

Specification Document

Shannon Valley, Roscommon



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DOCUMENT CONTROL SHEET

Document: Building Specification

Client: Roscommon County Council

Project Title: Shannon Valley - Refurbishment of 15 Residential Units and All Associated Site Works (Unit No. 30, 31, 36, 37, 39, 40, 41, 44, 49, 62, 63, 64, 65, 66 & 67)

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GENERAL SPECIFICATION

GENERAL NOTES:

- Do not scale off drawings. Use figured dimensions only. All dimensions on the drawings are in millimetres.
- All drawings to be read in conjunction with the project specification. Any noted discrepancies to be reported to the engineer/architect for clarification before work commences. Where any
 - Contractor to verify all dimensions.
 - All levels shown on the drawings are in relation to the ordnance datum (Malin Head).
 - All works are to be planned and executed in accordance with the safety, health and welfare at
 - The contractor is to provide details of all temporary works required to carry out the works and
 - The structural drawings and specifications represent the finished structure. They do not indicate the construction. Such measures shall include, but not be limited to bracing, shoring of loads due to construction equipment, etc. before related work commences the contractor shall submit a method statement and sequence of work to the Engineer/Architect.
 - Construction material shall be spread out if placed on framed floors or roof.
 - Where reference is made to various test standards for materials, such standards shall be the latest.

GROUNDWORKS:

- The contractor should refer to site investigation/ground survey report prior to works commencing on site.
- The contractor is to confirm suitability of ground conditions, existing obstructions and any ground contamination once excavation works begins on site.
- All excavations to be kept free from water. Any water within the excavations must be pumped out.
- Any filling other than concrete to be carried out in layers of 225mm and thoroughly compacted prior to placement of the next layer.

Refer to demolition and removals drawing to site preparation before construction work begins.

FOUNDATIONS:

- Foundations to be reinforced concrete strip foundations to engineer's details and subject to site conditions.
- Foundations to be made on undisturbed ground and any soft spots to be removed and made good with a lean mix concrete to Engineers approval.
- All concrete for foundations to (C28/35) in accordance with BS8110.
- Min cover to reinforcing steelwork to be 50mm.
- Foundations for external walls to be 1200mm (min.) x 350mm (min.) (C28/35) with 1 No. layers of A393 mesh with min cover of 50mm with 50mm binding.

- All top/sub soil containing organic matter to be removed within the footprint of the building. Soil Stabilisation (where necessary) to be designed and carried out by suitably qualified and experienced geological engineer.

RISING WALLS

- Rising walls built off strip foundations to be constructed in solid blockwork (13N/mm²). Allow minimum 4 courses subject to ground conditions.
- Rising walls to be 350mm Min. for external walls & 215mm Min. for internal walls.
- 50mm clearance to surround service pipes. For all openings a concrete lintel should be provided.

BOUNDARY WALLS

- 215mm or 100mm as indicated on site plan solid block wall, compressive strength of all masonry blockwork shall be a minimum of 13N/mm².
- Foundations 750 x 300mm RC foundations strength class C20/25 with A393 mesh on 50mm sand blinding. Increase foundations to 1000mm at piers
- Rising walls built off strip foundations to be constructed in solid blockwork (13N/mm²). Allow minimum 450mm below existing ground level.
- Precast cappings/copings to be Killeshal Vandal-proof Wall Caps (or equal and approved)

FOOTPATHS

- **Private Footpaths:** 100mm Brushed concrete C40/50 XF3 with A393 mesh.
- 150 Subbase Clause 808
- 150 Subbase 6F2
- **Public Footpaths & Driveways:** 150mm Brushed concrete C40/50 XF3 with A393 mesh.
- 150 Subbase Clause 808
- 150 Subbase 6F2

FLOORS:

- Floors to be made good after chasing for pipework with sand/cement fill and finished with Larsen (or equal and approved) SLC100 Self Levelling Flooring Compound

FLOORS - GROUND FLOOR

- Kitchen: Tiles Ceramic Porcelain. Manufacturer/ Supplier: Pilkington's Tiles Limited, H. R, Johnson Limited or equivalent and approved. Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097 Size: 600 x 600mm Thickness: 8mm. Refer to Specification. 120x20mm paint finished softwood timber skirting.
- **WC:** Tiles Ceramic Porcelain. Manufacturer/ Supplier: Pilkington's Tiles Limited, H. R, Johnson Limited or equivalent and approved. Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097 Size: 300 x 300mm Thickness: 8mm. Refer to Specification.

FLOORS - FIRST FLOOR

- Flooring throughout first floor rooms, except bathroom, to be 18mm sheet OSB3 tongued and grooved & screw fixed. **Floor finish to the first-floor bedrooms, landing & storage areas**

to be laminate flooring on underlay to an architect's choice. Samples to be provided for Architect's choice.

- Flooring to first floor bathrooms to be 18mm WBP Plywood screw fixed.
- All skirtings to be 112 x 20mm bullnose softwood skirting and mechanically fixed. Skirtings to be filled, primed, undercoated & finished with gloss paint.
- Floor Finish: Tiles Ceramic Porcelain. Manufacturer/ Supplier: Pilkington's Tiles Limited, H. R, Johnson Limited or equivalent and approved. Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097 Size: 300 x 300mm Thickness: 8mm. Refer to Specification.
- Tanking of floors and walls shall be provided to first-floor bathroom.

WALLS:

- The compressive strength of all load bearing & non-loadbearing masonry shall be a minimum of **13N/mm²**. All masonry construction shall conform with IS325 and IS EN 1996. Blocks shall be concrete masonry units conforming to BS6073. Sand for mortar shall comply with BS1200. Cement shall be in accordance with IS EN 197-1.
- All masonry above DPC level shall be laid in category (iii) mortar designation in accordance with Table 1, S.R.325 unless noted otherwise.
- All masonry below DPC level shall be laid in category (i) mortar designation in accordance with Table 1, S.R.325 unless noted otherwise.
- External walls to be 350mm cavity walls to be constructed of 100mm solid block external leaf with plaster finish to match existing & 100mm solid blocks internal leaf with a 150mm cavity between.
- 110mm Unilin ECO360(TC: 0.021W/mK) or similar approved cavity insulation. Any alternative wall insulation system proposed by the Contractor shall comply in all respects with the requirements of the approved Part L compliance calculations. Comprehensive supporting documentation, including updated thermal performance data, certification, and compliance evidence, shall be submitted to the Employer's Representative for review and written approval prior to the procurement or installation of such materials on site. Materials installed without prior written approval shall be removed and replaced at the Contractor's expense, with no entitlement to additional payment or extension of time arising from such works.
- New concrete lintels to bay window to structural engineer's spec & detail to be used on external cavity wall & reinforced concrete lintels on internal masonry walls.
- New movement joints to be cut and fixed with Helifix (or Equal and approved) bar at 450 vertical centres at each side of the expansion joint.
- Austenitic stainless steel vertical twist dovetailed wall ties complying with is en 845-1 shall be provided in accordance with S.R.325 or as otherwise specifically stated on the drawings. Wall ties to be positioned every 750mm (min) horizontally and 450mm (min) vertically and in addition **Double Wall** ties be provided at 450mm vertical centres and within 150mm from the edges of opes, window and door reveals and movement joints in masonry. Wall ties to be embedded 50mm Min. into each mortar bed joint.
- Bed joint reinforcement shall be "Brickforce reinforcement" or similar approved. Bed joint reinforcement shall be provided in accordance with the type, size and spacing indicated on the drawings. It shall be in stainless steel grade 316L, unless noted otherwise.

- Location and details of movement joints in all masonry shall be agreed with the architect, engineer and contractor. Generally, provide movement joints at 6m centres in blockwork external leaves using 15mm thick 'hydrocell' or similar compressible filler board and high-grade proprietary mastic sealant.
- Concrete cills on PVC DPC turned up at back and sides.
- For masonry construction during cold weather refer to the specifications and the provisions of EN1996.
- The contractor shall be responsible for shoring and bracing of all masonry walls as necessary to ensure stability during construction. Such shoring and bracing shall be maintained in position until the masonry has attained its design strength, and the restraining/support structure is in place.
- Back fill shall not be placed against walls within 10 days of completion of the wall. The maximum level difference between back fill on either side of a masonry wall shall be 225mm. Heavy equipment used in back filling shall not operate closer to the wall than a distance equal to the height of the back fill above the footings.
- External Render to be in accordance with BS EN 13914-1:2016 - external render system comprising of a three-coat system with an overall thickness of 25mm to match existing nap finish.
- Internal plastering shall be in accordance with I.S. EN 13914: 2005 Part. 2- Design, preparation and application of external rendering and internal plastering - Internal Plastering.

INTERNAL BLOCK WALLS

- 100mm solid block (13N/mm²) with 15mm thick plaster finish made up of scud coat, scratch coat and skim coat.
- Walls to be painted with 3 No. coats of emulsion paint to clients' selection.

INTERNAL STUD WALLS FIRST FLOOR

- 100mm C16 Timber stud partition @400mm c/c, with 2 rows noggings with 12.5mm plasterboard, taped & skimmed both sides.
- Mineral Wool to be fitted between studs of partition walls.
- All walls to wet areas such as bathrooms and toilets to be lined with **15 mm Moisture resistant** plasterboard.
- Walls to be painted with 3 No. coats of emulsion paint to clients' selection.
- All skirtings to be 112 x 20mm bullnose softwood skirting and mechanically fixed. Skirtings to be filled, primed, undercoated & finished with gloss paint.
- Head and side walls of bath/shower to be fitted with tile backer type board.
- Allow for 8sqm of 150 x 150 x 5.5mm white flat gloss, glazed ceramic wall tiles to Bathrooms, full height over three sides of bath/shower and 150 x 150mm splash- back to WHB in bathroom and ground floor WC. All exposed edge of tiling should be complete with quadrant beads and the bath fitted with proprietary bath seal at the junction with the tiling. Provide Arc (or equal & approved) Tanking system and all accessories to bathroom floors and walls

ROOF

Roof repairs as per roof details and Demolition and Removal drawings

- All tiles to be **Nailed and Clipped** every course with 50x3.35mm annular ring shank nails including all perimeter tiles in accordance with SR82:2017
- Wall plate to be strapped to walls with 1.2m long 50x3mm galvanised steel wall plate straps @ 1200mm ctrs max. with M12 express anchors fixed at 800mm ctrs.
- Concrete roof tiles on 44mm x 35mm treated battens on Tyvek Breather membrane or equal approved.
- UV resistant felt to be used at Eaves.
- All roof timbers to be pressure treated incl. fascia, soffit, barge and gable ladder timbers.
- Include for all necessary purlins, hips, bearers, tilting fillets, ridge boards etc.
- Provide adequate bracing to roof.
- Connect roof truss to wall plate using proprietary truss clips in accordance with manufacturer's instructions.
- Continuous eave ventilators to be fitted. Roof vent tile to be fitted at ridge level as per manufactures spec & details
- Batt roof/wall straps at 2m centres with 4 no. fixings to walls, 3 no. fixings to truss and 2 no. fixings to wall plate.
- 300mm fibreglass insulation between & over timber joists.
- Patination oil finish to all code 5 lead, to manufactures specification and detail.

FASCIA, SOFFIT AND DOWNPIPES

- Black uPVC soffit & fascia, Eave ventilators to be fitted.
- Black uPVC gutters with 75mm x 75mm uPVC down pipes.

WINDOWS & DOORS

- uPVC framed (RAL 7015 Slate Grey) · UPVC double glazed argon filled soft low-E windows.
- Contractor to supply windows with appropriate certification to meet building regulations and to provide manufacturer's certificate for window & door with u-values (min. 1.2 W/m²/K) with a Solar Transmittance of 0.6.
- Manufacturer's certificate for window & door u-values (min. 1.2) is to be obtained and provided to Assigned Certifier.
- Fit thumb-turn lock to all external doors. All bedroom windows to have min. clear ope of 850x500mm, (in compliance with current building regs) to allow adequate means of escape.
- Child safety restrictors to be fitted to bedroom windows. Non lockable handles to be fitted.
- Escape Windows to have opening no higher than 1100mm above finished floor level, and no lower than 800mm above finished floor level.
- Any windows with glazing below (800mm) shall be fixed shut, toughened glass.
- Glazing to bathroom to be obscured.
- Precast concrete sills to be used throughout.
- 19mm bullnose white deal window boards, painted. Window boards to be mechanically fixed to concrete core of ICF wall. Window boards in kitchen and bathroom to be tiled.
- Doors & windows to include all necessary ironmongery. Receiver type on external doors to be of the hooked type. 5-point locking system.

- External front doors to be 'High security' impact resistant composite entrance doors to EN 1627, with a min. 5-point locking system.
- Front door to have max. threshold height of 15mm, with exposed edges chamfered.
- Letterbox to be provided externally & wall mounted on fence.
- Front and Rear doors to be provided with an external light.
- EXTERNAL HIGH PERFORMANCE COMPOSITE TIMBER SINGLE DOORSET/DOUBLE DOORSET WITH FACTORY APPLIED FINISH (see door schedule)
- Inward opening single door set/double door set as per door schedule - Standards: To BS EN 942:2007, BS 644, EN 1627 - Category of use: Medium duty - Durability: Grade 7 - Manufacturer: contractor's choice, a firm currently registered under a third-party quality assurance scheme.
- Performance: Door tested to requirements of EN 1026, EN 1027 & EN 12211 in the following classifications:
 - a) Air Permeability: 600 Pa. (Class 4)
 - b) Water tightness: 1500 Pa (Class E1500A)
 - c) Strength & stability: 2,400 Pa (Class E2400A)
 - d) Whole unit U-value: minimum 1.3 W/m².k or better
 - e) Anticipated life expectancy with regular maintenance – 60 years - Certification: Third-party certification scheme - IAB, BBA or equal approved.

INTERNAL DOORS

- Door frames to be deal.
- Finish size to be ex 150mm x 50mm rebated with 75mm x 20mm splayed architraves standard to flush doors.
- Internal wood flush doors to be 44mm solid core flush internal door, hardwood veneer facing, factory primed (FD30 if scheduled) (REFER TO DOOR SCHEDULE)- Manufacturer: Contractors choice - Product reference: Solid core door tested to BS EN 1634-1:2014 sample door to be approved in writing before an order is placed - Facings – 4mm thick plywood facings both sides - Lippings: hardwood lipping's to two long edges - Preservative treatment: not required. - Finish as delivered: Primed by manufacturer for site painting as M60. - Glazing details: see details if required
- **NOTE: all internal door leaves to be fitted with a minimum 18mm gap between Finished Floor Level and door leaf due to ventilation requirements (CMEV)**
- Locks and handles to be brass Sonnato BW450PB.
- 4 steel butt hinges per door
- Door stops to be fitted to all doors

STAIRS

- Stairs to be of softwood timber with the following components: -
- Treads: 21 mm red / white deal softwood, bullnose edge.
- Risers: min 15mm solid softwood.
- Strings: 27 x 230 mm whitewood.
- Newels: 82 x 82 mm hardwood square or turned.
- Guarding: hardwood spindles - turned or square.
- Handrails: 44 x 60 mm white deal painted / clear lacquered.

- Moisture content at time of installation: 9-13%.

THERMAL BRIDGING & AIR TIGHTNESS

- All internal plaster finishes of sand/cement scratch coat to go down to floor level.
- All electrical conduit in attic space to be sealed & taped to airtightness membrane.
- After fitting of windows & doors all gaps to be sealed & air tightness tapes applied before plastering.
- Attic hatch to be Minka "Loft Ladder" insulated airtight hatch or equal approved.
- All pipe and service penetrations of building envelope to be sealed.
- Ensure continuity of insulation to limit thermal bridging around windows, doors, other wall openings and at any junctions between elements as required by TGD L Conservation of Fuel & Energy - Dwellings 2019. Refer to the document ' Limiting Air Infiltration - Acceptable Construction details'

PARTY WALLS

- Where possible, mechanical and electrical services shall not be located on party walls i.e. chasing of blockwork to party walls is not permitted.
- Horizontal fire stops to be provided under floor joists, fixed to concrete
- Fire stopped at junction with roof.

REINFORCED CONCRETE:

- Concrete construction shall be in accordance with is EN1992 and the specification for concrete. Cement shall be in accordance with the requirements of the concrete specifications unless otherwise approved.
- All reinforcement shall be grade B500A or grade B500B or grade B500C complying with BS4449:2005. All steel fabric reinforcement shall comply with BS4483:2005.
- All reinforced concrete shall be a designed mix in accordance with IS EN206-1 and the concrete specifications.
- Nominal cover to reinforcement shall be as follows unless otherwise noted:
 - a) surface poured against earth: **75mm**
 - b) surface poured against formwork but in contact with earth or blinding: **50mm**
 - c) beams, columns: **30mm**
 - d) slab :**30mm**

For concreting in cold weather refer to the concrete specification and to the provisions of EN1992.

Concrete blinding shall be C12/15N/mm²

- Provide a minimum of 24 hours' notice to the engineer for inspection of all reinforcing steel prior to placing concrete.
- Concrete cubes shall be taken at a rate of one set on 3 three cubes per 20m³ or fraction thereof, with a minimum of one set per day or fraction thereof, with a minimum of one set per day per class of concrete. cubes shall be tested at 7 and 28 days. All results shall be forwarded to the engineer.
- All sampling and testing of concrete to comply with BS1881.
- Core drilling of any reinforced concrete elements of the work shall not be allowed without the prior written approval of the engineer.

- 28-day concrete strengths to be as follows:
 - a) Foundations: C28/35
 - b) Floor slabs: C28/35
 - c) Columns: C28/35
 - d) Beams: C28/35

PRECAST CONCRETE:

- All reinforced concrete shall be in accordance with is EN206-1.
- Mortar for bedding shall comply with the mix designation for Grade (III) given in table 1, IS325, Part 1.
- Mortar testing shall be in accordance with EN1996, Appendix A.1. Sand for mortar shall comply with BS1200.

STRUCTURAL TIMBER:

- Timber construction shall conform with EN1995 Eurocode 5: Design of timber structures.
- Timber grades and sizes to be in accordance with BS4978 & BS EN 60146 respectively.

STRUCTURAL STEELWORK:

- All structural steelworks shall be carried out in accordance with EN1993.
- UB/UC Steel grades: S355 to BS EN10025 u.n.o
- All steelwork to be fireproofed to 1 hour fire rating.
- Approval by the engineer in no way relieves the contractor for any responsibility for the accuracy, correctness and adequacy of calculations, design, details and dimensions.

DPC:

- DPC at minimum 150mm above ground level
- Stepped DPC over all opes
- DPC to be used under wall plate

OPES

- Masonry mesh reinforcement for full length of all walls above lintels

ATTIC ACCESS:

- Form attic access hatch in ceiling. Attic hatch door must be airtight with isolation. (Stira or similar approved.)
- The access hatch shall be accommodated within the truss spacing ie. roof trusses not to be cut or altered.
- Install airtight insulated attic access hatch with folding ladder.
- 1/2-hour fire rating is required as per Part B of the Building Regulations
- Finish with 75 x 19mm architrave and painted.

RADON:

- Provide reinforced radon barrier with tear resistance $\geq 100\text{N}$ with vapour transmission of $\leq 0.4/\text{m}^2/24$ hours with elongation (at max. load) or, ≥ 12 when tested in accordance with 10S 1421.

- All joints in radon barrier to existing radon barrier to be overlapped 150mm & taped with radon tape.

WALL & CEILING FINISHES

- 15mm foil backed plasterboard to ceiling with skim finish
- 13mm thick plaster finish made up of scud coat, scratch coat and skim coat.
- Moisture resistant plasterboard to be used in bathroom
- Walls and ceiling to be painted with 3 coats of soft sheen emulsion (colour to be chosen later).
- 112mm x 20mm bullnosed softwood skirting throughout.
- Wall to be tiled in kitchen to underside of overhead units, standard 100x100 ceramic pilkington oea. Appropriate adhesive and grout to be used. include for all necessary cuttings and trims. Tiled window board to kitchen.
- Flush solid doors painted with undercoat and satin wood paint. Timbers to be primed before applying undercoat and paint.
- All shower and bath fitting to be fitted to wall using Classi-Seal or e/a flexible waterproof upstand.
- Floor to ceiling Tiling to be provided on all bathroom walls. Standard 200x200 ceramic pilkington oea. Appropriate adhesive and grout to be used. Include for all necessary cuttings and trims. Primer and bal tanking system to be applied to walls prior to tiling. Tile window board in bathrooms.

VENTILATION

- Ventilation to be "Demand Control" with Aereco V4A (or equal approved) continuous mechanical extract unit located in attic.
- Ducting in attic to be 125Ø rigid ducting. All ducting to be fully insulated.
- Extract grilles typically to be Aereco BXC1842 humidity sensitive units, bathroom extract to be BXC275, humidity sensitive extract unit with boost via motion sensor (or equal approved)
- All wall vents to be 125mm cores with Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets (or equal approved) with external canopy & insect grille
- Extract from "Wet Rooms" to meet the requirements of Table 1 of TGD Part F Ventilation, minimum extract rate from Kitchen 13 litres/sec and from Bathroom 8 litres/sec.
- Extract through suitable roof tile vent.
- Ceiling fans to be fitted with Tenmat Fire Rated Air Valves (or equal approved)

KITCHEN

- Fitted kitchen as per plans. 18mm MDF carcass and frame. PVC foil wrapped doors, max. width 600mm Double carcass on hinge side of doors. 30mm Formica countertop. 180°-degree stainless steel hinges. Wall mounted overhead cupboards
- Stainless steel sink, 2 taps or deck mixer acceptable.
- Fit cooker hood, with 150mm ducting pipe to vent. extraction rate to be 150m³/h (assuming 6 air changes per hour).
- Deck mixer taps to be installed at kitchen sink unit.
- Stainless steel sink, 2 taps or deck mixer acceptable.
- Fit new 'combi mate water descaling unit' (softener) under sink unit.

- Allow for plumbing under sink and leave all ready for dish washer and washing machine.
- Supply and fit new cooker vent hood and extract through external wall as indicated.
- All new sockets, switches and light fittings as per drawing.
- Lay new ceramic tiles 150mm by 150mm from kitchen unit worktop to underside of wall units for the full length of worktop and down behind cooker with white ceramic tiles on all walls.
- Supply fire extinguisher and fire blanket to kitchen.

PLUMBING & HEATING

- As per M&E Engineers specification
- Heating & hot water to be provided by approved Air-to-Water heat pump. Any suggested alternative to be approved by BER consultant to confirm Part L requirements are achieved. Aluminium radiators to be installed throughout with thermostat controls for two zones as follows:
 - Zone 1: Kitchen/Dining, Living Room
 - Zone 2: Bedrooms, Hallway & Bathroom

All primary pipework to be insulated. Heating system to meet the requirements as set out in the DOEHLG "Heating and Domestic Hot Water Systems for Dwellings - Achieving Compliance with Part L 2019".

- All pipes in attic to be lagged with 19mm Armaflex insulation.
- All pipes, valves and switches to be visible and clearly labelled.
- Include for supply and installation of all new sanitary ware. toilets, seats, sinks, taps, shower doors, White Armitage Shanks 'Sandringham Classic O.E.A sanitary ware to be installed. Lever taps to be installed. Low profile s to be installed as per bathroom layout drawings.
- Provide cold water storage tank of approx. 350 litre capacity with integrated pump in roof space. Provide expansion tank of approximately 45 litre capacity. Each tank should be provided with appropriate cover and supported in accordance with guidelines as set out in the building regulations. Walkway to be laid in attic from attic access hatch to water tank. Two lights to be fitted in attic with switch located beside attic access hatch.
- All sanitary fitting and appliances to have flexible pennyvalve feeds.
- Fit 'Combimate' water softener to all units.
- Fit 'Magnaclean Professional' filter system.
- Gully to be installed underneath heat pump system to collect water extract from system. Gully to be linked to foul water drainage system. PVC drop to be installed from unit to gully underneath to allow for condensation runoff
- 50mm (min) drain adjacent to the water tank unit of the heat pump - plumbed to the outside to allow for overflow.
- All 90-degree bends on all waste pipes to have rodding facility.
- Certification of heating/plumbing system required upon completion to be provided to Assigned Certifier

ELECTRICAL

- As per M&E Engineers specification.
- Bathroom & external lights to have led 12-watt cool white bulbs fitted.

- A Fire Detection and Alarm system shall be provided to comply with regulations and in accordance with IS 3218: 2024 Fire Detection and Alarm System, certification of same required upon completion – FDAS to include detectors to plant/store rooms and attic space as required if plant installed in these locations.
- All smoke/heat detectors to be interlinked.
- Smoke & heat detector heads not to be mounted within 500mm of walls or partitions, or light fittings as per IS 3218. Clear space of 500mm to be maintained around all detector heads.
- All electrical work to be to current RECI standards
- No wall sockets are to be back-to-back on party wall
- All smoke / heat / CO2 detectors to be wired back to locate/test panel unit, located beside fuse board
- Shower installations to have ESB cable tails from meter to board to be 16 squares, and cable from board to shower must be 10 squares. Bathroom light to be on an RCD.
- Certification of electrical system required upon completion

AIR TIGHTNESS TEST

- Contractor is to include for carrying out an air tightness test. Required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the DEAP software for adjusted result of air permeability test in AC/H adj of not greater than 0.2.

BUILDING ENERGY RATING (BER) CERTIFICATE

- Contractor is to provide certificates to confirm u-values of materials used to M&E Engineers to provide BER certificate on completion of construction - minimum acceptable **BER rating is A2.**

FINAL CLEAN FOR HANDOVER

- Include for full clean and fogging of dwelling upon completion.

HEALTH & SAFETY NOTES:

1. Contractor to determine safe method of demolition and to alert the architect of any temporary works design required.
2. Contractor to notify Health & Safety Authority of commencement of works.
3. All works to be in compliance with the Safety, Health & Welfare at Work Act 2005 and the Safety, Health & Welfare at Work (Construction) Regulations 2006.
4. Successful contractor to be appointed Health & Safety Project Supervisor for the construction phase on foot of approval of their competency.
5. Contractor to be mindful of adjoining properties and no unauthorized incursions are to be made.
6. Contractor to note Preliminary Health & Safety Plan.
7. Comprehensive asbestos survey of the building to be carried out by the client or their agents before commencement of construction and prior to the preparation of the Preliminary Health and Safety Plan.

Please clarify the proposed detail and solution for the wall plate continuing through the cavity to the exterior. No timber should pass through the cavity beyond the external leaf, as this can allow moisture ingress and lead to timber decay. Standard cavity wall detailing keeps all structural timber within the inner leaf and separates it from the external environment with the cavity and damp-proof measures.