



STATUTORY INSTRUMENTS.

S.I. No. 359 of 2026

BUILDING CONTROL (AMENDMENT) REGULATIONS 2026

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I, John Cummins, Minister of State at the Department of Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 6 and 18 of the Building Control Act 1990 (No. 3 of 1990) (as adapted by the Housing, Planning and Local Government (Alteration of Name of Department and Title of Minister) Order 2020 (S.I. No. 408 of 2020)) and the Housing, Local Government and Heritage (Delegation of Ministerial Functions) Order 2025 (S.I. No. 364 of 2025), hereby make the following regulations:

Citation

1. (1) These Regulations may be cited as the Building Control (Amendment) Regulations 2026.

(2) The Principal Regulations and these Regulations may be cited together as the Building Control Regulations 1997 to 2026 and shall be construed together as one.

Commencement

2. These Regulations come into operation on the 27th day of July 2026.

Interpretation generally

3. In these Regulations:

“Principal Regulations” means the Building Control Regulations 1997 (S.I. No. 496 of 1997).

Amendment of Article 7 of the Principal Regulations

4. The Principal Regulations are amended by substituting for Article 7(2)(c) the following -

“(c) This Part applies to works in connection with the design and construction of a new dwelling or an extension to a dwelling involving a total floor area greater than 45 square metres.”

Amendment of Article 9 of the Principal Regulations

5. The Principal Regulations are amended by substituting for Article 9(2)(b) the following -

“(b) an extension to a dwelling involving a total floor area greater than 45 square metres,”

*Notice of the making of this Statutory Instrument was published in
"Iris Oifigiúil" of 24th July, 2026.*

Amendment of Article 20A of the Principal Regulations

6. The Principal Regulations are amended by substituting for Article 20A(2)(b)(ii) the following -

“(ii) an extension to a dwelling involving a total floor area greater than 45 square metres,”

Amendment of Article 20F of the Principal Regulations

7. The Principal Regulations are amended by substituting for Article 20F(2)(b) the following -

“(b) an extension to a dwelling involving a total floor area greater than 45 square metres,”

GIVEN under my hand,
21 July, 2026.

JOHN CUMMINS,
Minister of State at the Department of Housing,
Local Government and Heritage.

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation.)

These Regulations amend the Building Control Regulations (S.I. No. 496 of 1997) to align with the increase to the existing floor area thresholds in planning exemptions for extensions to dwellings, as set out under the Planning and Development (Exempted Development (Act of 2000)) Regulations 2026.

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