

SPECIFICATION OF BUILDING WORKS

CONSTRUCTION OF A NEW COMMUNITY FACILITY FOR
USE AS A MEN'S SHED AND WOMEN'S SHED,
TOGETHER WITH ALTERATIONS TO EXISTING
COMMUNITY BUILDING FOR DISABLED WC
ACCOMMODATION. INCLUDING ALL ASSOCIATED
BUILDING SERVICES AND SITE WORKS.

AT

BECKSCOURT VIEW, DRUMBANNAN,
BAILIEBOROUGH, CO. CAVAN.
A82 D928

FOR

CAVAN AND MONAGHAN ETB

AUGUST 2026



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Control Document

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'A'	02/08/2026	DRAFT Issued for Client Discussions / approval		J.J.
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GENERAL CONDITIONS

CONTRACT GENERAL

THE PROJECT

The works comprise the provision of a community facility for use as a Men's Shed and Women's Shed together with associated alterations to an existing adjoining community building to provide a fully compliant externally accessible unisex accessible WC facility, at:

Beckscourt View,
Drumbannan,
Bailieborough,
Co. Cavan.
A82 D928

SCOPE OF WORKS

1. Contract Overview

The Contract comprises the provision of a new community facility for use as a **Men's Shed and Women's Shed**, together with associated alterations to an existing adjoining community building to provide an **externally accessible unisex accessible WC facility**.

The Works are divided into two distinct work packages as follows:

- **Work Package A** – Provision of a new Men's and Women's Shed Facility.
- **Work Package B** – Alterations to the Existing Community Building and Provision of an Externally Accessible Unisex Accessible WC Facility.

The division of the Works into work packages is for identification, description and pricing purposes only.

The Employer intends to award a **single contract** covering the entirety of the Works. Tenderers shall submit a single tender and shall be deemed to accept responsibility for the delivery, coordination, management and completion of both Work Package A and Work Package B under one contract.

Tenderers must price both work packages in full. Partial tenders or tenders for individual work packages only will not be considered.

The Contractor shall provide all labour, materials, plant, equipment, supervision, temporary works, testing, commissioning, certification and all other resources necessary to complete the Works and deliver a fully operational facility.

2. Construction Methodology (Work Package A)

In respect of **Work Package A**, Tenderers may propose **modular, off-site manufactured, traditional construction, or other alternative construction solutions**.

The Employer is seeking a completed facility that satisfies the functional and performance requirements set out in these Employer's Requirements and does not prescribe a specific method of construction.

Any proposed solution shall demonstrate compliance with all applicable statutory requirements, including but not limited to:

- Building Regulations.
- Fire Safety Requirements.
- Accessibility Requirements.
- Health and Safety Legislation.
- Energy Performance Requirements.
- Planning Conditions (where applicable).
- All other relevant legislative and regulatory obligations.

Tenderers shall provide sufficient information within their tender submissions to demonstrate how their proposed solution will satisfy the Employer's Requirements in terms of:

- Functionality.
- Durability.
- Quality.
- Accessibility.
- Energy performance.
- Programme delivery.
- Whole-life value.

The Employer reserves the right to assess all proposed construction methodologies against the published award criteria and Contract requirements.

Work Package A

New Men's and Women's Shed Facility

General

The Contractor shall provide a new standalone building suitable for use as a community-based Men's Shed and Women's Shed facility.

The facility shall provide a safe, accessible, durable and energy-efficient building capable of accommodating community activities, workshops, meetings, training, social interaction and associated uses.

Building Accommodation

The works shall include, but not be limited to:

- Multi-purpose workshop/activity space.
- Meeting and social space.
- Kitchenette/tea station facilities.
- Storage facilities.
- Circulation areas.
- Accessible entrance provisions.

Building Construction

The works shall include,

- Design of the facility where design responsibility is assigned to the Contractor.
- Manufacture and/or construction of the building.
- Foundations and substructure works.
- Structural frame and superstructure.
- External walls, roof and floor construction.
- Internal walls and partitions.
- Doors, windows and associated ironmongery.
- Internal finishes and decorations.
- Insulation and weatherproofing measures.
- All associated builder's work.

Mechanical and Electrical Services

The Works shall include:

- Electrical installation.
- Internal and external lighting.
- Heating installation.
- Ventilation systems.
- Fire detection and alarm systems.
- Power and data installations where required.
- Utility service connections.
- Testing, commissioning and certification of all installations.

External Works

The Contractor shall provide all associated external works including:

- Service connections.
- Drainage infrastructure.
- Footpaths and pedestrian access routes.
- Accessibility measures.
- Hardstanding and paved areas.
- Landscaping and reinstatement works where required.

Completion

The completed building shall be fully fitted out, tested, commissioned and ready for occupation and use upon Practical Completion.

Work Package B

Alterations to Existing Building and Accessible WC Facility

The Contractor shall undertake alterations to the adjoining existing community building to provide an externally accessible, fully compliant unisex accessible WC facility to serve users of the Men's and Women's Shed facility.

Building Alterations

The Works shall include:

- Survey and investigation of the existing building.
- Alterations to existing walls, openings and finishes as required.
- Formation of any new external access openings.
- Structural modifications where necessary.
- Integration of new works with the existing building fabric.

Accessible WC Facility

The Works shall include the provision of:

- One unisex accessible WC.
- Accessible sanitary fittings.
- Accessible door sets and ironmongery.
- Emergency assistance alarm system.
- Accessible signage.
- Fixtures, fittings and accessories necessary to achieve compliance with current accessibility standards.

Mechanical and Electrical Services

The Works shall include:

- Water services.
- Foul drainage connections.
- Mechanical ventilation.
- Electrical installation.
- Internal and external lighting.
- Heating works where required.
- Testing and commissioning of all associated services.

Making Good

The Contractor shall make good all disturbed finishes and complete all:

- Internal finishing works.
- Decoration works.
- Reinstatement works.
- Repair works arising from construction activities.

Completion

The accessible WC facility shall be fully operational, compliant with all applicable regulations and available for public use upon Practical Completion.

General Requirements

The Contractor shall be responsible for:

- Overall project management and coordination.
- Health and Safety management and compliance.
- Site supervision.
- Quality assurance and quality control procedures.
- Coordination of subcontractors and specialist suppliers.
- Compliance with all statutory requirements.
- Testing and commissioning of all building elements and services.
- Provision of all certificates and warranties.
- Preparation and submission of Operation and Maintenance Manuals.
- Provision of as-built information.
- Training of Employer representatives where required.
- Handover of the completed Works in a fully operational condition.

The Contractor shall ensure that all Works are completed in a safe, workmanlike and professional manner and are fit for their intended purpose upon completion.

BUILDING SPECIFICATION REQUIREMENTS

Work Package A - Men's and Women's Shed Facility

General

The proposed Men's and Women's Shed facility shall be designed, manufactured (where applicable), supplied, delivered and erected generally in accordance with Drawing No. 2651_T-04, together with the requirements contained within these Employer's Requirements.

Drawing No. 2651_T-04 is intended to define the Employer's functional requirements, indicative layout, accommodation requirements and overall building form. Tenderers may propose modular, off-site manufactured, traditional construction, or alternative construction solutions, provided that the completed facility satisfies the Employer's Requirements and all applicable statutory requirements.

Any proposed alternative construction methodology shall maintain the accommodation schedule, spatial requirements, accessibility requirements, functionality and performance standards set out within the Tender Documentation.

The completed facility shall be suitable for use as a community-based Men's Shed and Women's Shed facility and shall be provided as a complete, durable, weather-tight and fully operational building.

Building Elements

1. Floor Construction (Applicable to Modular Building Solutions)

Where Work Package A is proposed as a modular or off-site manufactured building solution, the floor construction shall be of timber frame or steel frame construction and shall, as a minimum, comply with the requirements set out below.

Construction Build-Up

The floor construction shall comprise the following layers, constructed from underside upwards:

- Moisture barrier comprising foil-backed polyethylene (PE) membrane beneath the floor joists.
- 150mm x 48mm pressure-treated structural timber floor joists, or equivalent structural steel floor framing system.
- 150mm insulation installed between floor joists.
- 18mm OSB tongue and groove floor decking.
- All additional fixings, supports, air-sealing measures and ancillary components necessary to provide a complete floor structure.

Performance Requirements

The floor construction shall:

- Be suitable for installation and long-term performance in exposed external conditions.
- Incorporate pressure-treated timber for all structural timber elements.
- Include a continuous moisture barrier to the underside of the floor structure.
- Provide adequate thermal insulation and airtightness to satisfy the applicable requirements of the Building Regulations.
- Be designed to prevent moisture ingress, condensation and cold bridging.
- Be capable of supporting all intended floor loadings associated with the proposed use of the building.

- Be designed and constructed to provide a durable and low-maintenance floor structure.

Insulation

Insulation may comprise either:

- 150mm foil-faced rigid insulation installed between the floor joists; or
- 150mm open-cell spray foam insulation installed between the floor joists;

provided that the proposed insulation achieves the required thermal performance and is compatible with the proposed floor construction system.

2. External Wall Construction (Applicable to Modular Building Solutions)

Where Work Package A is proposed as a modular or off-site manufactured building solution, the external wall construction shall, as a minimum, comply with the requirements set out below.

Construction Build-Up

The external wall construction shall comprise the following layers, constructed from the internal face to the external face:

- 15mm skimmed plasterboard finish.
- 150mm x 45mm treated timber stud wall construction, or equivalent structural framing system.
- 150mm open-cell spray foam insulation installed within the stud zone.
- Tyvek or equivalent approved breather membrane fixed to the external face of the structural wall frame.
- 75mm x 45mm pressure-treated timber battens forming a continuous ventilated cavity.
- Black PVC-coated metal cladding, or alternatively timber cladding, complete with all necessary flashings, trims, fixings and weathering details.

Performance Requirements

The external wall construction shall:

- Maximum U-value: 0.17 W/m²K.
- Continuous vapour control layer to warm side of insulation.
- Ventilated cavity to be maintained behind external cladding.
- All timber to be kiln dried and treated where exposed to moisture risk.
- External cladding fixed in accordance with manufacturer's recommendations.
- Be designed and constructed to provide a durable, weather-tight and thermally efficient external envelope.
- Be designed to effectively resist wind-driven rain and moisture ingress.
- Incorporate appropriate vapour control, breather membrane and air-tightness measures.
- Minimise the risk of interstitial condensation within the wall construction.
- Achieve compliance with the applicable requirements of the Building Regulations relating to thermal performance, moisture control and structural stability.
- Include all flashings, cavity closures, insect mesh barriers, sealants and ancillary components necessary to provide a complete wall system.

Cladding Requirements

The external cladding system shall:

- Be black PVC-coated metal cladding or high-quality external timber cladding as approved by the Employer.
- Be suitable for the environmental exposure conditions of the site.

- Be installed in accordance with the manufacturer's recommendations.
- Incorporate all necessary corners, trims, flashings and interface details.
- Provide a durable, low-maintenance external finish with an anticipated service life appropriate to the intended use of the building.

3. Roof Construction (Applicable to Modular Building Solutions)

Where Work Package A is proposed as a modular or off-site manufactured building solution, the roof construction shall, as a minimum, comply with the requirements set out below.

Construction Build-Up

The roof construction shall comprise the following layers, constructed from the internal face to the external face:

- 15mm skimmed plasterboard ceiling finish.
- 150mm open-cell spray foam insulation installed between the rafters.
- 150mm x 45mm treated timber rafters, or equivalent structural roof framing system.
- 11mm OSB tongue and groove roof decking.
- Tyvek or equivalent approved breather membrane installed over the roof decking.
- 75mm x 45mm pressure-treated timber battens forming a ventilated cavity.
- Black PVC-coated metal roof cladding complete with associated flashings, trims, fixings and weathering details.

Roof Covering

The roof shall comprise:

- uPVC-coated steel roof covering shall comprise a single-piece uPVC-coated steel roofing system extending from ridge to eaves/gutter where practicable, including all ridge flashings, verge flashings and weathering details.
- Roof finish colour shall be black unless otherwise approved.
- Ridge flashings.
- Weatherproof detailing.
- Scratch-resistant finish.

Performance Requirements

The roof construction shall:

- Maximum U-value: 0.15 W/m²K.
- Fully ventilated roof build-up.
- Continuous airtight vapour control layer.
- Vapour-permeable weather-resistant breather membrane.
- No interstitial condensation risk and adequate drying reserve.
- Be fully weatherproof and designed to prevent the ingress of water under all anticipated weather conditions.
- Be designed and constructed to provide a durable, thermally efficient and low-maintenance roof system.
- Incorporate suitable insulation, vapour control and ventilation measures to minimise the risk of condensation.
- Be designed to withstand all anticipated wind and snow loadings applicable to the site location.
- Achieve compliance with all applicable Building Regulations relating to structure, weather resistance, thermal performance and fire safety.

- Include all necessary flashings, ridge details, verge details, eaves details, closures, sealants and ancillary components required to provide a complete roof system.

Rooflights

Where rooflights are incorporated within the proposed design, they shall:

- Be UV-resistant.
- Be suitable for use in exposed environmental conditions.
- Be purpose-designed for installation within the proposed roof cladding system.
- Be installed in accordance with the manufacturer's recommendations.
- Include all associated flashings, weathering details and proprietary fixing systems necessary to maintain the weather integrity of the roof.

Roof Drainage

The roof drainage system shall include:

- Gutters.
 - Downpipes.
 - Brackets and fixings.
 - Outlet connections.
 - All ancillary components required to ensure the effective collection and disposal of rainwater.
- Rainwater goods shall be sized appropriately for the roof catchment area and designed to prevent overflow under normal weather conditions.

4. Windows and Doors

General

The location, size, configuration and arrangement of all windows and doors shall generally accord with **Drawing No. 2651_T-04** and the approved planning drawings.

The Contractor shall be responsible for verifying all dimensions, coordinating openings with the proposed construction system and ensuring compliance with all applicable Building Regulations, accessibility requirements and fire safety requirements.

External Windows

Minimum Requirements

All external windows shall comprise:

- Black uPVC window frames.
- Argon-filled double-glazed units.
- Minimum 24mm insulated glazing units.
- Toughened safety glazing where required by Building Regulations.
- Multi-point locking system to all opening windows.
- Trickle ventilation where required to satisfy ventilation requirements.
- Appropriate weather seals and draught-proofing measures.
- Internal and external trims and finishes.
- All flashings, cills, sealants and ancillary components required to provide a complete weather-tight installation.

Performance Requirements

External windows shall:

- Be suitable for year-round use in Irish climatic conditions.
- Provide high levels of weather resistance and thermal performance.
- Be designed to minimise air leakage and heat loss.
- Be resistant to moisture penetration and condensation.
- Be securely fixed and capable of resisting anticipated wind loads.
- Achieve compliance with all applicable Building Regulations.

External Doors

Minimum Requirements

The building shall include, as a minimum:

- One black uPVC principal entrance door.
- Double-glazed vision panels where indicated on the drawings or necessary for compliance purposes.
- Five-point locking mechanism to all external doors.
- Appropriate weather seals and threshold details.
- Lever handle ironmongery suitable for accessible use.
- All associated frames, fixings, trims, flashings and sealants.

Performance Requirements

External doors shall:

- Provide a secure, weather-tight and durable entrance system.
- Be suitable for frequent public use.
- Incorporate appropriate thermal insulation and draught-proofing measures.
- Be fitted with locking systems suitable for community facilities.
- Comply with applicable accessibility requirements.
- Comply with all relevant Building Regulations and fire safety requirements.

5. Internal Doors

Minimum Requirements

All internal doors shall comprise:

- Factory-finished timber door leaves.
- Timber or proprietary door frames.
- Architraves and associated trim finishes.
- Lever handle ironmongery.
- Door stops.
- All fixings and ancillary components necessary for a complete installation.

Performance Requirements

Internal doors shall:

- Be robust and suitable for the intended use of the facility.
- Provide smooth operation and secure fixing.
- Be fitted with ironmongery suitable for community use.
- Comply with accessibility requirements.
- Comply with applicable fire performance requirements where fire-rated doors are required.

6. Foundations

Foundation design shall be based on the proposed cabin/modular building design, with particular emphasis on:

- Waterproofing at the underside of the floor construction.
- Structural anchorage requirements due to the exposed nature of the site.

Tender Submission Requirements

Tenderers shall submit the following information as part of their tender:

- Foundation recommendations.
- Foundation loading requirements.
- Installation tolerances.
- Details of any required substructure works.

7. Quality Assurance and Compliance

The completed installation shall comply with:

- Irish Building Regulations.
- Fire Safety requirements.
- CE marking requirements where applicable.
- Relevant Irish and European standards.

The external insulated wall system shall carry a minimum 10-year structural warranty.

Tenderers shall demonstrate the durability of the external wall, roof and cladding systems for exposed Atlantic coastal environments.

The completed buildings shall comply with Part B Fire Safety Requirements and shall include:

- Smoke alarms
- Heat alarms
- Fire stopping
- Cavity barriers
- Certification of compliance
- as applicable to the building use classification

Contractors shall provide:

- O&M Manuals.
- As-built drawings.
- Certificates of compliance.
- Manufacturer warranties.

8. Warranty Requirements

Minimum warranties required:

Warranty Type	Requirement
Structural Warranty	10 Years
Defects Liability Period	24 Months

BUILDING SPECIFICATION REQUIREMENTS

Work Package B - Alterations to Existing Building and Accessible WC Facility

General

The Works comprise the alteration and adaptation of the existing community building to provide a fully compliant externally accessible unisex accessible WC facility serving the proposed Men's and Women's Shed Facility.

The Contractor shall inspect the existing building and satisfy themselves as to the existing conditions prior to submission of their Tender.

All alterations shall be carried out in a manner that minimises disturbance to the existing building fabric and shall ensure that the completed works are fully integrated with the existing structure.

The completed works shall comply with all applicable Building Regulations, accessibility requirements, health and safety legislation and statutory requirements.

1. Existing Building Alterations

The Works shall include:

- Alterations to the existing building fabric as required.
- Formation of new openings through existing external walls where necessary.
- Structural trimming and support works associated with new openings.
- Alterations to internal layouts where required.
- Making good of all disturbed finishes.
- Integration of new works with the existing structure and finishes.

The Contractor shall allow for all temporary support measures necessary to safely complete the works.

2. Floor Construction and Finishes

The Contractor shall provide:

- Preparation of existing floor surfaces.
- New floor build-up where required.
- Slip-resistant ceramic floor tiles.
- Waterproof adhesive and grout.
- Transition strips and thresholds.

Performance Requirements

- Floor finish shall be suitable for wet areas.
- Floor finish shall be durable and easy to clean.
- Floor surface shall achieve appropriate slip resistance.
- Floor finish shall be fully accessible for wheelchair users.

3. Wall Finishes

The Contractor shall provide:

- Tiled wall finishes to sanitary accommodation.
- Moisture-resistant backing boards where required.
- Waterproof adhesive systems.
- Tile trims and movement joints.

Performance Requirements

- Finishes shall be suitable for wet environments.
- Surfaces shall be durable, washable and easy to maintain.
- All joints shall be fully sealed and waterproof.

4. Sanitary Ware and Associated Fittings

The Contractor shall provide a complete accessible WC installation including:

- Accessible WC pan.
- Accessible wash hand basin.
- Accessible tap fittings.
- Grab rails.
- Back support rail where required.
- Mirror.
- Soap dispenser.
- Paper towel dispenser or hand dryer.
- Waste bin.
- Coat hook.
- Accessible emergency assistance alarm system.
- All plumbing connections and fittings.

Performance Requirements

- Layout and fittings shall comply with current accessibility standards.
- All fittings shall be robust and suitable for public use.
- Installation shall allow safe and convenient use by wheelchair users.

5. Windows and Doors

Windows

Where windows are provided they shall comprise:

- Black uPVC or aluminium frames.
- Double-glazed sealed units.
- Safety glazing where required.
- Restrictors where necessary.

External Doors

External doors shall comprise:

- Black uPVC or powder-coated aluminium door sets.
- Accessible threshold details.
- Multi-point locking system.
- Suitable ironmongery for wheelchair access.

Performance Requirements

- Doors and windows shall be weather-tight.
- Doors shall comply with accessibility requirements.
- All glazing shall comply with safety glazing requirements.

6. Mechanical Ventilation

The Contractor shall provide:

- Mechanical extract ventilation system.

- Ceiling or wall-mounted extractor fan.
- Associated ductwork, terminals and controls.

Performance Requirements

- Ventilation rates shall comply with Building Regulations.
- System shall prevent condensation and moisture build-up.
- System shall be fully tested and commissioned.

7. Fire Detection and Alarm Systems

The Contractor shall provide:

- Fire detection devices within the new WC facility.
- Associated wiring and containment.
- Interface connections to the existing fire alarm system.

Performance Requirements

- New devices shall be fully integrated with the existing fire alarm system serving the community building.
- Installation shall be completed by a competent specialist contractor.
- System modifications shall be fully tested, commissioned and certified.

8. Emergency Lighting

The Contractor shall provide:

- Emergency lighting within the accessible WC.
- Illuminated escape route lighting where required.
- All wiring, containment and controls.

Performance Requirements

- Emergency lighting shall comply with applicable standards.
- Installation shall be tested and certified prior to handover.

9. Painting and Decorating

The Contractor shall provide:

- Preparation of all surfaces.
- Primer, undercoat and finishing coats.
- Decoration of walls, ceilings, joinery and trim.

Performance Requirements

- Finishes shall be suitable for sanitary accommodation.
- Paint systems shall be durable and washable.
- Colours shall be approved by the Employer.

10. Fire-Rated Separating Wall

The Contractor shall construct a new separating wall between the existing building accommodation and the new accessible WC facility.

The separating wall shall:

- Provide a minimum 60-minute fire resistance rating.
- Be constructed as a fire compartment wall.

- Extend continuously from floor slab to roof structure.
- Include all necessary cavity barriers and fire stopping.
- Maintain fire compartmentation at all service penetrations.

Acoustic Requirements

The wall shall also provide acoustic separation between the sanitary accommodation and the adjoining occupied spaces.

The Contractor shall ensure that:

- Junction details prevent sound transmission.
- Service penetrations are appropriately sealed.
- The completed installation provides suitable acoustic privacy for users of the WC facility.

11. Ceiling Construction and Finishes

The Contractor shall provide a complete ceiling system within the accessible WC facility.

The Works shall include:

- Moisture-resistant plasterboard ceiling.
- Jointing, taping and skimming of all ceiling surfaces.
- Access panels where required for maintenance purposes.
- Decoration of all ceiling surfaces.
- Associated support systems, fixings and trims.

Performance Requirements

The ceiling installation shall:

- Be suitable for sanitary accommodation.
- Be resistant to moisture and condensation.
- Accommodate all lighting, ventilation, fire alarm and associated services installations.
- Provide a durable and low-maintenance finish.

12. Accessible Emergency Assistance Alarm

The Contractor shall provide a complete accessible emergency assistance alarm system.

The installation shall include:

- Ceiling-mounted audible alarm.
- Visual alarm indicator.
- Pull-cord alarm extending to floor level.
- Reset facility.
- Associated wiring, containment and accessories.

Performance Requirements

The installation shall:

- Comply with current accessibility requirements.
- Be suitable for use by wheelchair users and persons with reduced mobility.
- Be fully tested and commissioned prior to handover.

13. Signage

The Contractor shall provide all signage necessary for the operation and safe use of the accessible WC facility.

The signage package shall include:

- Accessible WC signage.
- Door signage.
- Directional signage where required.
- Fire safety signage associated with the Works.
- Emergency assistance alarm signage.

Performance Requirements

Signage shall:

- Be durable and suitable for public use.
- Comply with accessibility requirements.
- Be clearly legible and securely fixed.

14. Heating Installation

The Contractor shall provide a suitable heating installation within the accessible WC facility.

The heating system shall include:

- Heat emitter(s).
- Controls.
- Pipework or electrical connections.
- Associated accessories and fittings.

Performance Requirements

The installation shall:

- Maintain reasonable internal comfort conditions.
- Minimise condensation risk.
- Be energy efficient.
- Be integrated with existing building services where appropriate.

15. Electrical Installation

The Contractor shall provide a complete electrical installation associated with the Works.

The installation shall include:

- Internal lighting.
- Emergency lighting.
- Electrical supply to mechanical ventilation equipment.
- Socket outlets where required.
- Switches and controls.
- Associated wiring and containment.
- Modifications to existing electrical installations as required.

Performance Requirements

The installation shall:

- Comply with current ETCI National Rules for Electrical Installations.
- Be fully tested, commissioned and certified.
- Integrate with the existing electrical installation where required.

16. Fire Stopping

The Contractor shall provide all fire stopping measures associated with the Works.

The installation shall include:

- Fire stopping to service penetrations.
- Fire stopping at junctions between new and existing construction.
- Cavity barriers where required.
- Fire collars and proprietary fire stopping systems where required.

Performance Requirements

The installation shall:

- Maintain the required fire resistance performance of compartment walls and floors.
- Be installed in accordance with manufacturers' recommendations.
- Be certified as part of the completed Works.

17. Drainage Works

The Contractor shall provide all drainage works required for the new accessible WC facility.

The Works shall include:

- Foul drainage connections.
- Waste pipework.
- Traps and sanitary fittings.
- Ventilation arrangements where required.
- Testing and commissioning.

Performance Requirements

The drainage installation shall:

- Comply with the requirements of the Building Regulations.
- Be fully operational upon completion.
- Be integrated with the existing drainage infrastructure.

18. Alterations to Existing Building Services

The Contractor shall allow for all alterations, diversions, extensions, connections and upgrades to existing building services necessary to complete the Works.

The Works may include modifications to:

- Electrical installations.
- Fire alarm systems.
- Plumbing installations.
- Water services.
- Drainage systems.
- Mechanical systems.
- Communications or data services where affected by the Works.

All modifications shall be coordinated with the existing building and carried out in a manner that minimises disruption to the operation of the facility.

19. Accessibility Requirements

The Contractor shall ensure that the completed accessible WC facility fully complies with all applicable accessibility requirements.

The completed facility shall provide:

- Step-free access.
- Adequate wheelchair manoeuvring space.
- Accessible sanitary facilities.
- Accessible door hardware.
- Accessible controls and fittings.
- Accessible signage.
- Emergency assistance alarm facilities.

Any item reasonably required to achieve compliance with current accessibility requirements shall be deemed included within the Contract, whether specifically identified within this specification or otherwise.

The Contractor shall be deemed to have included for all labour, materials, plant, equipment, fixings, fittings, supports, trims, sealants, builders' work, testing, commissioning, certification and ancillary works necessary to provide a complete, fully operational and compliant accessible WC facility, whether specifically identified within this specification or reasonably inferable from the Employer's Requirements.