



etb
Bord Oideachais agus
Oiliúna Thiobraid Árann
Tipperary Education and
Training Board

Tender document

Volume A – Works Requirements

Dan Breen House, 74 Davis Street, Tipperary,
E34 YN72



Document Control

DATE	REVISION	DESCRIPTION	PREPARED	REVIEWED	APPROVED
05.09.2025	1 st issue	For tender	NW	SQ	AS
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SQ = Shane Quinn

NW = Nigel Ward

PB = Patrick Brown

AS = Austin Sammon



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Preliminaries and general conditions

A10

Project particulars

Clauses

110 The works

Name: Dan Breen House

Nature: The Tipperary Youth & FET Centre, providing educational and youth facilities. It includes classrooms, workshops, a youth café, a music hub, and outdoor amenities.

Location: Dan Breen House 74 Davis Street, Tipperary Town, County Tipperary, Ireland, E34 YN72.

Timescale for construction work: Refer to Tender & Schedule (FTS-5), Schedule Part 1 G

120 Employer (client)

Name: Tipperary County Council

Address: Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N8NW, Ireland.

Contact: Frank Cussen

Telephone: 0818 065000

Email: customerservice@tipperarycoco.ie

130 Project supervisor construction stage

Project supervisor construction stage: The contractor.

Period of appointment: Between the Starting Date and the date of Substantial Completion of the Works contemplated in the Works Requirements

140 Person empowered by the contract to act on behalf of the employer

Title: Employer's Representative

Name: Robin Lee Architecture

Address: 6-9 Trinity Street Dublin, D02 EY47

Contact: Robin Lee

Telephone: +44 (0) 203368 6725

Email: robin@robinleearchitecture.com

150 Project supervisor design process

Name: Robin Lee Architecture

Address: 6-9 Trinity Street Dublin, D02 EY47

Telephone: robin@robinleearchitecture.com

160 Quantity surveyor

Name: SAMMON

Address: Bogay, Letterkenny, Co. Donegal, F92 TA46

Contact: Austin Sammon

Telephone: 048 71 271323

Email: a.sammon@sammon.eu

200 **Consultants**

Description: Structural engineer

Name: CORA Consulting Engineers

Contact: Kevin O'Mahony

Address: Behan House 10 Lower Mount Street Dublin 2

Telephone: 01 661 1100

Email: kevin.omahony@cora.ie

200 **Consultants Type A**

Description: Mechanical & Electrical engineer

Name: Delap & Waller

Contact: Joe Weafer

Address: 1st Floor Bloomfield House, Bloomfield Avenue, Dublin 8

Telephone: 01 535 5900

Email: jweafer@delapandwaller.com

Ω End of Section

A11

Tender and contract documents

Clauses

110 Tender documents

The tender documents are

The specification, including Preliminaries/ general conditions.

The following drawings:

Refer Volume A - Works Requirements.

120 Contract drawings

The contract drawings: The same as the tender drawings.

Exceptions:

160 Preliminary Safety and Health Information

Location: Information for insertion in the safety and health plan is included in these Preliminaries in section A34. It refers to information given elsewhere in the Preliminaries, specification, drawings and associated documents.

180 Other documents

Inspection: Drawings and other documents relating to the Contract but not included in the tender documents may be seen by appointment during normal office hours at the office of Tipperary County Council.

The documents include: Refer Volume D - Information Pack

Ω End of Section

A12 The site/ existing buildings

Clauses

110 The site

Description: The building to be repurposed as a modern Youth, Education & Training Centre.

120 Existing buildings on/ adjacent to the site

Description: Restoration and renovation of the existing building for use as a energy efficient modern youth & further education and training centre.

Restoration of outbuildings and courtyard for use as workshop and training area.

140 Existing utilities and services

Drawings: (Information shown is indicative only): Refer to Tender Drawings.

Other information: Refer to Preliminary Health & Safety File.

Contractor to proceed with caution and implement safe digging practices in line with HSG 47 'Avoiding danger from underground services'

170 Site investigation

Report: Included in the tender documents.

180 Safety and health file

Availability for inspection: The Health and Safety File for the site/ building may be seen by appointment during normal office hours at: Refer A10/120 .

Other documents: Refer Volume D- Information Pack

Arrangements for inspection: See A10/120

200 Access to the site

Description: Site access is via James Street

Limitations: Do not block pedestrian or vehicular access

Access for inspections: Provide access at reasonable times for both on-site and off-site work.

210 Parking

Restrictions on parking of the Contractor's and employees' vehicles: Contractor vans or employees vehicles will only be permitted to park in the carpark with parking permits for this carpark for the duration of the works

220 Use of the site

General: Do not use the site for any purpose other than carrying out the Works.

Limitations: Refer to the Preliminary Safety and Health File.

On-site construction works shall be between the hours of:0700-1900hrs Monday to Saturday and shall exclude Sundays and public holidays.

Limitations: The Contractor shall maintain and manage all aspects of the site boundary. All site entrances shall be controlled and monitored to ensure unauthorised access is avoided. The Contractor is reminded of his Civil Law duty to prevent trespass onto the site within the COM Regulations 2007.

230 Surrounding land/ building uses

General: Adjacent or nearby uses or activities are as follows:

Refer Architects drawing D.103 Site Plan.

240 Health and safety hazards

General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present:

See Preliminary Safety and Health File included in Volume D - information pack...

Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.

Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 Site visit

Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

Arrangements for visit: Details for site visits are outlined on the Invitation to Tender letter

Ω End of Section

A13

Description of the work

Clauses

120 The works

Description: Restoration and renovation of the existing building for use as an energy efficient modern youth & further education and training centre. Restoration of outbuildings and courtyard for use as workshop and training area. There is also a new building extension onto the existing building and associated site development works and landscaping as per the drawings.

Ω End of Section

A20

OGP Public Works Contract for Minor Building and Civil Engineering Works Designed by the Employer

Clauses

Public Works Contract for Minor Building and Civil Engineering Works Designed by the Employer

The Contract: Public Works Contract for Minor Building and Civil Engineering Works Designed by the Employer, document reference PW-CF5 v.2.9 25-11-2025.

Requirement: Allow for the obligations, liabilities and services described.

Conditions - No Amendments

- 1 - The Contract - No Amendments
- 2 - The Law - No Amendments
- 3 - Loss, damage and injury - No Amendments
- 4 - Management - No Amendments
- 5 - Contractor's personnel - No Amendments
- 6 - Property - No Amendments
- 7 - The Site - No Amendments
- 8 - Quality, testing and defects - No Amendments
- 9 - Time and completion - No Amendments
- 10 - Claims and adjustments - No Amendments
- 11 - Payment - No Amendments
- 12 - Termination - No Amendments
- 13 - Disputes - No Amendments
- 14 - Covid-19 Mandatory Closure - No Amendments
- 15 - Price Variation - No Amendments

Schedule Part 1

Schedule

Document reference: FTS5 v2.9 25-11-2025

Will be completed as follows: See Volume B - Tender and Schedule

Execution

The contract will be executed: Under seal.

Execution - No Amendments

Ω End of Section

A30 Tendering/ subletting/ supply

Clauses

110 Scope

General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 Tendering procedure

General: In accordance with the principals set out in section 8 and 9 of the Instructions to Tenders.

160 Exclusions

Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.

Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 Acceptance of tender

The Employer and Employer's representatives

Offer no guarantee that any tender will be recommended for acceptance or be accepted.

Will not be responsible for any cost incurred in the preparation of any tender.

Acceptance: Conditional on evidence that documents referred to in the Suitability assessment questionnaire, insurances and other documents. It is a precedent to the award of the contract that the successful tenderer for the contract must comply with current Tax Clearance Procedures (available at www.finance.gov.ie). In most circumstances, for tenderers resident in the State, this means the successful tenderer must have a current Tax Clearance Certificate can be obtained.

190 Period of validity

Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than refer to Volume B - Tender and Schedule.

Pricing/ submission of documents

210 Preliminaries in the specification

Measurement rules: Preliminaries/ General Conditions sections (A10 - A56 inclusive) have been prepared in accordance with ARM.

220 Pricing of preliminaries

Charges: When pricing Preliminaries, identify separately for each item where, for the purpose of valuing the work, the charge for that item is considered to be:

Fixed: (i.e. where the charge for the item does not depend on duration).

Time related: (i.e. where the charge for the item is dependent on duration).

250 Priced documents

Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.

Measurements: Where not stated, ascertain from the drawings.

Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

Submit: With tender

310 Tender

General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

500 Tender stage method statements

Method statements: Prepare, describing how and when the following is to be carried out:
Commissioning and testing of engineering instalations. .
Statements: Submit within one week of request.

530 Substitute products

Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.

Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

570 Safety and health information

Content: Describe the organization and resources to safeguard the safety and health of operatives, including those of subcontractors, and of any person whom the works may affect.

Include

- A copy of the contractor's safety and health policy document, including risk assessment procedures.
- Method statements on how risks from hazards identified in the preliminary safety and health plan will be addressed.
- Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
- Accident, sickness and enforcement action records for the past five years.
- Relevant construction knowledge and experience of managing, coordinating and monitoring others.
- Experience in preparing and monitoring compliance with safety plans/ files.
- The number and type of staff available for this project with details of their training, skills, experience and duties.
- Proposed site organization including emergency procedures, fire prevention and escape and arrangements for welfare facilities.
- Review procedures to obtain feedback.

Submit:

590 Site Waste Management Plan

Details: Site Waste Management Plan is required.

Reference: Contractor to submit project construction waste management plan prior to commencement. The transfer off site must be carried out by operators holding appropriate and valid waste collection permits.

The removal and correct disposal of any asbestos material must be included as part of the Contractors H&S Plan.

595 Environmental policy

Environmental Policy

Location: See A11/180.

Evidence of compliance: Refer Volume D- Information Pack

Project Environmental Management System: Develop a system compatible with the existing policy.

:

635 Supply chain agreements

General: All consultants, subcontractors and suppliers possibly involved in the tasks listed must agree to the principles of collaborative working.

Agreements in place:

Proposed agreements: Provide details of all subcontractors/ suppliers who will be entering into framework agreements to undertake the tasks listed.

Submittal date:

Ω End of Section

A31

Provision, content and use of documents

Definitions and interpretations

110 Definitions

Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated here or in the appropriate referenced document.

120 Communication

Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek, provide or obtain information, consent or instructions, or make arrangements.

Format: In writing to the person named in clause A10/140 unless specified otherwise.

Response: Do not proceed until response has been received.

130 Products

Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.

Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

135 Site equipment

Definition: Apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.

Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.

Excludes: Products and equipment or anything intended to form or forming part of the permanent works.

145 Contractor's choice

Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.

150 Contractor's Design

Meaning: Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.

155 Submit proposals

Meaning: Submit information in response to specified requirements.

160 Terms used in specification

Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes removal and disposal of associated pipework, wiring, ductwork or other services.

Remediate: Action or measures taken to lessen, clean up, remove or mitigate the existence of hazardous materials; in accordance with standards, or requirements as may be set out by statutes, rules, regulations or specification.

Fix: Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging. To include all labour, materials and site equipment for that purpose.

Supply and fix: As above, but including supply of products, components or systems to be fixed, together with everything necessary for their fixing. All products, components or systems are to be supplied and fixed unless stated otherwise.

Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, protect adequately and store until required by the employer/ purchaser, or until required for use in the works as instructed.

Keep for recycling: As 'keep for reuse', but relates to a naturally occurring material rather than a manufactured product.

Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.

Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.

Repair: Execute remedial work to restore something to its original working state. Make secure, sound and neat. Excludes redecoration and/ or replacement.

Refix: Fix removed products.

Ease: Adjust moving parts of designated products, or work to achieve free movement and good fit in open and closed positions.

Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.

System: Equipment, accessories, controls, supports and ancillary items (including installation) necessary for that section of the work to function.

170 **Manufacturer and product reference**

Definition: When used in this combination:

Manufacturer: the person or legal entity under whose name or trademark the particular product, component or system is marketed

Product reference: the proprietary brand name and/ or identifier by which the particular product, component or system is described.

Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 **Substitution of products**

Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.

Reasons: Submit reasons for the proposed substitution.

Documentation: Submit relevant information, including:

manufacturer and product reference;

cost;

availability;

relevant standards;

performance;

function;

compatibility of accessories;

proposed revisions to drawings and specification;

compatibility with adjacent work;

appearance;

copy of warranty/ guarantee.

Alterations to adjacent work: If needed, advise scope, nature and cost.

Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 Cross references

Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.

Related terminology: Where a numerical cross reference is not given, the relevant sections and clauses of the specification will apply.

Relevant clauses: Clauses in the specification section referred to that deal with general matters, ancillary products and workmanship also apply.

Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

220 Referenced documents

Conflicts: Specification prevails over referenced documents.

240 Substitution of standards

Specification to Irish or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in Ireland.

Before ordering: Submit notification of all such substitutions.

When requested: Submit for verification documentary evidence as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.

250 Currency of documents and information

Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 Sizes

General dimensions: Products are specified by their coordinating sizes.

Timber: Cross section dimensions shown on drawings are:

Target sizes as defined in IS EN 336 for structural softwood and hardwood sections.

Finished sizes for non-structural softwood and hardwood sawn and further processed sections.

Documents provided on behalf of employer

410 Additional copies of drawings/ documents

Copies: Two of each contract drawing and contract document will be issued free of charge (not counting any certified copies).

Additional copies: Issued on request and charged to the Contractor.

440 Dimensions

Scaled dimensions: Do not rely on.

460 The specification

Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

480 **Technical documents**

Reference documents: Available for inspection by appointment during the normal office hours at the office of

Document titles:-

Documents provided by contractor/ subcontractors/ suppliers

610 **Production information**

Contractor/ Domestic subcontractor provide:

Submit

For comment and make any necessary amendments.

Sufficient copies of final version for distribution to all affected parties.

630 **Technical literature**

Keep on site for reference by all supervisory personnel

Manufacturers' current literature relating to all products to be used in the Works.

Relevant IS Standards and Codes of Practice.

Copies: To be lodged in Building Manual.

640 **Maintenance instructions and guarantees**

Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before Practical Completion.

Emergency call out services: Provide subcontractors' telephone numbers for use after completion.

Copies: To be lodged in Building Manual.

Document/ data interchange

850 **Electronic data interchange**

Data: Types and classes of communication:

Parties: Between:

Requirements:

Ω End of Section

A32 Management of the works

Generally

110 Supervision

General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.

Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and public service company/ authority. Obtain and supply information as necessary for coordination of the work.

130 Insurance claims

Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person administering the contract on behalf of the Employer, Project Supervisor Design stage and the Insurers.

Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

Health and Safety: Advise the HSA of any notifiable occurrence.

150 Ownership

Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

Programme/ progress

250 Monitoring

Progress: Record on a copy of the programme kept on site.

Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.

Key Performance Indicators

Details:

Performance: Record progress against each KPI.

Corrective action: If performance falls below target, submit proposals as soon as possible.

260 Site meetings

General: Site meetings will be held to review progress and other matters arising from administration of the Contract.

Frequency:

Location:

Accommodation: Ensure availability at the time of such meetings.

Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.

Chairperson (who will also take and distribute minutes):

290 Notice of completion

Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.

Associated works: Ensure necessary access, services and facilities are complete.

Period of notice (minimum):

Control of cost

420 Removal/ replacement of existing work

Extent and location: Agree before commencement.

Execution: Carry out in ways that minimize the extent of work.

440 Measurement

Covered work: Give notice before covering work required to be measured.

460 Interim valuations

Applications: Include details of amounts requested under the Contract together with all necessary supporting information.

Submission: At least seven days before established dates.

470 Products not incorporated into the Works

Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the conditions of contract, together with their respective values.

Evidence: When requested, provide evidence of freedom of reservation of title.

480 Labour and equipment returns

Records: Provide for verification at the beginning of each week in respect of each of the previous seven days.

Records must show

The number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the Works or Services, including those employed by subcontractors.

The number, type and capacity of all mechanical, electrical and power-operated equipment employed in connection with the Works or Services

Ω End of Section

A33

Quality standards/ control

Standards of products and executions

110 Incomplete documentation

General: Where and to the extent that products or work are not fully documented, they are to be:
Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.

Suitable for the purposes stated or reasonably to be inferred from the project documents.

Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 Workmanship skills

Operatives: Appropriately skilled and experienced for the type and quality of work.

Registration: With FAS Construction Skills Certification Scheme or equivalent programme recognised by FAS.

Evidence: When requested, operatives must produce a card containing the following details:

Name of the registering body.

Registration number.

Expiry date.

Contact details of issuing body.

Holder's name and photograph.

130 Quality of products

Generally: New. (Proposals for recycled products may be considered).

Supply of each product: From the same source or manufacturer.

Whole quantity of each product required to complete the Works: Consistent in kind, size, quality and overall appearance.

Tolerances: Where critical, measure a sufficient quantity to determine compliance.

Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 Quality of execution

Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.

Colour batching: Do not use different colour batches where they can be seen together.

Dimensions: Check on-site dimensions.

Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.

Location and fixing of products: Adjust joints open to view so they are even and regular.

140 Evidence of Compliance

Proprietary products: Retain on site evidence that the proprietary product specified has been supplied.

Performance specification: Submit evidence of compliance, including test reports indicating:

Properties tested.

Pass/ fail criteria.

Test methods and procedures.
Test results.
Identity of testing agency.
Test dates and times.
Identities of witnesses.
Analysis of results.

150 Inspections

Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:

Date of inspection.
Part of the work inspected.
Respects or characteristics which are approved.
Extent and purpose of the approval.
Any associated conditions.

160 Related work

Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:

Appropriately complete.
In accordance with the project documents.
To a suitable standard.
In a suitable condition to receive the new work.

Preparatory work: Ensure all necessary preparatory work has been carried out.

170 Manufacturer's recommendations/ instructions

General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.

Changes to recommendations or instructions: Submit details.

Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.

180 Water for the works

Mains supply: Clean and uncontaminated.

Other: If proposed, provide evidence of suitability.

Samples/ approvals

210 Samples

Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:

To an express approval.
To match a sample expressly approved as a standard for the purpose.

220 Approval of products

Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.

Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.

Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 Approval of execution

Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.

Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.

Complying sample: Retain in good, clean condition on site. Remove when no longer required.

Accuracy/ setting out generally

320 Setting out

General: Submit details of methods and equipment to be used in setting out the Works.

Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.

Inform: When complete and before commencing construction.

330 Appearance and fit

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

Submit proposals; or

Arrange for inspection of appearance of relevant aspects of partially finished work.

340 Critical dimensions

Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.

Location: Detailed on drawings

350 Levels of structural floors

Maximum tolerances for designed levels to be

Floors to be self-finished, and floors to receive sheet or tile finishes directly bedded in adhesive: +/- 10 mm.

Floors to receive dry board/ panel construction with little or no tolerance on thickness: +/- 10 mm.

Floors to receive mastic asphalt flooring/ underlays directly: +/- 10 mm.

Floors to receive mastic asphalt flooring/ underlays laid on mastic asphalt levelling coat(s): +/- 15 mm.

Floors to receive fully bonded screeds/ toppings/ beds: +/- 15 mm.

Floors to receive unbonded or floating screeds/ beds: +/- 20 mm.

Services generally

410 Services regulations

New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

420 Water regulations/ byelaws notification

Requirements: Notify Local Authority responsible for the water supply of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details.

Consent: Allow adequate time to receive all necessary consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.

440 Gas installation certificate

Before the completion date stated in the Contract: Submit a certificate stating:

The address of the premises.

A brief description of the new installation and/ or work carried out to an existing installation.

Any special recommendations or instructions for the safe use and operation of gas appliances and flues.

The installer's name and address.

A declaration of conformity that the installation is in accordance with statutory requirements

The name and signature of the competent person responsible for checking compliance, who must be a current registered by QQI.

The date on which the installation was checked

Copy: To be lodged in building manual.

445 Service runs

General: Provide adequate space and support for services, including unobstructed routes and fixings.

Ducts, chases and holes: Form during construction rather than cut.

Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.

450 Mechanical and electrical services

Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.

Confirmation: All systems must be commissioned in accordance with approved procedures.

Records: Copies to be lodged in building manual

Supervision/ inspection/ defective work

540 Defects in existing work

Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.

Documented remedial work: Do not execute work which may:

Hinder access to defective products or work; or

Be rendered abortive by remedial work.

560 Tests and inspections

Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.

Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.

Records: Submit a copy of test certificates and retain copies on site.

570 Air permeability

Testing Organization: INAB Accredited.

Method: Pressure test to IS EN ISO 9972:2015.

Permeability

Air Permeability (Existing Building) 15.00m³(m²/hr) @ 50 Pa /
(New Building) 3.00m³(m²/hr) @ 50 Pa

Results: Submit no later than seven days following final test.

Content: Include test results and all supporting data.

Number of copies:2... Include also in building manual.

595 Building Energy Rating

Assessment: Undertaken by a person registered with the National Register of BER Assessors. Submit registration details and evidence of qualifications when requested.

Building type: New Building to be A2, Existing Building and outbuildings to be B2 Energy rating.

Certificate: To be lodged in building manual.

Submit: Before the date for completion stated in the Contract.

610 Proposals for rectification of defective products/ executions

Proposals: Immediately any execution or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.

Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

Work at or after completion

710 Work before completion

General: Make good all damage consequent upon the work.

Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.

Cleaning: Clean the works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.

Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.

Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.

Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 Security at completion

General: Leave the Works secure with, where appropriate, all accesses closed and locked.

Keys: Account for and adequately label all keys, and hand over together with an itemized schedule, retaining duplicate schedule signed as a receipt.

730 Making good defects

Remedial work: Arrange access with point of contact

Rectification: Give reasonable notice for access to the various parts of the Works.

Completion: Notify when remedial works have been completed.

740 Highway/ sewer adoption

Adoption procedure:

Details:

Standard: To the technical approval of the relevant statutory authority

Defects liability/ rectification period:

Maintenance

Undertake to the satisfaction of the relevant statutory authority, including:

Making good of damage due to reasonable wear and tear occurring during the period.

Clean at the end of the period.

Ω End of Section

A34 Security/ safety/ protection

Security, health and safety

120 Execution hazards

Common hazards: **Hazard:** General site risks (e.g., slips, trips, and falls)

Hazard: Vehicle movement on-site

Significant hazards:

Hazard: Working at Height

Hazard: Electrical Hazards (e.g., wiring and equipment)

Hazard: Manual Handling (lifting heavy materials)

Hazard: Asbestos or hazardous materials on site

Hazard: **Hazard:** General site risks (e.g., slips, trips, and falls)

Hazard: Vehicle movement on-site

Hazard: Working at Height

Hazard: Electrical Hazards (e.g., wiring and equipment)

Hazard: Manual Handling (lifting heavy materials)

Hazard: Asbestos or hazardous materials on site

Precautions assumed: Proper site housekeeping, clear signage for obstacles, maintaining clean and dry walkways.

Traffic management plan, designated pedestrian walkways, trained site vehicle operators.

Use of fall arrest systems, scaffolding with guardrails, safety harnesses.

Isolation of power, regular inspection of electrical equipment, warning signs, trained electricians.

Use of lifting equipment, team lifting, proper training in manual handling techniques.

Hazardous material identification, appropriate PPE, licensed removal contractors.

Specification reference: General Safety Protocols (Section 4.1)

Section 6.2 – Site Traffic Management

Section 5.4 – Work at Height Safety Protocol

Section 7.2 – Electrical Safety Procedures

Section 6.3 – Manual Handling Safety

Section 8.5 – Hazardous Materials Handling

Drawing reference: Site layout plan (Drawing No. S-101)

Site Traffic Flow Diagram (Drawing No. S-105)

Scaffold plan (Drawing No. A-102)

Electrical layout (Drawing No. M-003)

Demolition drawings (Drawing No. D-001)

130 Product hazards

Hazardous substances: Exposure to hazardous substances must be minimized in accordance with occupational exposure standards. Personnel must use appropriate PPE and follow guidelines outlined in the **Code of Practice for the Safety, Health and Welfare at Work (Chemical Agents) Regulations 2001**. Dust suppression, proper ventilation, and controlled material handling must be implemented on-site.

Common hazards: Dust and airborne particles from cutting, drilling, and grinding.

Manual handling risks from heavy materials.

Slips, trips, and falls due to uneven surfaces and construction debris.

Noise exposure from machinery and power tools.

Vibration hazards from prolonged use of power tools.

Fire risks from flammable materials and hot works.

Significant hazards: Silica Dust Inhalation, Lung diseases, including asbestosis and mesothelioma and Fire hazards from flammable construction materials and ignition sources.

Hazard: Silica dust inhalation from concrete and masonry work.
Exposure to isocyanates in spray foam insulation and adhesives.
Handling of asbestos-containing materials in renovation or demolition work.

Material: Concrete, mortar, and brick products containing crystalline silica.
Polyurethane-based insulation and coatings.
Old insulation, roofing sheets, or pipe lagging.

Specification reference: Compliance with **HSA guidelines on silica dust control**, including the use of water suppression and respiratory protective equipment (RPE).
Compliance with **COSHH Regulations on isocyanates**, ensuring adequate ventilation and use of full-face respirators.
Follow **Asbestos Regulations 2006**, requiring specialist removal teams and strict containment procedures.

140 Safety and health plan construction phase

Submission: Present to the Employer/ Client no later than

Confirmation: Do not start construction work until the Employer has confirmed in writing that the Safety and Health Plan for the construction stage includes the procedures and arrangements required by the Safety, Health and Welfare at Work (Construction) Regulations.

Content: Develop the plan from and draw on the Outline Construction Phase Safety and Health Plan, clause A30/570, and the information communicated by the Project Supervisor Design process.

150 Security

Protection: Site Access Control

All personnel and visitors must sign in and out at designated entry points.
Only authorized personnel with valid ID and induction training are permitted on-site.
Security fencing and gates must be maintained to prevent unauthorized access.

Surveillance and Monitoring

CCTV cameras must be installed at key entry points, storage areas, and high-risk zones.
Security personnel or site supervisors will conduct regular patrols, especially during off-hours.

Access: All site access points must be controlled to ensure only authorized personnel, visitors, and deliveries can enter. Security fencing and gated entry points will be maintained at all times, with access restricted to those with valid identification and site induction. Sign-in procedures must be followed, and unauthorized entry will be strictly prohibited. Temporary access routes will be clearly marked, ensuring safe movement for workers and vehicles while minimizing risks to the public and surrounding areas.

Special requirements: Security measures must be maintained at all times to prevent unauthorized access, theft, or damage to materials and equipment. Secure fencing, locked storage areas, and CCTV monitoring will be implemented where necessary. All personnel and visitors must carry valid identification and sign in upon entry. Night-time security patrols or surveillance may be required for high-risk areas. Any breaches of security protocols must be reported immediately, and corrective actions will be enforced to maintain site integrity.

160 Stability

Responsibility: The contractor is responsible for ensuring the structural stability of all temporary and permanent works on-site. This includes compliance with all relevant regulations, design specifications, and industry standards. Regular inspections and risk assessments must be conducted to identify potential stability issues, and corrective measures should be implemented as required. Any concerns regarding stability must be reported to the site manager or structural engineer immediately.

Design loads: All structures must be designed to withstand the expected loads, including dead loads, live loads, wind loads, and any temporary construction loads. Design calculations must comply with applicable building regulations and engineering standards. The structural integrity must be maintained throughout all phases of construction, with load-bearing elements adequately supported and protected from overloading. Adjustments to load requirements must be approved by the project engineer before implementation.

170 Occupied premises

Extent: The site including all buildings and external areas will be completely unoccupied until all works are completed and site handed over to the client.

Works: The works will include a combination of structural, mechanical, and electrical interventions within the existing buildings, alongside the addition of new spaces such as the Youth Café and Digital Hub/Study Area.

190 Occupier's rules and regulations

Compliance: N/A - The site including all buildings and external areas will be completely unoccupied until all works are completed and site handed over to the client.

200 Mobile telephones and portable electronic equipment

Restrictions on use

In accordance with the project's health and safety protocols, the use of mobile telephones and portable electronic equipment will be restricted on-site to ensure the safety, security, and efficient operation of construction activities. Mobile phones and portable electronic devices may be prohibited in certain high-risk areas, such as that where heavy machinery is operating or where sensitive work, such as electrical or hazardous material handling, is being carried out.

210 Employer's representative site visits

Safety: During site visits, the Employer's Representative (ER) must adhere to all safety protocols established for the construction site to ensure both their safety and the safety of all site personnel. This includes following the specific site safety rules, procedures, and hazard identification measures as outlined by the Health and Safety Plan for the project. The ER must be aware of potential risks, including but not limited to, working at heights, moving machinery, and hazardous materials, and take necessary precautions to avoid these risks.

Protective clothing and/ or equipment: The Employer's Representative is required to wear the appropriate protective clothing and equipment while on-site. This includes:

Safety helmet (hard hat): To protect against head injuries from falling objects.

High-visibility vest or jacket: To ensure visibility of the ER among other site workers and machinery, especially in low-light conditions.

Safety boots: To protect feet from heavy objects or potential injury from sharp items.

Protective gloves: To protect hands from exposure to hazardous materials or sharp objects, depending on the task or area.

Hearing protection: In areas with high noise levels due to machinery or equipment.

Safety eyewear: In areas where there is a risk of debris, dust, or chemical exposure.

220 Working precautions/ restrictions

Hazardous areas: Operatives must take precautions as follows:

Work area: Operatives must take appropriate precautions when working in hazardous areas, such as the existing structures at Dan Breen House, especially in locations like the art workshop, music hub, and workshops (which may involve flammable materials, electrical work, or dust from construction). Specific attention must be paid to areas where asbestos

may be present, as noted in the pre-demolition and asbestos survey requirement, and when dealing with heavy machinery in the workshops or music equipment.

Precautions: All operatives working in these hazardous zones, including the workshops and any structural demolition areas, must wear the appropriate personal protective equipment (PPE) as outlined in the health and safety plan. This could include flame-resistant clothing, gloves, face protection, hearing protection, and respirators depending on the specific risks. Ensure that electrical systems in the art workshop, music hub, and other similar areas are de-energized and locked out before commencing work. Lockout/tagout procedures must be strictly followed to prevent accidental energization of electrical circuits. Regular air quality monitoring is required for confined or enclosed spaces, especially in areas identified during the pre-demolition and asbestos survey, as there may be a risk of asbestos exposure. All hazardous zones, particularly areas with significant risk such as the polytunnel and garden development site, must be clearly marked, and access restricted.

Permit to work: Operatives must comply with procedures in the following areas:

Work area: Confined spaces such as the existing stone outbuilding being repurposed into workshop spaces or the underground utility areas.

Procedures: The permit to work must be obtained before starting in these zones. The conditions of the permit should include clear identification of all potential hazards (e.g., asbestos in the existing buildings), emergency response actions, the required PPE, and the necessary work safety precautions as noted in the environmental deliverables and pre-demolition survey. Only authorized personnel should issue or approve these permits, and no work should proceed until all safety measures are confirmed.

Protect against the following

330 Noise and vibration

Standard: During the execution of the works at Dan Breen House, including the refurbishment of existing buildings and development of new spaces like the Youth Café and Digital Hub, all noise and vibration activities must comply with the provisions of the **Safety, Health, and Welfare at Work (General Application) Regulations**. This ensures that construction work adheres to set limits on noise and vibration to prevent harm to both workers and the surrounding community. The consultant and contractor must implement noise control measures, especially during high-impact activities like demolition and structural works, which are likely to create substantial noise or vibration. Since there is an Adjoining Property Condition Survey involved, efforts must be made to minimize disturbances to neighboring properties, with particular attention paid to vibration levels. The consultant will be responsible for ensuring these standards are upheld, especially in the context of the sensitive areas in the community around Dan Breen House.

Percussion tools and other noisy appliances: Do not use without consent during the hours of **8:00 PM to 7:00 AM**. This restriction is in place to prevent disruption to the local community, particularly in residential areas close to Dan Breen House, including any neighbouring properties identified in the Adjoining Property Condition Survey. Such tools should only be used during daytime working hours unless prior written approval is obtained from the client and local authorities..

Radios or other audio equipment: Radios or other audio equipment can be used on-site but **must comply with the regulations** regarding noise levels, especially during construction activities. These should be **played at low volume** to avoid disturbing workers or the surrounding community, particularly since noise control is crucial as the site is being developed. Specific guidelines should be followed to ensure radios are not played loudly in areas like classrooms, workshops, or the Youth Café.

If there is a need for radios or other audio equipment in areas like the Music Hub or Art Workshop, it's essential that the volume be kept low to ensure that any other sound-sensitive activities (such as classes or meetings) are not disrupted. The consultant or contractor will be responsible for ensuring compliance with this rule.

340 Pollution

Prevention: All site operations must follow the **Environmental Protection** guidelines to ensure that pollution is minimized during the course of construction and other related activities. Measures should be implemented to prevent any discharge of pollutants into air, water, and soil. These include regular monitoring of dust, noise, and emissions from machinery. The **Environmental Deliverables** report that assesses the potential impacts on the surrounding area must be adhered to. Additionally, contractors should ensure proper waste management, control construction runoff, and minimize any risk of environmental degradation to nearby properties.

Contamination: To avoid contamination of the surrounding environment, it is essential that the site is managed in accordance with environmental best practices. Any hazardous materials found during the **Pre-Demolition and Asbestos Survey** must be safely removed and disposed of in line with regulatory guidelines. Adequate barriers or containment measures must be in place around areas where hazardous substances (such as asbestos) are found to ensure no leakage or contamination. The consultant must ensure that the site is cleared of any potential contaminants before construction begins, and that contamination risks are mitigated through careful handling and disposal.

350 Pesticides

Use: The use of pesticides on the site must be carefully regulated to prevent contamination, particularly in areas that may be used for horticulture or landscaping training, as highlighted in the **Garden** and **Polytunnel** sections of the proposed works. Given that the Dan Breen House grounds will be redeveloped to improve aesthetics and provide a space for horticulture and landscaping training, it is essential that pesticides, if required, be used in accordance with the relevant health and safety regulations and environmental guidelines. Only trained and authorized personnel should handle pesticides, and their use must comply with the **Safety, Health and Welfare at Work (General Application) Regulations** to prevent potential harm to the environment and the community.

The **garden** area, which will be used for training in horticulture and landscaping, should be carefully monitored to ensure that no harmful substances or pesticides adversely affect the soil quality or plant life in the area. Any pesticide application should only be used when necessary to prevent pest or disease damage, ensuring the safety of all workers and learners involved in the horticulture training.

370 Asbestos containing material

Duty: The Consultant is responsible for conducting a **Pre-Demolition and Asbestos Survey** on all properties within the site boundary, as specified in the project brief for the **Tipperary Youth & FET Centre**. This survey will consist of an on-site visual inspection of all components of the various structures to identify any **Asbestos Containing Materials (ACM)**. Upon completion of the survey, a detailed **Report and Asbestos Risk Assessment** will be submitted to the Client, notifying all findings from the survey. (Note: Asbestos survey already provided and can be located in Volume D Information pack).

Do not disturb.

Agree methods for safe removal or encapsulation.

Notification: Asbestos-containing materials found on-site will require formal notification to the relevant authorities, such as the **Health and Safety Authority (HSA)**. This aligns with the project's **Pre-Demolition and Asbestos Survey** process outlined in the brief, ensuring that all necessary notifications and documentation are in place prior to commencing the removal or encapsulation process. The consultant will be responsible for managing these notifications and ensuring that all relevant approvals are obtained before any work begins. The **cost of the survey** and any required **further works** will be the responsibility of the Client, as per the tender agreement.

371 **Dangerous or hazardous substances**

Duty: The Consultant is responsible for ensuring that any **dangerous or hazardous substances** present on-site are identified during the initial stages of the project, as outlined in the **Pre-Demolition and Asbestos Survey** and other **environmental assessments**. The **Pre-Demolition Survey** will include a thorough inspection for any hazardous materials, including lead, asbestos, and other chemicals that could pose a risk to health or safety. The Consultant will also ensure compliance with relevant **Health and Safety Regulations**, including those pertaining to the management and removal of hazardous substances. If any **dangerous or hazardous substances** are identified on-site, it is critical that they are **not disturbed** until proper procedures are in place. The **Consultant will agree on methods for the safe removal or remediation** of these materials, ensuring that all work complies with the required safety protocols and environmental regulations. **Risk assessments and remediation plans** will be developed, and appropriate **personal protective equipment (PPE)** and **safety measures** will be specified. Only licensed contractors with expertise in handling hazardous substances will be permitted to carry out removal or containment works. For substances that require removal or remediation, the Consultant will collaborate with the Client to agree on the **appropriate methods** for safely addressing these materials. This includes **safe removal, containment, or encapsulation** as necessary. The Consultant will ensure that all works are carried out in compliance with safety regulations, environmental protection standards, and relevant legislation, ensuring the safety of workers and the surrounding community.

Do not disturb.

Agree methods for safe removal or remediation.

380 **Fire prevention**

Duty: The Consultant has a responsibility to ensure that **fire prevention measures** are effectively incorporated into the project. As part of the **detailed design** and **construction** stages, the Consultant must adhere to all relevant fire safety regulations, ensuring that the building design includes fire-resistant materials, appropriate fire exits, and suitable firefighting equipment. Additionally, the Consultant must ensure that all staff and contractors on-site are fully aware of fire safety protocols and receive the necessary training.

Standard: The Consultant will adhere to the **relevant national fire safety standards** and **regulations** that apply to the construction of the Youth and FET Centre. This includes complying with the **Fire Safety Regulations** under the **Safety, Health and Welfare at Work Act** and the **Building Regulations (Fire Safety)**. These standards will be followed during the design phase to ensure the building's compliance with fire prevention measures, and during construction to ensure fire safety protocols are maintained. Any required **fire certification** and modifications will be submitted to the **Tipperary County Council's Fire Officer** for approval.

390 **Smoking on-site**

Smoking on-site: In accordance with health and safety guidelines for the project, smoking will be **strictly prohibited within the building site** and any enclosed or indoor areas. To minimize risks, designated smoking areas will be established outside of the main workspaces, away from potential fire hazards and areas where hazardous materials may be present, such as near **asbestos-containing materials** or **dangerous substances**. These measures are in line with the overall **fire prevention** strategy and the health and safety protocols in place. Smoking regulations and procedures will be communicated clearly to all site personnel during **site inductions**, and **appropriate signage** will be displayed at designated smoking areas. Compliance will be enforced throughout the project's stages to ensure a safe environment for workers and visitors, particularly as it pertains to **fire prevention** and safety regulations within the **construction zone** and other work areas, including the **Dan Breen House Youth and FET Centre**. If any construction workers or contractors are found violating the smoking policy, **disciplinary actions** may be enforced to maintain safety standards on-site.

400 **Burning on site**

Burning on site: In line with the **environmental** guidelines and regulations for the Tipperary Youth & FET Centre project, **burning on-site** will not be permitted unless explicitly agreed upon and pre-approved by the client and relevant authorities. Given the presence of potentially hazardous materials on the site, such as **asbestos-containing materials** or other **dangerous substances**, any burning of waste or debris must be carried out in a manner that poses no risk to health, safety, or the environment.

For specific materials that may need to be disposed of, the **method of removal or remediation** will be agreed upon in advance. Procedures for the safe handling and disposal of waste materials will adhere to the safety protocols for hazardous substances, ensuring that no harmful fumes or pollutants are generated by burning activities.

In the event that burning is required under controlled conditions (such as for certain waste management), strict **supervision** and compliance with **safety procedures** must be followed, including having fire extinguishing equipment readily available and ensuring that no **flammable materials** or substances are present in the vicinity. The project team will closely monitor all activities to ensure compliance with health and safety standards, particularly regarding **fire prevention**.

410 **Moisture**

Wetness or dampness: In the context of the **Dan Breen House Youth and FET Centre** project, any wetness or dampness within the existing structure must be carefully monitored, particularly given the potential impact on **structural integrity** and **finishes**. Moisture can lead to issues such as **blistering** of paint or coatings, failure of **adhesion** for finishes, and possible **damage** to sensitive components of the building.

If any **dampness** is observed during the pre-demolition surveys or at any stage of the construction process, it will need to be thoroughly investigated. Remedial actions, such as **waterproofing** or **ventilation improvements**, must be implemented as part of the **detailed design** and monitored throughout the project. Special attention should be given to areas that may have existing issues with moisture, such as older outbuildings and storage areas. Given the planned renovations and **proposed workshops** in these spaces, moisture control will be essential to ensure the **safety** and **longevity** of finishes and the **health of the occupants**.

Drying out: The drying out of materials, particularly in areas that may have been affected by dampness, must be carried out in accordance with standard practices for **moisture control**. This should be included in the **construction works** timeline to avoid **delays**. During the construction phase, special **attention** should be paid to the **curing** and **drying** of materials like **timber**, which could be vulnerable to moisture damage. Furthermore, moisture should be prevented from infiltrating the building's interior through appropriate weatherproofing measures in line with the **preliminary design**.

Heating and proper **ventilation** must be implemented to ensure the area dries out before any finishes or coverings are applied to prevent **blistering** and **failure of adhesion**. This is especially relevant in the context of **wet areas** such as the kitchen, **canteen facilities**, and **workshops**, where water ingress is a potential concern.

Blistering and failure of adhesion:

As outlined in the **construction phase** of the project, the risk of **blistering** and **failure of adhesion** can arise from trapped moisture in finishes, especially coatings, paints, or wall coverings. Such damage must be carefully assessed as part of the **quality control** inspections during both the **pre-demolition** and **detailed design** stages. The **site inspections** (scheduled for weekly visits) should regularly check for moisture infiltration in critical areas like the **classrooms**, **art studios**, and **canteen**.

Preventative measures include ensuring that **substrates** (such as timber, walls, or flooring) are fully **dried** before the application of finishes. The **quality control** measures employed by

the **consultant** during the construction phase should catch issues related to **blistering** and **adhesion failure** early on, ensuring that repairs or reworks can be implemented without major delays.

Damage due to trapped moisture / Excessive movement:

Excess moisture, if not adequately addressed, can lead to **damage due to trapped moisture**, resulting in **excessive movement** in materials. This could affect **structural elements** such as timber beams and panels, affecting the overall **structural integrity** of the building. During the **detailed design** phase, special attention must be paid to incorporating **moisture-resistant materials** and **ventilation systems** that allow the building to breathe and prevent moisture from accumulating in concealed spaces. Additionally, given the **existing outbuildings** and the **nature-based sustainable urban drainage system design**, measures to prevent moisture buildup around the foundation and walls should be incorporated in the overall drainage strategy.

If trapped moisture is detected, the **moisture control plan** will be revisited, ensuring that all areas that may experience dampness are **treated**, and no **structural** damage occurs due to the excess moisture buildup. Regular checks for excessive movement, particularly in areas susceptible to humidity, should be scheduled throughout the **construction phase** to ensure materials stay within safe tolerances.

Blistering and failure of adhesion.

Damage due to trapped moisture.

Excessive movement.

420 **Infected timber/ Contaminated materials**

Removal: In the **Dan Breen House Youth and FET Centre** project, any timber or materials found to be **infected** or **contaminated** must be handled in strict accordance with health and safety regulations. Given the nature of the building, which includes **existing structures** such as older **outbuildings**, it's crucial that any **affected timber** or materials are carefully removed to prevent contamination from spreading during demolition and construction activities.

Materials affected by **fungal growth**, **rot**, or **pest infestation**, such as timber, should be removed using methods that do not disturb the surrounding structure, minimizing potential for airborne particles and contamination. A **detailed risk assessment** should be conducted during the **pre-demolition survey**, and areas of known contamination should be clearly marked. This includes any possible **lead paint** or **asbestos**-containing materials that may be discovered during the works. Additionally, affected materials should be appropriately sealed, stored, and disposed of following environmental and safety standards, ensuring that hazardous waste does not pollute the surrounding environment.

Personal protective equipment (PPE), such as gloves, masks, and safety suits, should be worn by the demolition team, and **decontamination procedures** should be in place to ensure no spread of contaminants to other areas of the site. This will be especially important for spaces like the **art studios**, **workshops**, and **canteen facilities**, which are intended to house sensitive activities and could be affected by contamination from unsafe materials. **(Note: A timber condition report is provided and can be located in Volume D Information pack)**

Testing: As part of the **detailed design** and **pre-construction** stages, specific testing should be carried out on potentially infected or contaminated materials to determine the extent of the issue. **Timber samples** and other materials (such as **insulation** or **flooring**) should be tested for **pest infestation** and **fungal growth** to evaluate the severity of the contamination.

The **testing** should follow appropriate guidelines and standards, such as those outlined by the **Health and Safety Authority (HSA)** or other relevant organizations, to ensure that any **toxic** or **biohazardous materials** are correctly identified and handled. The **laboratory results** from the

testing should guide the safe removal and remediation strategy.

In addition, where **lead**, **asbestos**, or any other hazardous materials are suspected, specific testing procedures for these materials should be performed prior to work commencing in affected areas. The findings from these tests will inform the **method statements** for safe **removal** and **disposal** of the contaminated materials, and these will be reviewed with the **project manager** and **health and safety officer** to ensure a compliant and safe response.

430 Waste

Waste: In the **Dan Breen House Youth and FET Centre** project, waste management must be carefully planned and executed to ensure compliance with environmental standards and health and safety regulations. Waste generated from demolition, construction, and refurbishment works—including **infected materials**, **packaging**, and general construction debris—will be carefully segregated and handled to avoid contamination and reduce environmental impact. All waste will be stored in designated containers to prevent any potential hazards, including spills or the spread of dust and debris.

Requirement: It is a requirement that all waste generated on-site is managed according to the **Waste Management (Facility Permit and Registration) Regulations 2007**. This includes minimizing waste generation by using efficient construction practices and promoting **sustainable methods** to reduce the amount of waste produced. The contractor should also ensure the proper categorization and separation of waste into **general waste**, **hazardous waste**, and **recyclable materials** for proper disposal.

Disposal: Waste disposal should be carried out in accordance with relevant **legislation**, including the **Waste Management Act 1996**, to ensure that all materials are disposed of correctly.

Hazardous waste, such as **asbestos** or **chemically contaminated materials**, must be disposed of by **licensed contractors** at licensed facilities. **General waste**, such as construction debris and packaging, will be sent to a registered **waste disposal facility** for safe disposal, adhering to all local council regulations and national guidelines.

The contractor will ensure that **environmentally hazardous** materials, including **solvents**, **paints**, and **chemicals**, are handled and disposed of properly. **Written consent** must be obtained for the disposal of such materials, and their removal must be tracked with the **proper waste transfer notes**.

Recyclable material: As part of the project's commitment to sustainability, recyclable materials—such as **timber**, **metals**, and **plastics**—will be separated from other waste for recycling. The project will aim to achieve a high recycling rate, aiming for the **reuse** and **recycling** of as much material as possible, including clean materials such as **concrete** and **metal scrap**.

The **recycling** process will comply with the waste management hierarchy, prioritizing reuse and recycling over disposal. The contractor will ensure that recyclable materials are processed through authorized recycling facilities, with proper documentation to verify the materials are handled in an environmentally responsible manner.

Documentation: To comply with regulatory requirements, all waste handling activities will be carefully documented. The contractor is required to maintain detailed records of all waste generated, including:

The **type of waste** (hazardous, recyclable, general, etc.)

The **quantity** of waste generated and disposed of

The **destination** of waste (disposal site, recycling facility, etc.)

Relevant **waste transfer notes**, including consignment notes for hazardous materials

Invoices from authorized disposal sites or recycling centers.

This documentation will be available for inspection by regulatory authorities and will ensure compliance with environmental and safety standards.

Removal Contractors:

To ensure the safe and compliant disposal of waste, the removal contractors engaged for the project must hold the following licenses and certifications:

A waste collection permit issued by the relevant waste management authority, ensuring they are legally allowed to transport waste.

A license issued by the Environment Protection Agency (EPA) for specified waste recovery and disposal activities.

A permit from the local authority or a **certificate of registration** from either the **EPA** or the local authority, validating that the waste removal company is authorized to deal with particular categories of waste, especially hazardous waste.

Removal contractors must hold

A waste collection permit issued by the waste management authority.

A license issued by the Environment Protection Agency (EPA) for specified waste recovery and disposal activities.

A permit from a local authority or certificate of registration from the EPA/ local authority.

440 Electromagnetic interference

Duty: In line with the project specifications, the **Consultant** has a responsibility to identify any potential sources of **electromagnetic interference (EMI)** on the site, particularly from equipment or machinery that may affect the functioning of surrounding systems. The **construction activities** and **temporary installations** must not interfere with critical communication systems, especially in areas with **sensitive electrical systems**, such as the **IT room**, **audio/visual equipment**, or any areas that involve **learning resources** for staff and learners.

As the site may host a variety of **construction equipment**, including **welding tools**, **power generators**, or **high-powered electrical devices**, all such equipment must adhere to **electromagnetic compatibility (EMC) standards**. The Consultant should ensure that equipment used throughout the project is tested and certified to prevent **harmful EMI emissions** that could disrupt nearby properties or the **existing operations** at **Dan Breen House**, such as the **IT room** and **audio/visual systems**.

Moreover, in cases where specific **electrical interference** may disrupt services or neighboring properties, the **Consultant** should review and implement effective mitigation measures. These could include **shielding**, the use of **EMI filters**, or scheduling the operation of certain equipment to prevent interference during critical times.

Given the nature of the project—specifically focusing on areas for **teaching**, **IT resources**, and **community interaction**—EMI must be controlled to ensure there are no disruptions to the quality of services provided.

460 Powder actuated fixing systems

Use: In accordance with the project brief for the **Tipperary Youth & FET Centre**, powder actuated fixing systems may be used during construction for attaching materials to structural elements where traditional fasteners are not feasible or effective. These systems can be especially useful for fixing into **concrete** or **steel structures**, as may be required for installing **shelving**, **partitioning**, or **equipment mounts** in areas such as the **classrooms**, **workshops**, and the **art/craft room**. However, the **Consultant** must ensure that all work using powder actuated tools adheres to strict **safety standards**. The Consultant should confirm that only trained and qualified operatives are allowed to use such equipment. In addition, adequate **precautions** should be in place to mitigate **noise** and **vibration** from these systems, especially in occupied areas, such as **staff offices**, **meeting rooms**, and **learning spaces**.

As part of the **safety plan**, the **Contractor** must follow established protocols for the use of powder actuated tools, including wearing appropriate **personal protective equipment (PPE)** and ensuring that other workers and site personnel are kept a safe distance from the work areas. Additionally, the Consultant must ensure that **inspection procedures** are in place to verify that the fixings meet the required structural safety and compliance standards, particularly in high-traffic areas or spaces subject to vibration or movement.

In summary, powder actuated fixing systems may be employed in designated areas, but their use must be closely monitored to ensure that safety and performance standards are met, in line with the overall goals of the project at **Dan Breen House**.

470 Invasive species

General: In line with the project for the **Tipperary Youth & FET Centre**, located at **Dan Breen House**, invasive species control is an essential part of the environmental management procedures. The works involve areas with **green spaces, landscaping**, and possibly **gardens**, which may attract invasive plant and animal species. The team must ensure that any invasive species identified are managed according to the **contract requirements** and **environmental standards**. Regular inspections for invasive species are required to prevent the spread of these species during the works.

Special precautions: In case invasive species are identified on-site, specific **precautions** are required to manage their removal and containment to minimize their environmental impact:

Invasive species should not be disturbed or moved without appropriate **method statements** or safe removal protocols.

If necessary, **containment** measures should be implemented immediately to prevent the spread of these species during construction works.

Contractors must follow **environmental management plans** and refer to relevant **local authority** or **EPA** guidelines to control invasive species.

Ensure that any affected **soil, plant material**, or **waste** containing invasive species is disposed of according to **hazardous material** guidelines.

Contractors should coordinate with **local authorities** to ensure compliance with regulations on **invasive species** removal and disposal.

Duty: The **Employer** or **Consultant** has the **duty** to ensure that all staff, subcontractors, and workers are aware of the risks and responsibilities related to the management of invasive species. **Training** should be provided to workers on how to identify invasive species and how to proceed if they are encountered. The **Consultant** is also responsible for ensuring that the **contractors** comply with all relevant **environmental standards** and that the **construction works** do not contribute to the spread of invasive species. Detailed documentation of any encountered invasive species, along with the **mitigation** measures taken, should be recorded and provided to the relevant authorities for proper monitoring.

Do not disturb.

Agree methods for safe eradication or removal.

Protect the following

510 Existing services

Confirmation: Before starting the works, it's essential to confirm the location and condition of all **existing services** on-site, including utilities like **electricity, water, gas**, and **telecommunications**. The **Employer** or **Consultant** will ensure these services are correctly identified and located in the project documentation. All **service providers** or **statutory authorities** must be consulted to confirm these services are identified and mapped accurately, with a full risk assessment in place.

Identification: Identification of **existing services** must be done prior to the commencement of work. The **Contractor** is required to **confirm the exact location** of all **overhead** and **underground services**. This includes checking **water pipes, gas lines, electricity cables**, and **telecommunications**. Accurate service identification will involve coordination with **service providers**, and utilizing **maps, site drawings**, or **electromagnetic detection** methods where applicable to identify and verify underground services.

Work adjacent to services

Comply with service provider's/ statutory authority's recommendations.

Adequately protect, and prevent damage to services: It is imperative that the **Contractor** takes all necessary precautions to **protect** existing services from damage during the execution of works. This includes setting up barriers, using warning signs, and implementing physical protective measures such as **temporary covers** or **marker tapes**. The services must be adequately safeguarded to ensure no accidental damage occurs, and if any services are impacted, immediate corrective action must be taken.

Identifying services

Below ground: The **Contractor** is responsible for confirming the location of all **underground services**. This may include **water mains, gas pipelines, telecommunications cables, electricity lines, and sewer systems**. Prior to digging or excavating, the **Contractor** must ensure that all underground services have been clearly identified using **electromagnetic detection** and verified through documentation provided by **service providers**.

Overhead: For **overhead services**, such as **power lines** and **telecommunications cables**, the **Contractor** must confirm their exact locations and ensure proper clearance. **Safety measures** must be implemented to ensure that no workers come into contact with these overhead services during operations, and that these services are marked clearly on-site.

Damage to services: If any **damage** occurs to existing services during the course of the work, it must be reported **immediately** to the **service provider** or **statutory authority**. The **Contractor** is required to notify the appropriate service provider without delay and make arrangements to restore or repair the damaged service to the satisfaction of the **service provider** or **statutory authority**. Any **emergency actions** taken will not affect the **Contractor's liability** for the damage caused. Once damage is reported, necessary steps should be taken to address the issue without causing further disruption to the services or project timeline.

Immediately give notice and notify appropriate service provider/ statutory authority.

Make arrangements for the work to be made good without delay to the satisfaction of service provider/ statutory authority or other owner as appropriate.

Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.

Marker tapes or protective covers: In order to prevent accidental damage to **existing services**, the **Contractor** should use **marker tapes, warning signs, or protective covers** to demarcate sensitive areas. These markers should be clearly visible and placed around areas of concern. If excavating or conducting works in proximity to utilities, physical barriers or protective covers should be used as a precaution to minimize the risk of damage.

520 Roads and footpaths

Duty: It is the **Contractor's duty** to ensure the **protection of roads and footpaths** during the execution of the works. The **Contractor** must be mindful of the **existing infrastructure**, ensuring no damage occurs to the surrounding roads, footpaths, and surrounding areas. All work must be carried out while considering **traffic flow, pedestrian safety**, and avoiding obstructions or debris that could cause accidents or hazards. This aligns with the **duty to protect existing services** as previously mentioned, ensuring that no part of the surrounding environment, including roads and footpaths, is neglected or harmed during the process.

Damage caused by site traffic or otherwise consequent upon the Works: In cases where **site traffic** or any other activities related to the **works** cause damage to the **roads or footpaths**, the **Contractor** must immediately **notify the appropriate authorities** such as service providers, statutory authorities, or local bodies. Damage could result from **heavy vehicles, construction materials**, or other equipment used during the works, as referenced earlier in the **contractor's responsibilities** for mitigating risk. If damage occurs, the **Contractor** is required to make arrangements for **repairing or restoring** the affected area **without delay** and to the **satisfaction of the appropriate authorities**.

The **Contractor** must ensure that any necessary **emergency measures** or immediate actions taken do not affect their **liability for repair or remediation** of damage. This aligns with the need to ensure **restoration of affected surfaces** is in line with statutory guidelines and that **repairs** are

completed swiftly and in full compliance with regulations. **Repairs and remediation** should be performed with care, as earlier indicated, to prevent **further disruption** to traffic or pedestrian flow and to preserve the integrity of the infrastructure.

540 Retained trees/ shrubs/ grassed areas

Protection: he **Contractor** must ensure the protection of **retained trees, shrubs, and grassed areas** in line with the **site safety** and **environmental management protocols** outlined.

Adequate **measures** must be put in place to avoid any damage or disturbance to these areas during construction. This includes using **protective barriers** around the trees and plants, ensuring **no damage** occurs from machinery, equipment, or general site activities.

When working adjacent to these areas, the **Contractor** must comply with any **recommendations** made by the **site-specific environmental plan** or any **local authority** guidelines.

Specifically, the **Contractor** must ensure the **root systems** of trees and shrubs are preserved, and **soil compaction** is minimized, in line with the regulations regarding **existing services** and surrounding site features.

The **Contractor** should adhere to the same **protective guidelines** mentioned earlier for adjacent services and infrastructure, ensuring that no part of the construction activity inadvertently impacts these natural features.

Replacement: If any **retained vegetation** (trees, shrubs, grass) is **damaged beyond repair** during construction, **replacement** must be completed by the **Contractor** as per the **environmental and landscape standards** previously outlined.

Replacement should be in accordance with **local authority** specifications and, where applicable, **Tree Preservation Orders (TPOs)**, ensuring that any lost greenery is replaced with suitable **species** and planted in the same locations or designated areas.

The **Contractor** must also ensure that the replacement is adequately cared for post-planting to prevent further damage, following proper **watering, feeding, and soil care** practices until the replacement vegetation is well-established.

All replacement materials and efforts must be documented to ensure compliance with the project's **environmental management plan**.

550 Retained trees

Protected area: The **protected area** around retained trees must be respected at all times. **Do not dump spoil or rubbish**, excavate, disturb topsoil, park vehicles, store materials, or place temporary accommodation within the root protection area. Severing roots larger than **25mm in diameter** is prohibited unless absolutely unavoidable. In the case of unintentional root severing, **immediately give notice and seek expert advice**. Additionally, **do not change the level of the ground within an area 3 meters beyond the tree's branch spread**, as this can damage the root system and hinder the tree's ability to absorb water and nutrients. Any activities within this area, including machinery movement or material storage, could severely harm the tree's health. Always be aware that the protection of these trees is a key responsibility, and immediate notice must be provided should any roots or ground levels be disturbed.

Dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within the root protection area.

Sever roots exceeding 25 mm in diameter. If unintentionally severed, give notice and seek advice.

Change level of ground within an area 3 m beyond branch spread.

555 Wildlife species and habitats

General: Safeguard the following: During the course of the project, it is crucial to safeguard wildlife species and habitats within the worksite. All operations should be carefully planned to minimize any disruption to the environment. This includes ensuring the protection of habitats and species that are either locally significant or legally protected under environmental regulations. No

activities that could harm wildlife should be carried out without considering their impact on the local ecosystem..

Protected habitats and species: Specific attention must be given to any **protected habitats** and **species** identified in the area. The site should be thoroughly assessed to identify these elements, and all work should avoid disturbing or damaging these protected areas. Workers must be instructed to avoid any physical interference with these species or habitats, including activities like excavation or construction in areas that may harbor sensitive wildlife. If any protected species are found to be at risk, the relevant authorities should be notified immediately, and work should be adjusted accordingly to protect these elements.

Education: Workers must be educated about the potential impact their activities could have on the local wildlife and habitats. Training sessions should be conducted to inform all personnel about the importance of the environment and the steps required to ensure that protected species and habitats are not harmed. Staff should also be provided with clear instructions on recognizing and reporting any issues that may arise during the project, ensuring that environmental protection remains a priority throughout the construction process.

560 Existing features

Protection: All existing features on the site, including any retained trees, structures, or landscape elements, must be adequately protected throughout the project. Barriers and other protective measures should be put in place to prevent any damage from construction activities. Special attention must be given to the areas around retained trees, grassed areas, and shrubs. Measures should be taken to avoid disturbing or damaging these features, particularly within their designated root protection zones. Additionally, existing services (such as utilities) and paths must be safeguarded by preventing any damage during the works. In case of any damage to existing services or features, immediate notice should be given to the appropriate service provider or authority.

Special requirements: Certain areas may require special measures depending on the type of existing feature. For example, areas with historical significance, such as heritage trees or structures, must be handled with care according to the site's particular needs. Any excavation work within 3 meters of retained trees or landscaping should be carefully managed to avoid changes in ground level or any unintended severing of roots over 25 mm in diameter. The project should also comply with any statutory regulations regarding the protection of wildlife habitats or species present on-site. If there's a possibility of contamination or other environmental hazards, specific remediation measures should be followed. Regular consultation with experts or local authorities may also be necessary to ensure that these special features are respected during construction.

570 Existing work

Protection: All existing buildings, utilities, services, and features that will remain occupied or used during the contract must be properly safeguarded. These existing elements must not be disturbed unless specifically outlined in the contract. Protective measures must be taken to ensure the integrity of structures, utilities, and other features in use. For example, areas around the work site should be clearly marked to prevent accidental damage from equipment or construction activities.

Removal: Any removal of existing work or features, including structures or systems that are to be replaced, must be carried out in accordance with safety guidelines. The contractor must ensure that existing systems, utilities, and features that remain in use are adequately protected during removal. Where damage to such features is unavoidable, immediate action must be taken to notify the appropriate service providers or authorities. Work should not proceed until damage has been reported and rectified.

Replacement work: Replacement work should follow the approved design and must comply with the safety and environmental guidelines specified for the project. Special care must be taken to ensure that new installations align seamlessly with existing features and that new materials meet the project's quality standards. For example, if existing services are impacted by construction,

replacement services or infrastructure must be installed promptly, in compliance with the relevant authority's guidelines. If any temporary measures are necessary, they should be documented and assessed regularly to prevent further disruption.

600 Existing furniture, fittings and equipment

Protection: All existing furniture, fittings, and equipment within the project site must be carefully protected during the construction work. This includes ensuring that items are shielded from any potential damage caused by construction activities, dust, or debris. Proper covering, barriers, or physical separation will be put in place to safeguard these items. If the existing items are to remain in use or operation during the project, a risk assessment will be conducted to ensure their continued safety and functionality. Any areas around the existing furniture or equipment that may be affected by the ongoing work will be clearly marked to prevent accidental interference.

Extent: The extent of protection required for the furniture, fittings, and equipment in the project will be detailed in the project scope. This will specify which specific items need safeguarding and the methods for doing so. This may include temporary relocation, covering, or designated storage for more sensitive pieces. These protective measures will be agreed upon before the commencement of the project, ensuring that the existing furniture, fittings, and equipment remain unaffected by the construction activities.

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610 Especially valuable/ vulnerable items

Protection: All especially valuable or vulnerable items within the project site will be given heightened protection throughout the construction process. This includes any valuable equipment, furniture, or materials that may be at risk of damage, theft, or deterioration due to construction activities. These items will be identified and designated for special care, with additional protective measures such as secure storage, appropriate coverings, and restricted access to prevent unauthorized handling or accidental damage. The protection measures will be put in place prior to the commencement of work, ensuring that these items remain in pristine condition throughout the project duration.

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Method statement: A detailed method statement will be prepared outlining the specific protection protocols for especially valuable or vulnerable items. This method statement will cover the following: the identification of the items that need extra care, the procedures for handling them, the materials and techniques used to protect them (such as reinforced coverings or secure storage solutions), and the personnel responsible for ensuring the protection. Additionally, this document will specify any monitoring or checks required during the project to ensure that the protective measures are consistently maintained. The method statement will be reviewed and agreed upon by both the project team and relevant stakeholders to ensure the adequacy and effectiveness of the protection measures.

620 Adjoining property

Agreement: Before beginning any work that may impact adjoining properties, a formal agreement will be sought with the respective property owners or tenants. This agreement will outline the scope of work that could affect the neighboring properties, including potential risks, noise, and access requirements. The agreement will address any protective measures to minimize disruption to the adjoining properties during the construction process. It will also ensure that the rights and interests of the neighboring property owners are respected and that any necessary repairs or compensation arrangements are made if damage occurs due to the construction activities.

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Permission: For any work that requires access to or may affect the adjoining properties, explicit permission will be obtained from the property owners or authorized representatives. This permission will include, but not be limited to, approval for the use of access points, parking, or storage that may extend beyond the construction site boundaries. The necessary permits and

documentation will be secured before any work proceeds, ensuring full legal compliance and minimizing potential conflicts or disputes. Additionally, any impact on shared utilities or infrastructure will be communicated in advance, and relevant permissions will be obtained from the appropriate authorities.

630 Existing structures

Duty: The duty is to ensure the safety and stability of all existing structures on the site or any adjoining properties that may be impacted by the Works. The contractor is responsible for identifying and mitigating any risks to these structures throughout the construction process.

Supports: In order to protect the integrity of existing structures, the contractor must provide and maintain all necessary supports. This may include shoring, strutting, needling, or other forms of temporary reinforcement to preserve the stability of the existing buildings or adjacent properties. These supports must be carefully monitored throughout the works, and their removal should only occur when new construction work is strong enough to bear the load previously supported by the existing structures.

The contractor is required to ensure that the completed work is not overstressed when removing these temporary supports, and that the structural safety of both new and existing work is not compromised.

Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining that may be endangered or affected by the Works.

Do not remove until new work is strong enough to support existing structure.

Prevent overstressing of completed work when removing supports.

Adjacent structures: Any work conducted near adjacent structures must be carried out with care and proper planning to avoid damage. All safety precautions should be taken to prevent any negative impact on neighboring properties, and any required support measures for these structures must be in place throughout the construction process to maintain stability. This includes monitoring and adjusting supports as necessary, ensuring that the integrity of all surrounding structures is safeguarded.

640 Materials for recycling/ reuse

Duty: The contractor is responsible for ensuring that all materials suitable for recycling or reuse are handled in accordance with relevant environmental regulations and site requirements. This duty includes identifying materials that can be salvaged, reducing waste, and ensuring proper disposal or repurposing in line with sustainability goals. The contractor must also comply with any specific guidelines set by the project or local authorities regarding recycling practices.

Storage: Materials designated for recycling or reuse must be stored in appropriate conditions to prevent contamination or degradation. The storage areas should be clearly marked and organized to separate recyclable or reusable materials from general waste. These materials should be protected from weather and any conditions that could damage or hinder their potential for recycling or reuse. The contractor is also responsible for maintaining the cleanliness of these storage areas and ensuring that all recyclable materials are properly sorted and kept until they can be removed from the site or reused in the project.

Ω End of Section

A35

Specific limitations on method/ sequence/ timing

Clauses

130 Method/ sequence of work

Specific Limitations: Include the following in the programme:

The Contractor is responsible to achieve Building Control approval of their construction details.
Note if information provided is not acceptable to Building Control initially, the time delay and or cost are at the contractor's own risk should further information be required by Building Control before approval.

170 Working Hours

Specific limitations:

0700-1900 hours Monday - Friday

0900 - 1200 hours Saturday

Ω End of Section

A36 Facilities/ temporary work/ services

Generally

110 Spoil heaps, temporary works and services

Location: Give notice and details of intended siting.

Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

Accommodation

230 Temporary accommodation

Accommodation made available by the Employer: The following may be used for the duration of the Contract without charge provided that:

It is used solely for the purposes of carrying out the Works.

The use to which it is put does not involve undue risk of damage.

Any temporary adaptations are approved by or on behalf of the Employer before being carried out.

It is vacated on completion of the Works or determination of the Contract.

When vacated, its condition is at least equivalent to its condition at the start of the Contract.

Description:

Available services and facilities:

260 Sanitary accommodation

Requirement: Provide sanitary accommodation for the Employer/ Purchaser, and other members of the consultant team, either separate or shared with the Contractor's supervisory staff. Maintain in clean condition and provide all consumables.

280 Accommodation Use/ Location

Restrictions

Location to be agreed with client representatives after appointment.

Timing: For duration of the works.

Temporary works

310 Roads

Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:

Details: : The Contractor is to provide temporary carpark, temporary access road, hoarding, fencing, access gates, public information and directional signage to be agreed with the Client and in the Preliminary Safety and Health File. Hoarding to each individual work area is required. Contractors should note that these hoardings have not been quantified within the Pricing Document but are to be supplied, set up, maintained and adjusted as necessary by the contractor to facilitate their own detailed programme.

320 Temporary works

Employer's specific requirements: Provide temporary works as listed in A36/310 above

340 Name boards/ advertisements

Name boards/ advertisements: Not permitted.

Services and facilities

410 Lighting

Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

420 Lighting and power

Supply: Electricity from the existing mains may be used for the Works as follows:

Metering: The Main Contractor shall be permitted to connect into existing utility services subject to each utility being metered individually and the metering system proposed being approved in writing by the Employer's Representative in consultation with the Building Services Engineer.

Frequency: 50 Hz.

Current: Alternating.

Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

425 Gas

Supply: The existing mains may be used for the Works as follows:

Metering: The Main Contractor shall be permitted to connect into existing utility services subject to each utility being metered individually and the metering system proposed being approved in writing by the Employer's Representative in consultation with the Building Services Engineer

Continuity: No liability will be accepted for the consequences of failure or restriction in supply.

430 Water

Supply: The existing mains may be used for the Works as follows:

Metering: The Main Contractor shall be permitted to connect into existing utility services subject to each utility being metered individually and the metering system proposed being approved in writing by the Employer's Representative in consultation with the Building Services Engineer

Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

440 Telephones

Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.

520 Use of permanent heating system

Permanent heating installation: May be used for drying out the Works/ services and controlling temperature and humidity levels.

Installation: If used:

- Take responsibility for operation, maintenance and remedial work.
- Arrange supervision by and indemnification of the appropriate Subcontractors.
- Pay costs arising.

530 **Beneficial use of installed systems**

The following permanent systems may be used for the Works: Select from list

Details:

540 **Meter readings**

Charges for service supplies: Where to be apportioned ensure that:

- Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
- Copies of readings are supplied to interested parties.

550 **Thermometers**

General: Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.

570 **Personal protective equipment**

General: Provide for the sole use of those acting on behalf of the employer, in sizes to be specified:

- Safety helmets to IS EN 397, neither damaged nor time-expired. Number required: 5
- High-visibility waistcoats to IS EN ISO 20471 Class 2. Number required: 5.
- Safety boots with steel insole and toecap to IS EN ISO 20345. Pairs required: 5
- Disposable respirators to IS EN 149. FFP1S.
- Eye protection to IS EN ISO 16321-1 and IS EN ISO 16321-3.
- Ear protection - muffs to IS EN 352-1, plugs to IS EN 352-2
- Hand protection - to IS EN 388, 407, 420 or 511, as appropriate.

Ω End of Section

A37

Operation/ maintenance of the finished works

Generally

105 The building manual

Responsibility: To be produced by the Contractor.

General: Obtain and provide comprehensive information for owners and users of the completed works, including all buildings and their systems, to enable efficient and safe operation and maintenance.

Content

Building fabric: Design criteria for contractor-designed elements; manufacturer's instructions for cleaning, repair and maintenance of products.

Building services: Description and operation of systems, diagrammatic drawings, record drawings, identification of services, product details, equipment settings, maintenance schedules, consumable items, spares and emergency procedures.

Documentation: Guarantees, warranties, maintenance agreements, test certificates and reports.

Specific requirements: Sub Contractors, Suppliers/Installers, Systems etc. Declarations from the group list below covering the following aspects will be required and must state the following principles:

Design, manufacture and installation are in substantial compliance with the relevant Building Regulations.

State the relevant Codes of Practice/Standards that the system/product have been designed to comply with, eg (I.S, BS E.N or EN) and that the installation complies with such. No BS Certification is permitted.

State that the installation on site has been carried out in compliance with the manufacturer's specification/recommendation/instructions.

State the guarantee/warranty issued with the product/installation clearly assigned to the specific contract and beneficiaries.

Signed 'As Built' general arrangement drawings.

Such Declarations are mandatory from the following group list which is not exhaustive:

Fire sprinkler systems.

Fire alarm system.

Fire detection system

Emergency lighting/signage system

Fire protection – coatings, claddings, barriers

Fire protection – stoppings, collars, mastics etc.

Fire door sets.

Fire rated screens, panels, partitions.

Structural Glulam systems

Structural pre-cast systems (floors, wall beams, initials etc.).

Lift installations.

Hydrants/risers.

Mechanical plant and systems (heating, h/c w.s. etc.).

Ventilation plant and systems

Electrical plant and systems.

Drainage plant and systems.

Proprietary support systems (brackets, beams, purlins etc.).

Curtain walling system.

Glazing (window) systems.

Planner (frameless) systems.

Cladding systems

Rainscreen systems.

Stone systems.

Pre fabricated bathroom/wc/kitchen pods.

Key suiting

Rooflights.

All roofing membranes/liquid applied coatings.

D.P.M.'s (including radon and waterproof membranes / additives).

Cavity trays.

D.P.C.'s.

Breather membranes/building papers (including behind rainscreen).

Inverted roof insulation (blue insulation).

General thermal insulation.

Maintenance/safety/fall arrest equipment.

Part 'M' sanitary kits.

Render systems.

Automatic doors.

Assisted doors.

Handrails/balustrading/guarding's/stairs

Emergency signage (fire doors etc.).

Raised access floor systems.

Suspended ceiling systems.

Fire fighting sundries (extinguishers).

Escalator systems.

Format: Paper bound (x2 hard copy), properly indexed and bound; and PDF format (x1 soft copy), encrypted USB drive, to be well formatted e.g. use of Bookmarks.

Number of copies: 2 hard copy and 1 soft copy

Delivery to: See A10/140 by (date) two weeks prior to the issue of the Certificate of Substantial completion.

110 Safety File

Purpose: To provide information about the structure or materials used, which might affect the health or safety of anyone if construction works, (including cleaning, maintenance, alterations, refurbishment and demolition) is carried out.

Content: Obtain or prepare the following and submit to the Project Supervisor Design Process:

Construction drawings, specification and pricing documents used and produced throughout the construction process for all design work the Contractor is responsible for.

Maintenance facilities, procedures and requirements for the structure.

The nature, location and markings of utilities and services, including emergency and fire fighting.

Manuals and certificates produced by specialist contractors and suppliers which outline operating and maintenance procedures and schedules for products and equipment installed as part of the structure (typically lifts, electrical and mechanical installations, pressure vessels, control and instrumentation systems, window cleaning facilities).

Manuals, certificates and instructions for dismantling and removal of products, equipment and systems.

Details of hazards associated with products and executions used in the construction.

Access requirements/ restrictions.

Authorities and statutory undertakers plus copies of consents and approvals.

Contractors, subcontractors, suppliers and manufacturers including name and number of individuals to be contacted in case of emergency.

The fire safety strategy for the buildings and site: Include drawings showing fire appliance routes, emergency escape routes, fire resisting doors, location of emergency and fire fighting systems, services shut-off valves, switches, etc.

Submit: Within two weeks of request from Project Supervisor Design Process.

Format: Paper bound (x2 hard copy), properly indexed and bound; and PDF format (x1 soft copy), encrypted USB drive, to be well formatted e.g. use of Bookmarks.

Number of copies: 2 hard copy and 1 soft copy

210 Information for commissioning of services

General: Submit relevant drawings and preliminary performance data to enable the building user's staff to familiarise themselves with the installation.

Time of submission: At commencement of commissioning.

210 Information for commissioning of services Building Works Contractor

General: The Building Works Contractor will provide a detailed and co-ordinated programme for all commissioning and client/ Mechanical and Electrical service demonstrations

Time of submission: One month prior the commencement of commissioning

210 Information for commissioning of services Electrical sub-contractor

General: The Electrical specialist contractor shall be responsible for carrying out the following tests and providing associated certificates of the same for inclusion within the Operating and Maintenance Manuals, which forms part of the safety file.

Time of submission: One month prior the commencement of commissioning

Tests and Certificates for: Complete electrical cabling test of entire building which includes (but not limited to):

- Continuity of protective conductors.
- Continuity of ring circuit conductors.
- Insulation resistance.
- Polarity.
- Earth electrode resistance.
- Earth fault loop impedance.
- Prospective fault current functional testing.
- Complete emergency lighting test (Central Test Unit) including out of hours
- Lux test to be carried out during hours of darkness.
- Sound level test of fire alarm prior to commissioning.
- Bonding and earthing testing.
- Structured cabling tests (fibre optic, computer cabling).
- RDC trip testing
- Label verification testing.

General: The Electrical sub contractors shall fully commission the following systems and demonstrate them to the Client and the Electrical Services Consultant. The sub contractor will provide associated certificates witnessed by the Client and the Electrical Services Consultant for inclusion within the safety file (but not limited to):

- Disable toilet call systems.
- Television system.
- Induction loop system
- Door access control.
- Fire alarm system including sound level test and all interface to other plant and equipment, e.g. ventilation system, door opening motors and electromagnetic locks.
 - Lighting management set up test.
 - Smoke ventilation interface with fire alarm installation.
- Lighting dimming control system.
- Intruder alarm system.
- Lighting protection.
- Emergency lighting lux test.
- CCTV system.

210 Information for commissioning of services Mechanical sub contractor

General: The Mechanical specialist contractor shall be responsible for carrying out the following tests, commissioning and providing associated certificates of the same for inclusion within the Operating and Maintenance Manuals which forms part of the Health & Safety file:

Time of submission: One month prior the commencement of commissioning

Tests and Certificates for: Complete mechanical test of entire building which includes (but not limited to):

- Plumbing pipework chlorinated.
- Heating pipework flushed and cleaned.
- Heating pipework chemically treated.
- Plumbing pipework pressure tested
- Heating pipework pressure tested.
- Plumbing pipework flushed and cleaned.
- Pipework welding tests.
- Soils and waste hydraulic static test.
- Boiler plant tested and certificate of conformity.
- Pumps and pressurisation unit certificates of hydraulic and performance conformity.
- BMS field device checks and termination.
- Fans tested and certificate of conformity.
- Ductwork leakage tests.
- Calorifer certificate of performance.
- External mains water and fire hydrant pressure test.
- Refrigerant pipework and AC unit.

Systems to be commissioned: The Mechanical sub contractors shall fully commission the following systems. The sub contractor will provide associated certificates witnessed by the Client and the Mechanical Services Consultant for inclusion within the safety file (but not limited to):

- Air flow balance and recordings for air systems
- Heating balance and recordings at all meeting stations (for new project and future extension load).
- Balancing of domestic hot water and cold water system.
- Commissioning of solar panel system.
- Commissioning of air conditioning plant under full and part load conditions.
- Commissioning of all control device and systems.
- Commissioning of the controls energy meter display.
- Commissioning of interface between linked systems to confirm correct operation.
- Fire extinguisher certificate of conformity.

Demonstration: Mechanical demonstration to Client/Consultant (but not limited to):

- BMS operation and control of all associated plant.
- Commissioning results of the heating installation
- Project walk through of O&M manuals and site services.
- BMS front end graphics and link to main front end PC

220 Training

Objective: Before completion, explain and demonstrate to the Employer's maintenance staff the purpose, function and operation of the installations including items and procedures listed in the Safety File.

Level of training: Level of knowledge to be assumed: From no knowledge to user level (refer objective above)

Operating time: Include a minimum of two days

Time of training: At least two weeks ahead of the issue of the certificate of Substantial Completion.

Ω End of Section



Specification created
using NBS Chorus

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