

PRELIMINARY INSPECTION PLAN

Project Particulars:

Project: Extension of the Potting Shed and change of use to artists' studios, and associated external works and internal alterations to the dance studio.

Job No: 25-024

Client: Tyrone Guthrie Centre

Address: Annagmakerrig House Newbliss Co. Monaghan H18 PP70

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This **Inspection Plan** is dependent on many factors including:

- a) type of building, type of construction and expertise of the Builder.
- b) how complicated or straightforward the method of construction is.
- c) whether recent experience indicates current problems in interpreting and/or achieving compliance with certain requirements.
- d) how serious the consequences of a particular contravention might be.
- e) the impracticability or impossibility of subsequent inspection of closed work; and
- f) the speed of construction, or methods of fast-track construction.

Inspection

Subject to the appropriate professional judgement and risk assessment, and recognising that it is not practicable to examine every item of work to which the requirements of the Building Regulations relate, inspection arrangements should normally make provision for inspection of:

- a) elements and components, the failure of which would, in the opinion of the certifier, be significant.
- b) works which, in the opinion of the certifier, constitute unusual designs or methods of construction.
- c) work relating to fire safety.
- d) types of work, construction, equipment, or material which could, if not verified, cause defects which would, in the opinion of the certifier or designated inspector, be seriously detrimental to the fundamental purposes of the Building Regulations, and additional areas of work necessary for the subsequent issue of a certificate at completion.

Inspection frequency

The scope and frequency of the inspections have been determined and is incorporated formally within this document. This plan will be kept under review as the project proceeds. It considers the Inspection Plan factors above.

Periodic inspections will be carried out and include critical milestone inspections and inspections as set out in the Inspection Notification Framework (INF).

Inspection Notification Framework (INF)

Gaffney & Cullivan Architects will, as part of the Inspection plan and before the commencement of work on site, agree with the Client and Contractor an **INF**, taking account of the building works involved and other factors. The INF will identify the stages or items of work the individual certifiers wish to be notified of, as and when they are ready for inspection.

As the Assigned Certifier, Gaffney & Cullivan Architects will make available an Inspection Plan including the Inspection Notification Framework (INF), taking account of the complexity of the project and other factors. The INF identifies the stages or items of work which the Assigned Certifier wishes to be notified to him/her and nominated Ancillary Certifiers when such stages or items are ready for inspection.

The INF should be prepared:

- in conjunction with the Inspection Plan.
- in consultation, as far as possible and necessary, with other members of the Design and Construction team and with those providing Ancillary Certificates.
- before the commencement of work on site.
- and should be communicated to the Building Owner and Builder.

The Builder and any others should respond, as appropriate, to all notifications identified in the INF. The Builder should note that the Assigned Certifier and the client may carry out unannounced inspections between the stages identified in the INF and/or in the Inspection Plan as deemed appropriate.

The list below lays out the planned inspections. It should be noted that depending on work on site they may not necessarily be carried out in this order. The dates listed below are provisional only and are dependent on several factors. The builder and/or architect should be contacted directly for exact dates closer to each stage.

Inspection Stages:

Stage 01	Commencement
	Site survey, existing services, topography and party structures prior to any works commencing
	Site Set-up, Contractor's Compound, temporary site services.
	Stripping Out / Site Clearance
	Setting Out
Stage 02	Excavations
	Foundation excavations, ground remediation, underground services diversion prior to concrete pour.
	Foundations reinforcement to strip footings/soft spots/arching over drains/underpinning of party wall structures etc. prior to concrete pour.
Stage 03	Covering Foundations
	Concrete poured, complete foundations before block laying or covering in.
Stage 04	Dead Build / Rising Walls to DPC Level
	Hardcore, subbase build up, rising walls to DPC, rising walls penetrations, radon sump prior to covering in.
Stage 05	Underground Services
	Ducting, Piping, Surface Water Drainage, Foul Drainage, Watermain before covering-in.
Stage 06	Radon Barrier
	Installation of Radon Barrier prior to covering in.
Stage 07	Ground Floor Slab and Insulation
	Ground floor slab concrete poured, reinforcement complete
	Floor insulation complete prior to covering in,
	Screed reinforcement prior to concrete pour,
	Levelling compound
Stage 08	Superstructure
	External structural walls, wall insulation, wall ties, cavity barriers, cavity trays, lintels, cills, ventilation to covering in.
	Structural cores - lift shafts, stair cores prior to covering in
	Internal structural walls prior to covering in
	Structural Frame - Steel Connections, Connections to concrete pads, prior to covering in.
Stage 09	Roof Structure
	Roof Structure, roof insulation, ventilation, water-proof membrane, roof penetrations, rainwater goods, roof finishes, all prior to removal of scaffolding.
Stage 10	Superstructure Completions
	Installation of windows / external doors - DPC's, opes sizes, glazing / safety glazing, fixings, restrictors, prior to plastering.
	Installation of Airtightness membranes and tapes prior to covering in
Stage 11	First Fix
	M&E works and installation of services, ducting and piping, plumbing
	Installation of stud partitions, insulation, seals, penetrations, prior to plastering and covering in
	Installation of Suspending ceilings systems
	Joinery, prior to covering in.
	Fire stopping and acoustic seals, prior to plastering and covering in
	Completed insulations to walls, floors, roofs, prior to covering in.
Stage 12	Plaster boarding and Plastering
	Completed installation of stud partitions,
	Completed plaster boarding prior to plastering
	Internal plastering, taped and skimmed, prior to finishes
Stage 13	Second Fix
	M&E works and installation of switches, heating & cooling systems, ventilation
	Joinery, doors, fire doors and ironmongery prior to covering in.
	Fire detection and alarm system
Stage 14	Decoration & Finishes
	Decoration and painting works
	Walls, Roofs and Floor Finishes
	Fixtures and Fittings, fitted furniture
Stage 15	External Finishes and Facilities
	External plastering and rendering
	Approach and access - external stairs, ramps, handrails
	Landscaping - footpaths, tarmacadam, line markings, grassed areas, boundary treatments
Stage 16	Completions
	Commissioning and certification of electrical and mechanical systems
	Snagging on completion
	Final Inspection
	Safety File prior to Handover

GAFFNEY & CULLIVAN ARCHITECTS LTD

David P Cullivan

BArch FRIAI AdvDipPMgt Registered Architect Accredited Conservation Architect



Cavan Office:
Navan Office:
Telephone number:
e mail:
vat number:

1 Farnham St, Cavan, Co Cavan.
7 Clonard House, Market Square, Navan, Co Meath.
0469058173
info@gcal.ie
IE 3415637RH