

TEM
Engineering and Management

PROJECT: 26 McCurtain Street Fermoy Condition Report

TEM CONTRACT No: 18613

Document Title:

Building Services Condition Report

Document Number: 18613 – 100 – R1

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		TEM							

REVISION CHANGE NOTICES

Revision	Location of Changes	Brief Description of Change
T1		Issued for Information

Holds Table

Location	Hold	Action	By

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1 Introduction

1.1 General

TEM Engineering & Management were engaged to formulate a Condition Report on the mechanical and electrical building services at 26 McCurtain Street, Fermoy, Co. Cork.

The scope of the survey is limited to the mechanical/electrical engineering aspects of the building and consisted of a visual inspection of the building (Ground Floor Retail FOH Space, BOH Spaces, Basement, First floor and Second Floor). The entrance to the Ground Floor is from McCurtain Street and to the rear from Forge Lane. The inspection was non-invasive and no opening up was carried out, as it was not deemed necessary at time of survey.

The current arrangement is that it comprises of a ground floor restaurant area, kitchen preparation and commercial kitchen, Basement including walk in freezer and storage, storage tank, first floor restaurant seating and toilets, second floor offices, toilets and ancillary areas.

The majority of the installation is for the purposes of the report is deemed to be from the time of original installation for the primary plant and of time of any fit-out for front of house, with the exception of the items highlighted in the body of the report.

The report will outline our findings and will highlight items in the cost report with the following colour coding;

RED ACTION: This is a compliance issue with regulations and should be addressed as a priority

AMBER ACTION: This is a significant issue and we recommend it is carried out with a medium priority.

GREEN ACTION: This is an operative issue and we recommend it is carried out on an agreed maintenance regime.

The survey was carried out on 31st March 2026.

1.2 **Scope of the Report**

TEM have prepared this report to identify the condition, life expectancy, energy efficiency and compliance of the existing plant, equipment and systems.

Electrical Installations

L.V. Main Distribution Boards LV Sub – Distribution
Cabling and Containment
Interior, Exterior Lighting, Emergency Lighting & Controls
Fire alarm and detection systems
Intruder Alarm and Access Control System
Small Power Installation
Miscellaneous

Mechanical Installations

Heating and Ventilation Systems
Above Ground Soils and Wastes
Drinking Water Cold Water storage and Distribution
Fire Fighting

2 **Systems and Equipment – Electrical Installation**

2.1 **LV Main and Sub Distribution Boards**

The current arrangement for the building is that it is served from the local ESNB network directly into a lucy box and ESB meter and main breaker adjacent to the main entrance to the ground floor retail area. (Refer to Photo 1.2)

LV Main Board is located in the plant room. It serves the requirements of the of the entire retail unit. (Refer to Photo 1.1)

From here sub mains cable are routed overhead and serve sub distribution boards, throughout the building

The Main Distribution Board is in poor to fair condition with poor labelling. No surge protection was apparent. Access to the board is poor. Flash guards are missing on many of the board sections and live terminals are accessible.

There is one other distribution board present in the building. (Refer to Photo 1.67) These Distribution Boards are in fair to good condition with some fair labelling. No surge protection was apparent.

All boards are generally modern as they have modern circuit breaker devices etc. (Refer to Photo 1.1, 1.67)

These distribution boards serve all the lighting, small power and services requirements etc., throughout the building and the cabling comprises of mainly PVC Singles, NYMJ in dado/on basket/tray and SWA cabling on tray. (Refer to Photo 1.72, 1.76)

These boards contain MCB, RCD's, are surface mounted and are a combination of types and sizes. Flash guards missing from some sections to be reinstated.

As highlighted above some boards are in poor condition and although a periodic inspection report was carried out 27th November 2023. This was a partial P.I.R. and the majority of the items highlighted were category 2 'Requires Improvements' but is was highlighted in the P.I.R. that the installation is 40 years old. A minimum level of works will be the replacement of all boards in the building under this section. (See table below for Poor Condition).

As highlighted no energy metering exists and this will be required for accuracy in the splits in the building energy usage.

As the boards are in poor condition the following actions are required and recommended:-

Condition	Required Actions	Recommendations
Good Condition (Board appears well maintained, no visible defects, compliant devices)	Periodic inspection & test (EICR/PIR) (Electrical Inspection Condition Report/Periodic Inspection Report) every 3 years	- Budget for replacement within 5–7 years - Consider retrofit upgrades (RCBOs, surge protection,

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	(industrial) or 5 years (commercial) • Annual thermographic survey under load (EN ISO 18434-1) • Torque/connection checks per PIR cycle • Maintain updated drawings and protective device studies	metering)
Fair Condition (Some corrosion, thermal hotspots, ageing devices but still serviceable)	• Immediate detailed PIR if last >3 years ago • Thermography every 6–12 months • Replace deteriorated insulation, loose terminations, obsolete breakers • Clean boards, restore IP protection	• Plan phased replacement within 3–5 years • Prioritise critical boards for early replacement • Carry out arc flash risk assessment
Poor Condition (Overheating, corrosion, obsolete/unsupported devices, repeated failures)	• Urgent replacement (0–12 months) • Interim thermography every 3–6 months until replacement • Replace failed devices immediately • Carry out insulation tests and risk assessment	• Do not defer replacement • Install modern EN 61439-2 type-tested boards with surge protection, metering, RCBOs

All boards are to be tested to current standards I.S.10101-2020+AC1-2020 National Rules for Electrical Installations (Incorporating Corrigendum 1:2020) (Edition 5.0), and Building Regulations - Technical Guidance Document B - Fire Safety which will identify remedial works, if any that may be required.

2.2 **Cabling and Containment**

Sub circuit cabling routed from the main distribution board and sub board in PVC singles and NYMJ type cabling run in galvanised steel tray, trunking, conduit and dado trunking to serve all power outlets throughout the building. Sub Mains Cabling should be labelled at both ends at a minimum.

The insulation resistance of the cabling is recorded as 2 ohms in the 2023 P.I.R. indicate deteriorator of the cabling and we would recommend that the building is re-wired.

2.3 **Interior Lighting, Emergency Lighting and Controls**

Internal Lighting

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Lighting throughout FOH and BOH is comprised of fluorescent fittings. Lighting comprising of modular recessed, surface, decorative and surface fittings through the retail areas and back of house and ancillary areas. (Refer to Photo 1.5, 1.7, 1.8, 1.9, 1.10, 1.12, 1.26, 1.37, 1.40, 1.43, 1.48, 1.50, 1.51, 1.55, 1.57, 1.59, 1.61, 1.73, 1.75)

Covers are missing on some fixtures and in some cases, lighting is not working.

There are numerous issues as highlighted in the Periodic Inspection Report, Summarised in Appendix B (Full PRI and test record sheets appended to the rear of this report Appendix C and D)

All fittings throughout the building are in poor condition and these should be replaced.

External Lights

There is no outside lighting either bulkheads or shop sign display do not exist.

Public lighting on McCurtain is served from street lanterns under the preview of the Local Authority.

The internal lighting and external lighting installation would have complied with the regulations that applied at the time, a review would be necessary to ensure compliance with current standards I.S.10101-2020+AC1-2020 National Rules for Electrical Installations (Incorporating Corrigendum 1:2020) (Edition 5.0) – Section 559 Luminaire and Lighting Installations, EN 12464-1 2011 Light and Lighting, Lighting in Workplaces Part 1: Indoor Work Places, EN 12464-2 2014 Light and Lighting, Lighting in Workplaces Part 2: Outdoor Work Places.

All light fittings and associated cabling are to be tested to current standards I.S.10101-2020+AC1-2020 National Rules for Electrical Installations (Incorporating Corrigendum 1:2020) (Edition 5.0) and subsequent addenda, which will identify remedial works, if any that may be required.

Emergency Lighting

The existing emergency lighting system comprises of fluorescent fittings throughout. Some operational and others not. (Refer to Photo 1.10, 1.37)

The wiring comprises of PVC singles or NYMJ cables run in tray, trunking, concealed conduits and serving the emergency lighting fittings wired from the adjacent general lighting circuit.

Central test unit is apparent on the main board but not on the upper floor boards.

There is insufficient coverage in the building with some areas without emergency lighting namely 1st floor and stairs.

The level of coverage throughout is questionable and a full 3-hour night-time test will be required to establish that the batteries operate for this period and lux readings to be carried out to ensure the minimum lux levels are achieved on all the escape routes.

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There are numerous issues as highlighted in the Periodic Inspection Report, Summarised in Appendix B (Full PRI and test record sheets appended to the rear of this report Appendix C and D)

The works required here is a new emergency lighting system in accordance with I.S.3217-2023 v4.00 Emergency Lighting.

It is likely that the system was designed, installed, tested and commissioned in accordance with the regulations at the time namely 'I.S. 3217:1989 Emergency Lighting and but not clear whether the Fire Safety Certificate Application and Fire Safety Certificate for the Building were referred to and complied with.

To meet the current regulations I.S.3217-2023 v4.00 Emergency Lighting a new system will be required, requiring a full re-wire to facilitate this.

There was no quarterly certification made available at time for inspection.

Lighting Controls

Lighting controls consist of Passive Infrared detection, on-off light switch control from local and central switch bank locations. (Refer to Photo 1.17)

The introduction of Lighting controls consisting of additional Passive Infrared detection sensing should be introduced would lend itself to reductions in energy costs.

All cabling is to be tested to current standards I.S.10101-2020+AC1-2020 National Rules for Electrical Installations (Incorporating Corrigendum 1:2020) (Edition 5.0) and I.S.3217-2023 v4.00 Emergency Lighting and Building Regulations - Technical Guidance Document B - Fire Safety. which will identify remedial works, if any that may be required.

2.4 Fire Alarm and Detection Systems

System comprises of a Menvier MF 400 4 zone conventional fire alarm panel within the entrance. (Refer to Photo 1.3). This panel is likely original and from circa the 1980-90's, it would need to be established that the panel is in compliance with the current day regulations. No zone chart was posted at the panel however quarterly inspections are being carried out and this is posted adjacent to the panel. The system is not currently operational. This product is discontinued so the panel or component parts are no longer available.

Services comprise of automatic smoke detectors, heat detectors, manual call points and electronic sounders. (Refer to Photo 1.17, 1.61, 1.77, 1.78)

Although the level of coverage throughout was good so areas did not have any coverage.

The quarterly inspection report is not posted by the panel.

Detection required to basement concealed concrete tank.

The overall system appeared to be operational with no apparent faults however additional devices will be required to bring the system in line with current day regulations.

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The wiring is carried out in fire rated cable generally run in trunking and conduit and cable drops to devices in conduit.

As replacement parts or devices are no longer available a new system will be required, subject to testing of the cabling, it would be the intention to re-use the existing wiring and where additional devices are required new cabling will be employed.

The detection zones need to match the zones dictated in the Fire Safety Certificate and relate to the vertical and horizontal escape zones.

Elements of the system may have been in compliance with the regulations that applied at the time of the design, namely 'I.S. 3218:1989 Fire Alarm and Detection Systems for Buildings and the Fire Safety Certificate Application and Fire Safety Certificate for the Building.

To meet the current regulations I.S.3218-2024 v4.00 Fire detection and alarm systems for buildings - System design, installation, commissioning, servicing and maintenance, the existing systems would need to be reviewed and measures put in place to upgrade the existing system in order that it would meet these requirements.

There was a lack of fire alarm sounders in the building and a full sound test to be carried out to ensure the minimum sound levels as outlined in the regulations are met.

An external sounder strobes was not apparent close to the entrance.

A new system, panel and devices will be required utilising existing wiring to existing positions with additional devices required to bring the system up to current day standards and the system will need to be tested to the current standards I.S.3218-2024 v4.00 Fire detection and alarm systems for buildings - System design, installation, commissioning, servicing and maintenance and Building Regulations - Technical Guidance Document B - Fire Safety.

2.5 CCTV – Access Control and Intruder Alarm

No CCTV or access control apparent and will not be required as part of the improvement works.

Intruder Alarm Systems exist in the building and will be re-used. (Refer to Photo 1.78)

A full review of the system is necessary in the context of the regulations: - EN 50132-7:2012 Alarm systems - CCTV surveillance systems for use in security applications. Application guidelines, IS EN 62676-4:2015 Video surveillance systems for use in security applications. Application guidelines, General Data Protection Regulation (GDPR) and the Irish Data Protection Act 2018.

2.6 Small Power Installation

Small Power installation comprises conduit, wall mounted outlets etc., with cabling routed on containment. (Refer to Photo 1.16)

There are numerous issues as highlighted in the Periodic Inspection Report, Summarised in Appendix B (Full PRI and test record sheets appended to the rear of this report Appendix C and D)

Emergency electric knock offs were not apparent main cooking areas.

Bonding and earthing of extraneous metal conductors were not apparent in all locations.

All cabling is to be tested to current standards I.S.10101-2020+AC1-2020 National Rules for Electrical Installations (Incorporating Corrigendum 1:2020) (Edition 5.0), and Building Regulations - Technical Guidance Document B - Fire Safety which will identify remedial works, if any that may be required.

2.7 **Miscellaneous**

Data Cabling

Some evidence of limited data cabling however the requirement for data cabling will not form part of these works.

With the current advancement in technology and speeds etc., the system should be upgraded in the context of current day regulations as follows:

ISO/IEC 11801-1:2017 Information technology — Generic cabling for customer premises — Part 1: General requirements, I.S. EN 50173-1:2018 Information technology - Generic cabling systems - Part 1: General requirements, TIA/EIA 568B: Commercial Building Telecommunications Cabling Standard, I.S.10101-2020+AC1-2020 National Rules for Electrical Installations (Incorporating Corrigendum 1:2020) (Edition 5.0).

Lightning and Bonding

A lightning protection system was not apparent on the building, this requires further investigation however to protect plant and equipment, wall mounted plant incoming lines, phones or power supply cables to external equipment requires bonding.

Also bonding of water services pipework or stainless steel sinks or tables was not apparent.

No earth to the Main Board is apparent.

There are numerous issues as highlighted in the Periodic Inspection Report, Summarised in Appendix B (Full PRI and test record sheets appended to the rear of this report Appendix C and D)

The purpose of a system required under current regulations I.S.10101-2020+AC1-2020 National Rules for Electrical Installations (Incorporating Corrigendum 1:2020) (Edition 5.0), is to protect the building structure in the event of a lightning strike and provide surge protection on all incoming lines, ESBN lines, Open Eir lines, external building mounted equipment (cameras, lights, etc.,) where a lightning strike or surge could enter the building and cause significant damage.

The system needs to be reviewed in the context of the current day regulations and in particular surge protection requirement on all incoming lines.

The regulations that will apply are: I.S. E.N. 62305-1:2011, Protection against lightning – Part 1 General Principles, I.S. E.N. 62305-2:2006, Protection against lightning – Part 2 Risk Management, I.S. E.N. 62305-3:2011, Protection against lightning – Part 3 Physical damage to structures and life hazard, I.S. E.N. 62305-4:2011, Protection against lightning – Part 4 Electrical and Electronic Systems within Structures, National Rules for Electrical Installations Fifth Edition IS10101:2020, I.S. E.N. 50164 Parts 1 to 6 Lightning Protection Components and Building Regulations - Technical Guidance Document B - Fire Safety

3 Systems and Equipment – Mechanical Installation

3.1 Heating, Cooling and Ventilation

Heating

Heating is provided by LPHW radiators (Refer to Photo 1.41) served from gas fired boiler located in the Prep Kitchen with a gas meter located within the rear service yard. It will be intended retaining this heating arrangement for the future needs. This will require the replacement of the gas fired boiler with a new condensing room sealed gas boiler with balanced flue, a slam shut valve at gas service point of entry into the building and should gas appliances be reused all existing gas pipework to be re-tested and certified.

All existing heating pipework to be re-tested for re-use with existing radiators to be replaced for matching modern radiators of equal dimension for ease of connection to the existing pipework. Thermostatic radiator valves will be employed as the exiting pipe arrangement does not lend itself to zoning of the system

Heating to the apartment is provided by wall-mounted electric radiators (Refer to Photo 1.58) Should the apartment floor be refurbished then the heating system will be reviewed, however the existing electric heaters will be retained and set up for fabric protection if the space remains unoccupied.

There are numerous issues as highlighted in the Periodic Inspection Report, Summarised in Appendix B (Full PRI and test record sheets appended to the rear of this report Appendix C and D)

Ventilation

Ventilation is provided to the toilets and to the kitchen canopy. No passive ventilation is provided.

No mechanical ventilation exists in the main retail floor with the exception of the extract canopy. (Refer to Photo 1.28).

Verification canopy extract ducting route could not be ascertained during the course of the survey however from what was visible in the BOH areas this ductwork is non-fire rated standard galvanised steel ductwork. One Hour Fire Rated Fire Insulated ductwork from the canopy would be necessary subject to verification or if the canopy is being retained for re-use.

Insulation exists on the refrigeration pipework both internally and externally. Refrigeration plant is likely to have exceeded its life expectancy.
Life expectancies of 15 years as set on in CIBSE Guide Table M.

Where any ductwork is routed through compartments within the store and above escape routes and require fire rated dampers of fire rated ductwork for canopy ductwork. .

General ductwork penetrating floors and compartments require fire rated dampers; none were apparent during the survey.

Ventilation in the FOH areas was not apparent.

The power and control panels are in poor to good condition.

The systems need to be reviewed in the context of current C.I.B.S.E. Guidelines, the Building Regulations Technical Guidance Document Part F – Ventilation 2019, Technical Guidance and Document Part L – Conservation of Fuel and Energy 2021 and Technical Guidance and Document Part J – Heat Producing Appliances 2014.

3.2 Controls

Timed controls existing on the gas heating system and the electric heating system.

The systems should be reviewed in the context of current C.I.B.S.E. Guidelines and Building Regulations Technical Guidance Document Part L – Conservation of Fuel and Energy (2021).

3.3 Drinking Water, Cold Water Storage and Distribution

Incoming mains water enters the building, and is distributed for drinking water throughout the building and serves cold water storage tank located in attic space, which could not be accessed at time of survey.

The tank provides all cold requirements throughout the building.

Hot water is provided via an indirect calorifier at ground floor level served from the 1No gas fired boiler located in the back of house area (Refer to Photo 1.22, 1.23), which has an integrated control panel. The apartment floor is served by a direct calorifier with immersions and electric shower.

Hot water is stored in the hot water cylinder located behind a door in the FOH area (Refer to Photo 1.38) and the apartment cylinder is located in the hot press.

TMV3 Valves were not apparent on the hot water distribution system. The preference here for the hot water distribution is for blending valves to be located local to the outlet taps to mitigate any risk of legionella. The current arrangement would need to be changed.

The pipework visible is generally uninsulated local to the water outlets and insulated in the primary runs.

All pipework to be flushed, tank flushed and the entire system chlorinated before being put back into re-use. Should the Apartment floor not be put into use, its water system to be drained down to prevent any possibility of future leaks

The systems need to be reviewed in the context of current C.I.B.S.E. Guidelines, the Building Regulations Technical Guidance Document G - Hygiene 2008, Irish Water Code of Practice for Water Infrastructure Connections and Developer Services Design and Construction Requirements for Self-Lay Developments July 2020 (Revision 2) Document IW-CDS-5020-03

3.4 **Fire Fighting**

Fire Extinguishers

Portable fire extinguishers were not present nor was a Fire Suppression system in the hood.

Fire blankets were present.

In the building is being put back into use in full or part new fire extinguishers will be required.

IF the cooking canopy is being put back into use a Fire Suppression system needs to be installed.

The quantity, nature and capacity of extinguishers needs to be reviewed site wide, however the quantity appeared to be adequate.

It would be beneficial to get the incumbent fire extinguisher confirm that adequate coverage is being provided by all systems is in compliance current day regulations Fire Extinguishers I.S. 291:2015 Selection, commissioning, installation, inspection and maintenance of portable fire extinguishers and Building Regulations - Technical Guidance Document B - Fire Safety.

4 Energy Conservation

Energy monitoring was not evident and should be considered and monitoring of all aspects of the energy usage split into systems and sub systems, this is a very valuable tool to allow for Metering, Mentoring and Targeting of the building energy usage. The monitoring needs to be set up in a way that it can distinguish between the Retail, the back of house areas, possible fallow areas and apartment.

Energy monitoring should also be provided to the incoming water and gas supplies for the building.

Changing boiler to a new condensing boiler would be appropriate.

Lighting upgrades to LED and lighting controls will have the greatest impact on the energy usage in the building along with control scheduling of heating and ventilation systems.

Thermostatic rad valves on the LPHW radiators will have an immediate impact on energy usage whilst time scheduling and thermostatic control of the apartment electric heaters will equally have an immediate impact.

Introduction of additional lighting controls particularly in the back of house areas would be beneficial to the overall lighting energy usage.

Where new technology is being introduced then energy efficient equipment should be utilised. Control strategies and time schedules should be reviewed on all existing systems to ensure optimum use is being applied.

5 **Visual Survey Comments**

Overall, the physical condition was fair to good with a high level of works required to bring the building in line with current standards.

The ability to maintain the plant in a safe manner would need to be addressed in any future works.

In the short term all life safety and ancillary works would need to be addressed:

- New electrical distribution boards required throughout
- New wiring required throughout
- New fire alarm system throughout utilising existing wiring and new wiring for additional points
- New emergency lighting system throughout with new working and new positions for compliance purposes.
- New LED lighting and wiring.
- Lightning protection (Bonding) of extraneous metal conductors to be provided.
- Fire Blankets and extinguishers (generally) to be assessed to ensure that there is adequate coverage.
- Fire Rated extract ventilation ductwork and fan.
- Fire Suppression system (if kitchen is being put back into use.)
- New boiler and controls
- New radiators and TRV's

Labelling of electrical distribution boards.

Economic life of plant and equipment – full service and maintenance off all existing plant will be required.

Energy usage in the building we anticipate as being low to medium and this can be addressed initially and cost effectively by introducing additional controls, metering, monitoring and targeting. Any building envelope items could only be addressed in a full refurbishment of the store if deemed economically viable at the time.

If all systems are fully re-tested and re-commissioned and any component parts replaced as required and a maintenance regime put in place a lot of the plant items will have good survival expectations.

All currently redundant equipment and redundant equipment resulting from the works to be removed from site. (Very little redundant plant exists)

6 Costs

The costs here will be for a function ground floor only, new ground floor toilet with basement, first floor and second floor to be treated as shell and core areas only but where compliance will be required.

We have identified the costs associated with the Landlord related works in the categories being:

RED ACTION: This is a compliance issue with regulations and should be addressed as a priority

AMBER ACTION: This is a significant issue and we recommend it is carried out with a medium priority.

GREEN ACTION: This is an operative issue and we recommend it is carried out on an agreed maintenance regime.

Action	Location/Element	Budget Costs
	<u>Incoming Electricity & Small Power</u>	
(R)	Replace existing Main Distribution Board	€8,000
(R)	Replacement of remaining distribution boards	€2,500
(R)	Rewiring of building	€23,200
(R)	Emergency Knock Off (only required if kitchen becomes functional)	€1,900
	<u>Heating and Ventilation</u>	
(R)	Fire Rated Ductworks, Fan and Controls (Only if kitchen becomes functional)	€14,800
	<u>Lighting and Emergency Lighting</u>	
(G)	New Emergency Lighting System to be Tested	€400
(R)	New emergency lighting throughout, new LED fittings, additional fittings.	€5,700
(R)	User Obligations under IS 3217 to be adhered to, in summary these would include the following:	€1,200
	- Visual inspections to be carried out on the Emergency Lighting System in-house weekly and remedial works to be carried out by Emergency Lighting Specialist.	
	- System to be tested and commissioned quarterly by Emergency Lighting Specialist (This would capture the first item listed in this section) And all remedial works arising from these activities to be addressed.	
	- A certificate to be issued annually by the Emergency Lighting Specialist and retained for possible inspection by the Local Authority.	

	<u>Soils and Wastes</u>	
(G)	Inspection of the system and all seals etc.,	€400
(A)	New Soils and wastes to new toilet	€1,100
	<u>Water Services & Heating</u>	
(A)	Flush out existing systems (Heating and Water services)	€2,100
(A)	New water services to new toilet	€1,300
(A)	New gas fired boiler	€3,100
(A)	New radiators	€14,300
	<u>Fire Alarm System</u>	
(G)	Fire Alarm system to be tested	€400
(R)	New fire alarm system throughout utilising existing cabling with additional detectors including void detection as required etc.,	€12,600
(R)	User Obligations under IS 3218 to be adhered to, in summary these would include the following:	€1,200
	- Visual inspections to be carried out on the Emergency Lighting System in-house weekly and remedial works to be carried out by Emergency Lighting Specialist.	
	- System to be tested and commissioned quarterly by Fire Alarm Specialist (This would capture the first two items listed in this section) And all remedial works arising from these activities to be addressed.	
	- A certificate to be issued annually by the Fire Alarm Specialist and retained for possible inspection by the Local Authority.	
	<u>Protective Services: Fire Extinguishers</u>	
(G)	Test and Service all extinguishers Certify on completion.	€400
(R)	New extinguishers site wide and blankets	€1,100
(R)	Canopy Fire Suppression system (only if kitchen is going back into use)	€7,100
	<u>Protective Services: Lightning Protection</u>	
(R)	Supply and Install surge protection	€1,700
(A)	Supply and Install bonding to plant and arresters to incoming lines	€3,800
(G)	Install energy meters on boards and incoming water	€1,200
	<u>Earthing and Bonding</u>	
(R)	Bonding of all pipework and stainless tables and sinks	€2,100
	<u>Redundant Equipment</u>	
(R)	Remove Redundant Equipment during the course of the works	€2,200

7 **Conclusion**

The building services are overall are in fair to good condition with limited elements of the installation that can be utilised to serve the current and the future requirements with life safety systems to be prioritised early in conjunction with regulatory items.

The life safety works and regulatory works are essential works that require immediate attention.

The works planned with future proof all services in the building allowing for any shell and core areas to be fitted out without disrupting the future ground floor tenant.

Once these items are addressed and routine maintenance is continued on the new and any remaining existing plant, we anticipate that minimal investment will be required and with the maintenance regime established this will maximise the life expectancy.

Where future development, upgrade or overhaul is envisaged it would need to be established of the remaining plant could be modified to serve future needs or can be integrated into the new requirements.



Tony O'Connor CEng MIEI

8 Appendix A – Photos

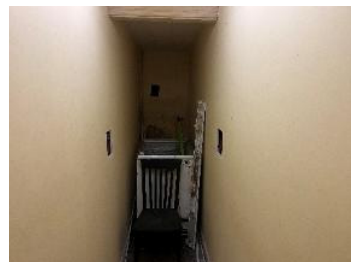
1.1 Main Distribution Board



1.2 ESB Meter



1.3 Fire Alarm Panel



1.4 Basement Corridor



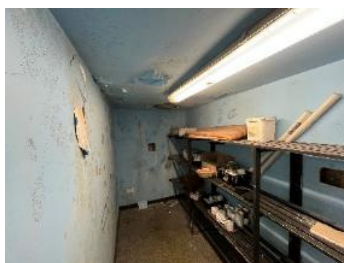
1.5 Light fitting



1.6 Concrete Tank



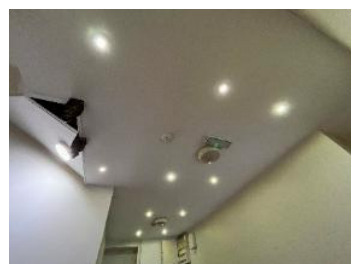
1.7 Lighting



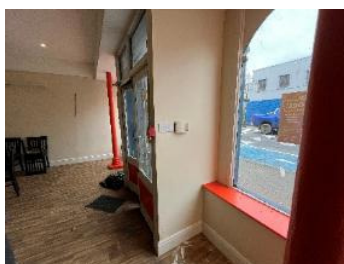
1.8 Lighting



1.9 Lighting



1.10 Lighting



1.11 Security keypad



1.12 Lighting



1.13 Gas Meter



1.14 Gas Meter



1.15 Bin yard



1.16 Sockets



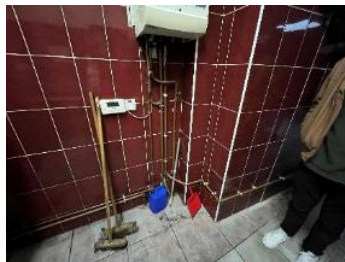
1.17 Switch bank & BGU



1.18 Kitchen



1.20 Gas boiler



1.21 Pipework



1.22 Gas boiler



1.23 Gas boiler



1.24 Controls



1.25 Sink area



1.26 Lighting



1.27 Sink area



1.28 Kitchen



1.29 Kitchen



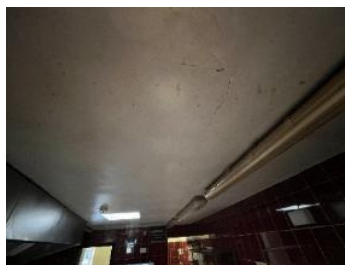
1.30 Kitchen



1.31 Sinks



1.32 BGU



1.33 Ceiling services



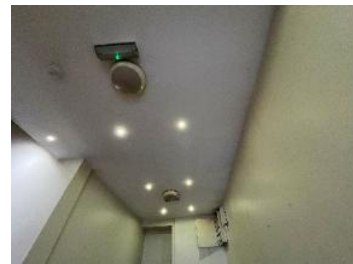
1.34 Skylight



1.35 Kitchen



1.36 Kitchen



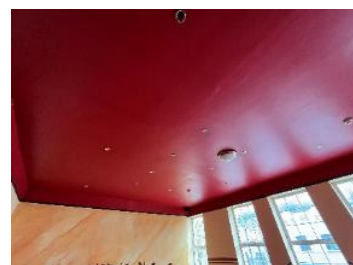
1.37 Ceiling services



1.38 Hot water cylinder



1.39 Hot water cylinder



1.40 Ceiling services



1.41 Radiator



1.42 Room



1.43 Ceiling services



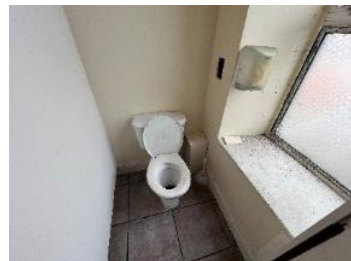
1.44 Radiator



1.45 Wash-hand basins



1.46 WC



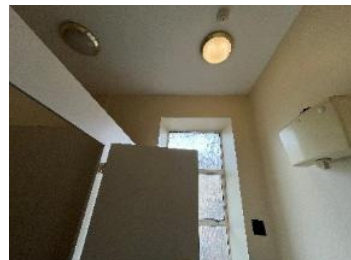
1.47 WC



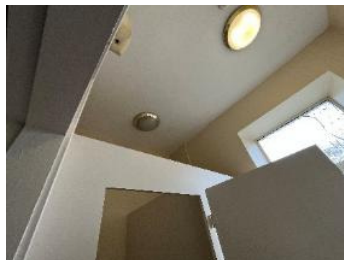
1.48 Ceiling services



1.49 WC



1.50 Ceiling services



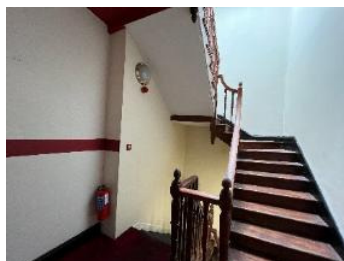
1.51 Ceiling services



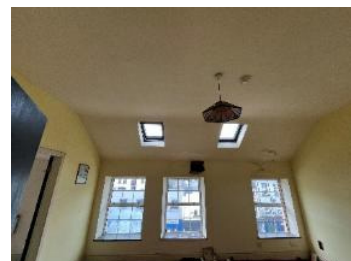
1.52 Ceiling services



1.53 WHB



1.54 Stairway



1.55 Ceiling services



1.56 Electric heater



1.57 Ceiling services



1.58 Electric heater



1.59 Lighting



1.60 Kitchen



1.61 Ceiling services



1.62 Kitchen



1.63 Ceiling services



1.64 Wall



1.66 Fire extinguishers



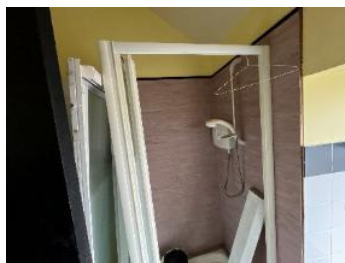
1.67 SDB & coin meter



1.68 Ceiling services



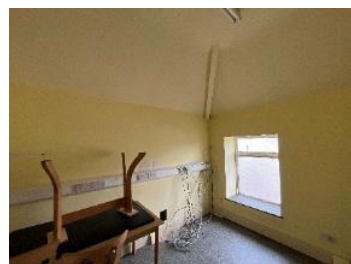
1.69 WC



1.70 Shower



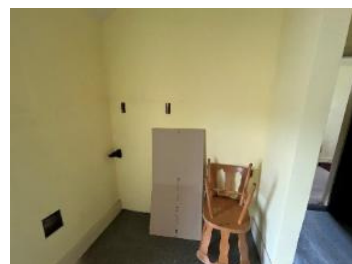
1.71 Ceiling services



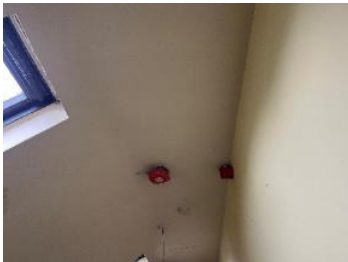
1.72 DADO trunking



1.73 Lighting



1.74 Wall

		
1.75 Lighting	1.76 DADO trunking	1.77 Sounder
		
1.78 Smoke detector	1.78 Front door	1.79 Front elevation
		
1.79 Front elevation	1.80 Front elevation	1.81 Front elevation
		
1.82 Front elevation		

9 **Appendix B Summary of Periodic Inspection Report and Test Record Sheets**

Periodic Inspection Report (Summary)

Only a portion of the devices were tested.

Age of installation 40 years

Not all devices were tested

Not all devices were accessible

Not all live parts were covered

No earth inspection chamber

No supplementary bonding

Not labelled correctly

Not all devices re correctly sized

RCD tripping time exceeds minimum requirements

Excessive heat evident on luminaires

Workmanship satisfactory

35No items highlighted (tagged incorrectly to 37No) in the report are all category 2 items, 'Requires improvements'

RCBO's in kitchen main board are B 40A and should be 20A

Main Board – Two supplies taken off main switch – not correct

Main board meter missing

Switched spur on fire alarm – not correct and on a C 40A RCBO

Emergency Lighting not operational

Cables clipped to skirting

Water softener and socket too close

No visible bonding on stainless steel and pipework

Spur for gas heating not IP rated

Light fitting in kitchen missing covers and not working properly

Kitchen board flash guards missing

Kitchen board needs attention

Dado trunking restaurant missing covers

Cover missing on 3 phase socket behind kitchen equipment

Junction box on ground in kitchen

Undersized isolators in kitchen

Light switches in kitchen are broken

Basement – light in cold room needs attention

Ladies toilet indication light on spur not working

Extract fans in both toilets not working

Ceiling lights in toilets not working

Hot press – no bonding present

Hot press – junction box on floor.

Top floor socket broken

RCBO on shower not working

Extension lead in kitchen to be removed

Top Floor – MCB board needs attention

Immersion isn't on RCD/RCBO needs attention
Coin meter is wired incorrectly
Bathroom heater not suitable for bathroom
Ceiling light not suitable for bathroom
No bonding visible in hot press
No isolation switch for devices under worktop in kitchen
No working emergency light in stairs and apartment
1st floor hot press isolating switches should not be located in the hot press.

Test Record Sheets – Only 8No circuits tested

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Appendix C – Periodic Inspection Report

Date 23-11-23 Periodic Inspection Report for an Electrical Installation PR No: 142031

REGISTERED CONTRACTOR DETAILS:
 Name Safe Electric
 Address Parliament Avenue
Millstream, Co. Cork

INSTALLATION DETAILS:
 Occupant Name/Trading as Cork Co. Co
 Address Flannery's Cafe/Restaurant
Flannery, Co. Cork

Installation Approx Age 40 yrs Occupant In Attendance? Yes ☒ No ☐

SAFE ELECTRIC
 Registered Electrical Contractor

PLEASE CIRCLE ANSWERS OR TICK BOXES AS APPROPRIATE

Installation Category? Domestic ☐ Commercial ☒ Industrial ☐ Other (specify) _____
 Reason for Inspection? Insurance Inspection ☐ Safety Audit ☒ If Other (specify) _____

Extent of Installation covered by this report? Entire Installation* ☐ YES ☒ NO (see partial inspection details below)
 * N.B. Cables concealed within trunking and conduits within the fabric of the building or underground have not been inspected unless stated otherwise.

If partial inspection Specify what part the report refers to: No attic's were inspected. Only a sample of devices were inspected.

TYPE OF SYSTEM EARTHING: (TNS) TT, TNS, IT
 Installation voltage Single Phase ☐ Three Phase ☒ L1. 234 v L2. 233 v L3. 233 v L1-L2 403 v L2-L3 404 v L3-L1 407 v
 Max prospective S/C current 15kA Main Isolation** and overcurrent device type? NONE ☐ SWITCH FUSE ☒ MCB ☐ MCCB ☐
 Nominal rating 63 A ** If a main RCD is used as a main isolating device the following details are required Rated current 40 A
 Tripping current 10 mA

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PAGE 1 of 1



Periodic Inspection Report for an Electrical Installation

PR No:

142031

N.B. Any Questions answered "no" must be referred to in the comment section of this report. ALL QUESTIONS MUST BE ANSWERED
PLEASE TICK BOX AS APPROPRIATE

1. Have all electrical outlets / accessories been inspected? Yes ☐ No ☒
2. Are all outlets / accessories undamaged? Yes ☐ No ☒
3. Are all live parts covered? Yes ☐ No ☒

EARTHING/BONDING DETAILS

4. If TNCS is main protective conductor connected?

Yes ☒ No ☐ N/A ☐

5. If present is it the correct size? Yes ☒ No ☐ N/A ☐

6. Earth Electrode Inspection Chamber? Yes ☐ No ☒

7. If yes... Is earth electrode visible? Yes ☐ No ☒

8. If yes... Is protective tape used? Yes ☐ No ☒

9. If visible is the earthing conductor the correct size? Yes ☒ No ☐

10. Is all main equipotential bonding correct? Yes ☒ No ☐ N/A ☐

11. All supplementary bonding correct & connections verified?

Yes ☐ No ☒ N/A ☐

12. Protective Earthing sleeved where appropriate? Yes ☒ No ☐ N/A ☐

13. Polarity+earthing of all switches/outlets correct? Yes ☒ No ☐

14. All metallic switches / outlets earthed? Yes ☒ No ☐

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DISTRIBUTION BOARD/S

15. Labelled correctly? Yes ☐ No ☒
16. Located correctly? Yes ☒ No ☐
17. Sub circuit isolation & overcurrent device type?

Fuse ☐ MCB ☒

18. Are all devices correctly rated for S/C & O/L?

Yes ☐ No ☒

19. Circuit sequence correct for P, N, +E? Yes ☒ No ☐

20. RCD's

Circuit description	Tripping current	Longest tripping time
Sockets	30 mA	34.3 ms
Electric Shower	30 mA	HA - RCD ms
		FAULT

PAGE 2 of



Periodic Inspection Report for an Electrical Installation

PR No: 142031

GENERAL

21. Correct cable colours used at the time of installation? Yes ☒ No ☐
22. Are cables in good condition? Yes ☒ No ☐
23. Cables correctly selected? Yes ☒ No ☐
24. Correct routing of cables in attic area? Yes ☐ No ☐ N/A ☒
25. Cables correctly installed where visible? Yes ☒ No ☐
26. All excessive heating effects from luminaires avoided? Yes ☐ No ☒
27. Correctly selected accessories & switches? Yes ☒ No ☐
28. Are they in a good condition? Yes ☒ No ☐
29. Are they correctly located? Yes ☒ No ☐
30. Are they suitable for their environment? Yes ☒ No ☐

QUALITY OF WORKMANSHIP:

Very Good ☐Satisfactory ☒Poor ☐

SUMMARY TEST DATA

Min Insulation Resistance 2 MΩ

Max Resistance of protective conductor N/A Ω

Max fault loop impedance 0.76 Ω and type and size of associated protective device

Type RCD Size 3.40

TEST INSTRUMENT SERIAL NUMBERS :

Continuity Tester	<u>Multitester</u>
Insulation Resistance Tester	<u>4747050</u>
Loop Impedance Tester	
RCD Tester	

DECLARATION

I/We the undersigned are responsible for the inspection and testing of the electrical installation described on page 1. of this report.

I/We confirm to the best of my /our knowledge that tests and observations made on pages 1, 2, 3, 4, & represent an accurate assessment within the limits specified, of the condition of the electrical installation.

Inspected and tested by (Signed) Sen Kell

(BLOCK CAPITALS) Sen Kell

This report is issued and signed by the person responsible for the inspection of the installation concerned. The report should be used only for the purposes stated and should not be used for any other purpose. The CDR or SAs have to not responsible for any other use of the information given in this report.

PAGE 3 of

Building Services Condition Report



Periodic Inspection Report for an Electrical Installation

PR No: 142031

OBSERVATIONS AND RECOMMENDATIONS

(tick boxes as appropriate)

(Note subject to the limitations specified on Page 1 of this report)

☐ NO REMEDIAL WORK IS REQUIRED
 ☒ THE FOLLOWING OBSERVATIONS ARE MADE

REF NO.	COMMENTS (USE NUMBERED CONTINUATION SHEETS IF NECESSARY)	Recommendations As detailed below
①	R-CBO's in a main Board not B-type - should be B-type	②
②	Main Board - 2-Supply's taken off main Switch - not correct	②
③	Main Board - meter missing	②
④	Switched Spur on fire alarm - not correct & on a C-type RCB	②
⑤	Emergency Light not operating	②
⑥	Cables clipped to skirting Board	②
⑦	Water Softener & Sockets too close - wrong location	②
⑧	No visible bonding of stainless steel & Pipe work	②
⑨	Spur for Gas Heating - not I/P RCB	②
⑩	Light fittings in kitchen missing covers & not working properly	②

One of the following numbers, as appropriate, is allocated to each of the observations made above to indicate to the person(s) responsible for the installation the action recommended.

- (1) REQUIRES URGENT ATTENTION (2) REQUIRES IMPROVEMENTS (3) REQUIRES SOME ATTENTION
(4) DOES NOT COMPLY WITH CURRENT NATIONAL RULES FOR ELECTRICAL INSTALLATIONS*

*THIS DOES NOT NECESSARILY IMPLY THAT THE ELECTRICAL INSTALLATION INSPECTED IS (IN)SAFE

On the basis that all observations requiring "urgent attention" have been completed without delay, I/We recommend that this electrical installation is further inspected and tested after an interval of not more than months / years, (N.B. future national requirements may modify the specified time interval in question)

Signed Paul Kellerman Certifier No. 12923/16225 Date 22-11-23

(BLOCK CAPITALS)

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Annie's Cafe - Fermoy - 27-11-23

- (11) Kitchen - main Board - Blanking Pieces are missing off M.C.B Board - (2)
- (12) Kitchen main Board needs attention (2)
- (13) Data trunking - covers missing (Restaurant) (2)
- (14) Cover missing on 3-phase socket behind unit in kitchen (2)
- (15) Junction Boxes on Ground in kitchen (2)
- (16) Some isolators in kitchen are too small for what they are doing (2)
- (17) Light switches in kitchen are broken (2)
- (18) Basement - Light in Cold Room - needs attention (2)
- (21) Ladies Toilets - Indication Light on Spun - not working - (2)
- (22) Extraction fans in both Toilets not working and no isolating switches present. - (2)
- (23) Ceiling Lights in Toilets not working - (2)
- (24) Hot Press - no bonding visible - (2)
- (25) Hot Press - Junction Boxes on floor (2)

27-11-23

- (26) Top Floor - ^{Apartment's} ^{Cafe -} ^{Ferry} Sockets Broken - (2)
- (27) RCBO on shower not working (2)
- (28) Extension lead in kitchen needs to be removed (2)
- (29) Top Floor - M.C.B Board needs attention (2)
- (30) Immersion isn't on a R.C.D/RCBO - needs attention (2)
- (31) Cold meter is wired wrong (2)
- (32) Bathroom Heater not suitable for Bathroom (2)
- (33) Ceiling Light not suitable for Bathroom (2)
- (34) No Boarding visible in HBT Press (2)
- (35) No isolating switches for devices under worktop in kitchen - (2)
- (36) No working Emergency lights in Apartment or stairwell - (2)
- (37) 1st Floor HBT Press - Isolating switches should not be located in HBT Press - (2)

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Appendix D – Test Record Sheets

TEST RECORD SHEET

Sheet 1 of 1

CUSTOMER NAME: Coch Co Co

INSTALLATION ADDRESS: Bentley, Kermanshah, Iran

DISTRIBUTION BOARD REF: All

CATEGORY: General

Comments: See PIR

TYPE OF INSTALLATION: New

MAIN BONDING VERIFIED FOR: GAS - YES ☐ NO ☒ WATER - YES ☐ NO ☒ SUPPLEMENTARY BONDING VERIFIED - YES ☐ NO ☒ ELECTRODE EARTHING CONDUCTOR - YES ☐ NO ☒ OTHER - YES ☐ NO ☒

TEST RECORD SHEET No **T0120772** Seal No

MPRN No

Cert No 142031

Temp Supply ☐ Addition ☐ Existing ☒ Rewire ☐ Other (Specify)

OHMS MAX RES PROT COND (R_e) Calibration Expiry Date

TEST INSTRUMENTS USED

Insulation Resistance/Continuity

Earth Loop Impedance

RCD

Multifunction

MAX RES PROT COND (R_e) 4207050 Calibration Expiry Date 10-11-24

Circuit Number	Circuit Designation	Cable			No. of Points	Overcurrent Protection	Circuit Details		PRE CONNECTION			POST CONNECTION			Other Comments
		Type	Size	Divide			Max Circuit Continuity (Ohms)	MIN INSULATION RES (MΩ OHMS)	Max RCD Operating Times (ms)	LE Max Fault Loop Imp (Ohms)	1/2 x Loop Imp (s)	1/2 x Loop Imp (s)	1/2 x Loop Imp (s)		
X	Supply Cable														
	Mains Bond														
	Swiss Bond														
	Kerman Switch 4x4 2x4 2x4 B 63														
	Resistor Switch 4x4 2x4 2x4 B 63														

Pre Connection Tested By: Sen SIGNATURE Sen QC No. 12203/132035 Reg No. A12065 DATE 22-11-20

Post Connection Tested By: Sen SIGNATURE Sen QC No. 12203/132035 Reg No. A12065 DATE 22-11-20

Original To Customer/Write Return To Electrical Safety Supervisory Body/Write Contractors record/Write

Building Services Condition Report



Sheet 1 of 1

CUSTOMER NAME: Cork City Council

INSTALLATION ADDRESS: Alpess, Ferry, Co. Cork

DISTRIBUTION BOARD REF: All MCBs

CATEGORY: Commercial

TYPE OF INSTALLATION: New

Comments: See P.I.N.

MAIN BONDING VERIFIED FOR: GAS - YES ☐ NO ☐ WATER - YES ☐ NO ☐ SUPPLEMENTARY BONDING VERIFIED - YES ☐ NO ☐ ELECTRODE EARTHING CONDUCTOR - YES ☐ NO ☐ OTHER - YES ☐ NO ☐

TEST RECORD SHEET No **T0120773** Seal No

MPRN No

Cert No 142031

Rowing ☐ Existing ☒ Addition ☐ Temp Supply ☐ Other (Specify)

MAX RES-PROT COND (Ra) OHMS

Serial No

Calibration Expiry Date

TEST INSTRUMENTS USED

Insulation Resistance/Continuity

Earth Loop Impedance

RCD

Multi-function

429050

10-11-24

PRE CONNECTION

Max Circuit Continuity (Ohms)

Ring Circuit (End to End)

Max RCD Operating times (ms)

Max RCD Button Tested

POST CONNECTION

Max RCD Operating times (ms)

Max RCD Button Tested

Other Comments

CIRCUIT DETAILS

Circuit Designation

Cable

No. of Points

Overcurrent Protection

Type TT

Device

Supply Cable

1/3rd floor 02 Cookery 6 1 15A C 32

During Room Suck Test 25 3 15A B 40

Top Floor Suck Test 25 4 15A B 40

Main Bus 16 1 51A 63

Pre Connection Tested By: Sean Kelly

Post Connection Tested By: Sean Kelly

Original to Customer: WHITE Return to Electrical Safety Supervisory Body-NAW Contractors record-FILE

QC No. 12903/16203

Reg No. 11206

DATE 27-11-23