

Statutory Guidelines to Running and Operating both residential and commercial properties.

The list below should be read in full by managers to ensure a working understanding of key guidelines and ensure only licenced service providers are used ongoing in installation and maintenance of key services such as Fire Alarm, Access control systems, Gas Boilers, Lifts and correct certification maintained ongoing.

1. Housing Act -
https://www.lawreform.ie/fileupload/RevisedActs/WithAnnotations/HTML/en_act_1966_0021.htm
 - a. A key legal guideline to rights of landlord and tenants and requirements to maintain property, a must read
2. Multi-Unit Developments Act - <http://www.irishstatutebook.ie/eli/2011/act/2/enacted/en/html>
 - a. Regulation on running of apartment blocks (in excess of 5 units) – a must read
3. Housing (Standards for Rented Houses) Regulations 2017 - Minimum Standards to which a Tenant is entitled to in Rented Accommodation
https://www.housing.gov.ie/sites/default/files/publications/files/guide_to_minimum_standards_in_rented_accomodation_sept_2017.pdf
4. Property Services Regulatory Authority – <http://www.psr.ie/>
 - a. The licencing authority for providing services to property
5. Residential Tenancy Board - <https://onestopshop.rtb.ie/new-changes-to-rental-legislation/student-specific-accommodation>
 - a. The go to body for dispute resolution regarding residential tenancies, also provides very easy to read guidelines and templates for both landlords and tenants
6. Residential Fire Guidelines
 - a. Fire Services Act 1981 & 2003 <http://www.irishstatutebook.ie/eli/1981/act/30/enacted/en/html>
 - b. Dublin City Council Fire Legislation - <http://www.dublincity.ie/main-menu-services-dublin-fire-rescue-and-emergency-ambulance-service/fire-safety-legislation>
 - c. Fire Task Force Report -
https://www.housing.gov.ie/sites/default/files/publications/files/fire_safety_in_ireland_-_report_of_the_fire_safety_task_force.pdf
 - d. Health and Safety Authority (HSA) - Safety, Health and Welfare at Work Act, 2005 - For work places -
https://www.hsa.ie/eng/Publications_and_Forms/Publications/Safety_and_Health_Management/Guide_to_the_Safety,_Health_and_Welfare_at_Work_Act,_2005.html
 - e. Fire Escapes Lighting Detection Alarms - <https://www.hsa.ie/eng/Topics/Fire/>
 - f. The Fire Engineering Systems Association (FESA) is a trade association which was founded to represent the interests of the Fire Detection & Alarm System industry and also includes the Gaseous Fire Suppression industry. - <https://fesa.ie/>
7. Private Security Authority Act - https://www.psa.gov.ie/en/PSA/Pages/statutory_functions
 - a. The licencing body for installation and certification of security devices such as CCTV and alarms
8. Gas Boilers
9. Registered Gas Installer - <http://www.rgii.ie/safety/renting-tenants-landlords.2710.html>