paragraph C.17 “Table 30” Amended to read:

“Table 32”

L(ix) Table 33: Note 1: 4th line amended to read: “ $N = 0.038F - 0.00005F^2$ (for $F \leq 300$ m³)

L(x) Table 33: Note 2: 3rd, 4th, 5th lines amended to read:

10W, 10W, 25W respectively.

L(xi) Example E.1; Semi-Detached House: Door and Window Openings: amended to read:

(including 1.8 m² rear door)

L(xii) Example E1 - Heat Energy Rating Calculation:- Amended to read:

Gross Air Change Rate (35) + (43) = 0.98 (44)

L(xiii) Example E1 - Heat Energy Rating Calculation:- Amended to read:

“Total Other Gains (69) + (70) = 650.72 (71)

L(xiv) Example E1 - Heat Energy Rating Calculation:- Amended to read:

“Total Gains (68) + (71) = 1005.22 (72)

L(xv) Example E1 - Heat Energy Rating Calculation:- Amended to read:

“Gains/Loss Ratio (72) / (50) = 5.50 (73)

L(xvi) Example E1 - Heat Energy Rating Calculation:- Amended to read:

“Base Temperature (K) (77) - (76) = 12.85 (78)

L(xvii) Example E1 - Heat Energy Rating Calculation:- Amended to read:

“Energy to meet Space Heat Demand 0.024 x (79) x (50) = 5931.11 kWh/yr (80)

L(xviii) Section3: Insulation of Hot Water Storage Vessels, Pipes and Ducts: Paragraph 3.4 - Amended to read:

.....to the standard outlined in Paragraph 3.3

above,.....

L(xix) Standards and Other References I.S. EN ISO 10211-2:2001 Thermal bridge in building construction - heat flows and surface temperature. Part 2 linear thermal bridges

L(xx) Standard and Other References:

Other Publications referred to:-

Homebond “Right on Site” Issue No. 28, Building Regulations 2002 - Conservation of Fuel and Energy - Dwellings 2002

L(xxi) Standard and Other References:

Other Publications referred to:-

Architectural Heritage Protection Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government 2004.

L(xxii) “All Table numbers corrected (other than Tables 1 - 4), including references to Tables in the text”.

Technical Guidance Document M - Access for People with Disabilities

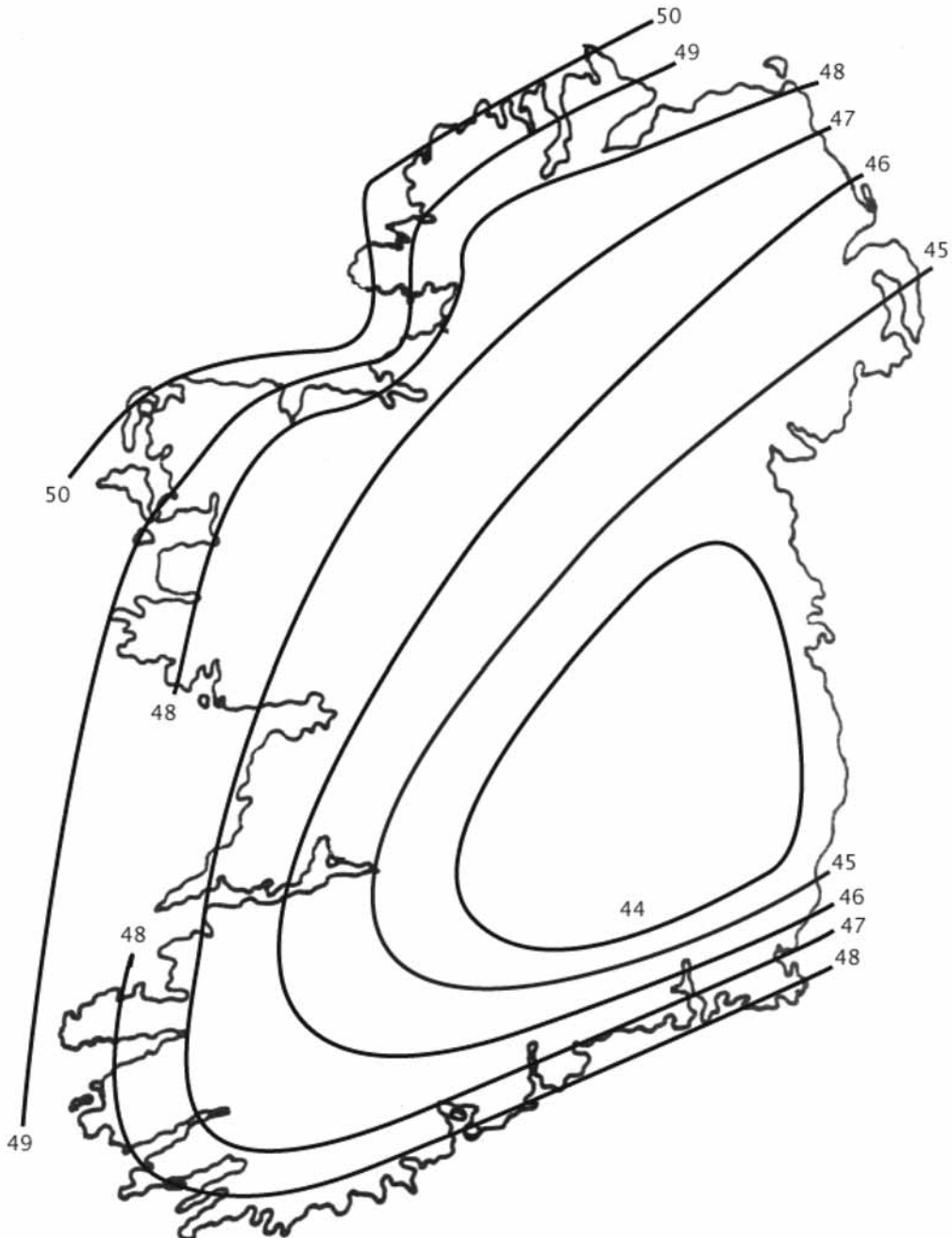
M(i) Paragraph 1.4 (f) should read:

“where the gradient is steeper than 1 in 20, there should be a suitable continuous handrail on each side of slopes and landings (see par. 1.6)”.

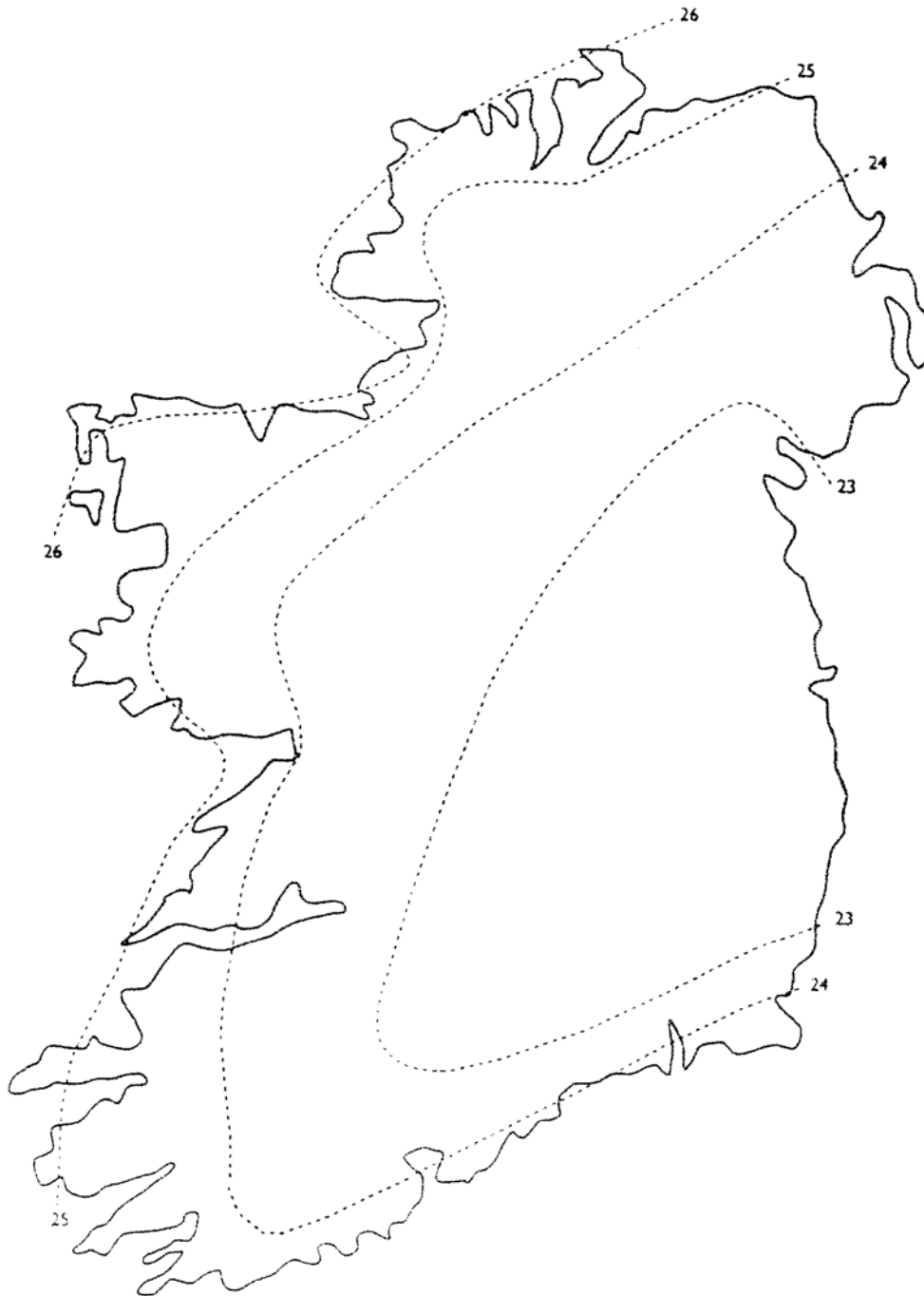
M(ii) Paragraph 1.30 (e): “280 mm” should read “250 mm”.

M(iii) Paragraph 2.9: Replace final sentence with following:

“The choice of door type and location should be such as not to pose undue hazard on a circulation route or be otherwise dangerous in use”.



Estimated maximum gust speed (m/s) with return period 50 years.
Valid for a height of 10 m above open level country
Note: For sites on the south, west and north coasts increase by 2%
(Data supplied by Met Éireann)



Estimated maximum 60 minute wind speed (m/s) with return period 50 years. Valid for a height of 10 m above terrain of category II (farmland with boundary hedges, occasional small farm structures, houses or trees)
Data supplied by Met Éireann