



**Housing Maintenance Section
Core Functions**

**Framework for Replacement, Maintenance and Repairs
of Windows and Doors**

Volume A – Works Requirements

**WICKLOW COUNTY COUNCIL
September 2026**

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1. OUTLINE OF PROJECT AND SCOPE OF WORK

1.1 Introduction

These Works Requirements and Specifications cover the replacement and or repair and or maintenance of windows and external doors of council houses in Wicklow County Council and other Council facilities as and when required.

Wicklow County Council has a stock of approx 5,500 houses. The number of houses requiring works to windows and doors is unknown. The tenderer is referred to the county location map showing municipal districts below.



NOTE: ALL DOORS REFERRED TO IN THIS CONTRACT ARE EXTERNAL DOORS ONLY.

A multiparty framework contractor will be used for response maintenance works. Response maintenance is defined in this contract as maintenance work of urgent nature and will need to be attended to within a specified timeframe as detailed in Scope and Operation of Works Contract of Volume A – Works Requirements and Specification.

As landlord, Wicklow County Council is responsible for the repair, maintenance and upkeep of all these properties. This invitation to tender applies only to window and external door replacement, repair and maintenance works. Notwithstanding this, the successful contractor's scope includes all sundry civil, mechanical/ electrical works associated with carrying out the repair and maintenance works.

The contractor must be able to demonstrate a track record and commitment to implementing continuous improvement in the delivery of services.

The contractor must have a suitable quality control system in place.

1.2 Conditions of Contract

The Successful Tenderer(s) shall be subject to the Conditions as set out in the attached Public Works Term Maintenance and Refurbishment Works Contract – PW CF11. Each Candidate should review this document. This contract is for the Contractor to execute work according to Task Orders issued from time to time by the Employer. The Employer may procure that work in other ways, and does not guarantee the Contractor that any particular work will be procured under this contract.

1.3 Scope and Operation of Works Contract

The purpose of this contract is to appoint a Contractor of Contractors to carry out reactive and planned maintenance, repairs and replacements to windows and external doors on Wicklow County Council Social Housing Stock.

The works awarded will be dependent on what arises over the contract period but will generally consist as follows;

- Survey and measure
- Repairs to existing windows and doors to include ironmongery, glazing, draught proof seals damaged panels or sashes.
- Removal and disposal of existing units prior to replacement
- Installation of new windows and external doors as specified
- Making good
- Testing as required

The number and type of the stated house numbers will vary through the duration of the Contract. Works will generally include items as described in the Pricing Document and attached Specification.

When an upgrade is required, the Contractor shall visit the property, liaise with the tenant and select the appropriate item from the relevant Pricing document and respond to the Task Order in accordance with the conditions of contract. The price of the items listed on the task order will be the maximum agreed price submitted by the successful tenderer in his Pricing Document. The Contractor shall be deemed to have allowed in his pricing for travelling to the property location and assessing the fault/repair.

The contractor will be required to respond to each Task Order within 3 days of receiving the task order. He will visit the site and take detailed account of the works required and will complete the task in full in accordance to the requirements of Volume A – Works Requirements and Specification and Volume C - Pricing Document.

Where works arise that is not specified in Volume C – Pricing Document, the successful Contractor may be asked to submit a fixed price for completing the identified task and payment shall be in accordance with clause 6.2 of any signed Public Works Term Maintenance and Refurbishment Works Contract (Appendix B).

Alternatively Wicklow County Council may hold a mini tender competition among Contractors who have met the mandatory criteria as specified in the Instructions to Tenders.

The Contractor is required to provide an email address to which the Client can issue written task orders.

The works may vary in terms of time needed to complete the task.

In almost all cases, some ancillary works will need to be done to complete the replacement. These ancillary works are expressly included in the contractor's scope.

In providing the services to be covered in this contract, the contractor is solely and totally responsible for all elements and aspects of the works. No services or supports of any type will be provided by Wicklow County Council or any third party. The contractor must include for the provision of all such services.

Contractors shall also have satisfied himself as to the form and nature of the site to the extent and nature of the work and materials necessary for the completion of the works, the means of access to the site, the accommodation he may require and in general, to have obtained for himself all necessary information (subject to the above-mentioned) as to risks, contingencies and all other circumstances influencing or affecting his price as submitted in the Pricing Document. No claims will be allowed on the grounds of ignorance of the conditions under which the works will be executed.

1.4 Additional Works

Where the Contractor considers that additional repairs are necessary to any property, the contractor shall contact the Client immediately. No additional repairs will be executed without first receiving authorisation from the Client. Where, during the course of a repair the contractor causes damage to be done to any property or part thereof, he shall effects repairs as soon as possible at no extra cost to Wicklow County Council.

1.5 Contract Hours

Contract Hours for the provision of maintenance repairs are defined as from 08:00 hours to 18:00 hours Monday to Friday, excluding Bank Holidays and Public Holidays applicable to the Republic of Ireland.

1.6 Building Regulation Requirements.

It should be noted that the current Building Regulations will take precedence in any Task Order works. All materials workmanship etc shall comply with the most recent amendments of the Building Regulations.

1.7 Membership of Regulatory Bodies.

Not applicable

1.8 Insurance Requirements

The Contractor shall indemnify Wicklow County Council against the risk of accidental injury, loss, or damage caused by, through or in connection with his work and that of any subcontractor he may engage. In particular the Contractor shall take out insurance policies as detailed hereunder with approved insurance companies and shall keep such policies validly in force during the period of Contract. The Contractor shall immediately inform the Employers Representative of any changes in his insurance arrangements.

The Contractor is required to produce satisfactory evidence of such insurances to the County Council for approval prior to commencement of the Contract and subsequently on demand at any time during the term of the Contract.

The Insurances shall provide for insurances as set out in the contact Schedule

1.9 Health and Safety Requirements

The successful Tenderer will be appointed Project Supervisor Construction Stage (PSCS) and should assume the cost of these duties when tendering

In accordance with this requirement, the tender submission must include evidence of Contractor's competence to carry out the duties of PSCS

The Contractor will be appointed PSCS [Project Supervisor Construction Stage] on the project in accordance with the Health Safety & Welfare at Work Act 2005.

The Contractor shall comply with all legislation and regulations applicable under the Health and Safety at Work Acts including:-

- Safety Health and Welfare at Work Act 2005
- Safety, Health and Welfare at Work (Construction) Regulations 2006 & Amendment 2010
- Safety, Health and Welfare at Work (General Application) Regulations 2007

The Council has prepared a Preliminary Health and Safety plan for this project. Ref. Appendix C – Preliminary Health and Safety Plan of the tender documents. The Contractor will be required to submit a copy of the Construction Stage Safety and Health Plan prior commencing any works.

The Contractor shall carry out a risk assessment prior to commencing any task. The Contractor shall use a Health and Safety Safe System of Work Plan (SSWP) to assess the risk at any site and put in place appropriate control measures. These forms shall be kept on file for inspection by the Employers Representative or Deputy.

The contractor's staff will be required to be in possession of an in-date FAS SAFEPASS programme identity card at all times when on Wicklow County Council housing property.

The Contractor shall ensure that all employees are provided with and at all times use all appropriate Personal Protective Equipment (PPE).

Working at height shall be carried out in accordance with safety statements and risk assessments approved by the PSCS.

1.10 Access to Properties

Wicklow County Council will supply the successful tenderers with a list of property addresses and keys to access the property if vacant.

If the property is occupied the tenants name and contact number (if available) will be given. Please note that Wicklow County Council cannot guarantee the accuracy or currency of any phone numbers supplied.

In relation to access to occupied properties, the Contractor will be required to make contact with the individual tenants either by calling to the property in advance, or by letter or by phone or by a combination of these methods. In the event of difficulty of contacting the tenant, the Contractor shall make a minimum of three separate attempts to contact the tenant. A mutually suitable time for the works to take place should be arranged directly between the Contractor and the tenant. Some tenants may require advance notice in order to make access arrangements.

At all times the contractor and his staff must carry identification and inform the tenants as to the nature of the works being undertaken.

Wicklow County Council cannot guarantee the availability of tenants during normal business hours or that the individual tenants will be available at the times previously arranged. It may be necessary, in some situations, for the refurbishments to be carried out outside of normal business hours to suit an individual tenant. In the event that the refurbishment cannot be carried out at a previously arranged time due to unavailability of the tenant, then a second arrangement should be made with the tenant. In the event that the tenant does not provide access to the Contractor at the time of second arrangement, then the Contractor shall duly notify the Employers Representative/Deputy.

1.11 Instruction of Owner/Occupier

The owner/occupier shall be instructed on the extent of the works and shall be advised on safety concerns.

The owner/occupier shall also be advised on the correct action to be taken in the event of any malfunction of the works.

1.12 Resources assigned to Contract

The successful Tenderer shall demonstrate to the satisfaction of the Employers Representative that he has the capacity in terms of plant, equipment, stores and experienced personnel to competently undertake the Contract.

The Contractor shall provide at his expense suitable local premises from which the Term Maintenance Contract will be conducted. This shall include adequate accommodation to house his staff, stores, maintenance equipment, vehicles, office equipment, filing and record systems for the satisfactory execution of the Contract.

The Contractor shall maintain adequate supplies of materials at all times and shall not be allowed to claim lack of material as a reason for not effecting repairs on time.

The rates quoted in Volume C: Pricing Document shall be deemed inclusive of all costs relating to tools, equipment, plant and machinery and no additional payments will be due to the Contractor for same.

1.13 Quality of Materials and Workmanship

All work to be carried out by an approved firm of contractors tidily and in the best-approved manner. All fittings are to be tested and stamped. The contractor is to provide for carrying out all works and to allow for all making good and repainting to walls, ceilings etc afterwards. The contractor shall act with due consideration for the client and will carry out the work at the times required without delay, or unnecessary disruption to the contract. The contractor shall provide protection of surfaces; fittings etc as may be necessitated by the work and shall leave the premises clean and free of any building waste. The installation of products shall be carried out in a neat manner. The contractor shall take adequate care and be responsible for drilling holes in walls and floors, cutting chases in floors and walls, lifting and replacing floorboards, notching joists and making good generally.

The contractor will guarantee all materials and workmanship for a period of 48 months from the date of satisfactory commissioning and acceptance by Wicklow County Council and this includes all ironmongery, fixings, seals, ancillaries and all making good.

Defects that manifest themselves after that period may still be the Contractors responsibility if they are deemed to be "latent defects" due to faulty workmanship or defective materials. A 10 year guarantee shall be given by the window/door manufacturer to cover frames, welded joints, reinforcement, colour fastness and a 5 year guarantee for all seals and draught-proofing. A 5 year guarantee shall be given by the glazing manufacturer for the double glazed units.

1.14 Monitoring of Contractors Performance

Monitoring of the contractors compliance with the requirements of this contract will be carried out by the Employers Representative. Where the Contractor is deemed not to comply with the Contract they shall be so notified in writing by the Employers Representative. The Employers Representative may subsequently terminate the Contract as per Clause 2.3 of the Public Works Term Maintenance and Refurbishment Works Contract.

1.15 Waste Materials

All redundant, surplus, waste and damaged materials shall be removed from site and safely disposed of by the Contractor at licensed facilities in accordance with all regulations in force pursuant to the Waste Management Act 1996 (as amended). The Contractor and any sub-Contractor he employs shall have valid Waste Permits relating to collection/transport/storage of waste as required. The rates quoted in the Contractors Pricing Documents shall be inclusive of the transportation and disposal of all waste. All receipts relating to the disposal of waste must be held for inspection by Wicklow County Council.

The Contractor shall pay particular attention to the safe storage, handling, and disposal of used materials and any other items containing potentially toxic material.

The Contractor shall ensure that staff does not litter any work site. The Contractor must ensure that the site is tidied and cleaned up to it prior condition and to the satisfaction of Wicklow County Council before hand over.

1.16 Loss and Damage of Materials

The Council will accept no responsibility for damage to, loss or theft of any materials installed or left on site before or during upgrade works.

1.17 Sampling Requirements

If the Employers Representative so requires, samples of materials, manufactured articles or appliances shall be submitted for his approval before their adoption in the works. Approval shall not relieve the Contractor of responsibility under the contract for any defects which appear. Materials and manufactured articles supplied or fixed or work executed without approval of samples shall be removed and any necessary reinstatements shall be executed at the Contractor's expense.

The Contractor shall make such tests of executed work and shall supply such samples of materials, fixed or unfixed, for tests as the Engineer may direct, executing the necessary removal or reinstatements. The cost of all tests shall be borne in full by the Contractor, except where otherwise specified in the conditions of contract.

1.18 Child Protection and Garda Clearance

It will be a condition of the Framework Agreement that all personnel employed by any Framework Participants for the purpose of carrying out any contract awarded under the Framework Agreement, including sub-contractors and agents, will be in a position to obtain Garda Clearance if requested to do so at any time during the term of the Framework Agreement.

Failure to adhere to the Child Protection Policy or obtain Garda Clearance if requested during the term of the Framework Agreement may result in the Framework Participant being removed from the Framework Agreement.

1.19 Ancillary and Incidental Works

The nature of the repair, maintenance and upgrade works required in this contract will necessitate a variety of minor incidental civil/structural tasks being carried out in the buildings concerned to allow windows and doors to be installed. This will include tasks such as:

Removing, making any necessary alterations to interior items of trim such reveals, sills etc and refitting same to the satisfaction of the Employer.

The Contractor must supply all materials required for undertaking the reinstatement and refinishing work referred to above at no additional cost to the Employer.

The Contractor shall be cognisant of the requirement for the above ancillary works and shall include for this within the rates quoted in the Pricing Documents.

1.20 Inspection

Should Wicklow County Council decide that the standard of refurbishment / repair / installation in any property is below the standard required; the works shall be completed again at no additional cost to the Council. At the inception of the framework an inspection plan will be implemented to ensure quality workmanship.

1.21 Warranty Repairs

In the event that any component installed by the Contractor is failing within its warranty period, the Contractor shall repair or replace the fixture or component as necessary at no additional cost to the Employer. The Contractor will be paid a Call Out Charge for attending the property to carry out the relevant repair/replacement.

A 10 year guarantee shall be given by the window/door manufacturer to cover frames, welded joints, reinforcement, colour fastness and a 5 year guarantee for all seals and draught-proofing. A 5 year guarantee shall be given by the glazing manufacturer for the double glazed units. The guarantees should be presented in the safety file on completion.

1.22 Confidentiality

To manage scheduling and allocation of the works Wicklow County Council will provide the Contractor with tenants' contact information to facilitate the completion of works. This information will include a list of addresses, location information, and the occupants contact details.

The Contractor will be required to treat all information provided to them in connection with an individual properties or past tenants as strictly confidential. The Contractor shall not share any information with 3rd parties in relation to the operations of the contract without the written consent of Wicklow County Council.

As Data Controller the Contractor will be responsible for managing this data in compliance with the General Data Protection Regulation (GDPR) Framework which came into effect across the EU on 25th May 2018. Please also refer to the Information Note on GDPR in relation to the Public Works Contracts and Conditions of Engagement within the Information Pack. On conclusion of the contract the Contractor will be required to delete and or/dispose of all data held.

2. Windows and Doors Specification

2.1 General Specification

The Contractor must satisfy the following general requirements:

The contractor's staff will be required to be in possession of an in-date SOLAS SAFE PASS programme identity card at all times when in Wicklow County Council housing property.

The contractor must have some means of maintaining a log/record of the time taken to respond to each call;

The contractor must have the resources, IT infrastructure and management to successfully implement the requirements re electronic invoicing and data storage;

The contractor must have a suitable quality control system in place;

The contractor must be able to demonstrate a track record and commitment to implementing continuous improvement in the delivery of services;

While the primary focus of this contract is on window and door replacement, the contractor must also be able to carry out all ancillary electrical, mechanical and civil tasks. To achieve this, the craft personnel must be resourceful, multi skilled and flexible in their approach;

Where, during the course of a repair the contractor causes damage to any property or part thereof, he shall effect repairs as soon as possible at no extra cost to Wicklow County Council

Provide the services of a qualified safety specialist to ensure that all statutory requirements are met and to ensure that best practice in project safety is a priority;

All windows and doors are to be white in colour unless otherwise specified.

All windows and doors are to have an effective air leakage 0.00 W/m².K as per IS EN 1026

All windows and doors supplied must be accompanied by a Building Energy Rating Certificate for each window supplied e.g. Window Energy Performance (**WEP**) Rating Certificate issued by the NSAI or British Fenestration Rating Council (**BFRC**) certificate. All certification MUST comply with SEAI BER requirements to provide uplift in energy rating towards the house. Certification must be submitted to Wicklow County Council prior to payment.

Equipment or materials shall be new and conform to grade, quality and standards specified. Equipment or materials of the same type shall be from the same manufacturer.

All windows and doors shall be manufactured in a facility that has ISO 9001 accreditation.

All windows and door sets must carry the CE marking and comply with EN 14351-1:2006.

All windows and door sets must comply with the Building Regulations 2017 and Technical Guidance Documents B, D, F, J, K, L & M.

All units are to comply with BS 6375-1:2009 and BS EN 1026, 1027 & 12211 on weather tightness, air permeability & wind load resistance.

All units are to comply with IS EN 12608 (PVCu profiles for the fabrication of windows and doors - Classifications, requirements and test methods).

All units are to comply with BS7950 (Specification for enhanced security performance of windows for domestic applications) and BS6262: Part 4: 1994 Code of Practice for safety related to human impact.

Only grade 316 or equivalent stainless steel screws to be used for fixings. Any items of trim must be compatible with the window/door system in both colour and dimension.

The Contractor shall bring to the attention of the Client, in writing, of any conflicts and deviations from the referenced codes and standards.

All Material must comply with Current Building & Fire Regulations and Irish Standards: Particular reference should be made to: Section 1.5.6., Fire requirements, Part B, Technical Guidance Document, 2019 Building Regs., Section 2, Existing Buildings, Conservation of Fuel and Energy for Dwellings, Part L, Technical Guidance Document, 2021 Building Regs.

It should be noted that the current Building Regulations will take precedence in any Task Order works. All materials workmanship etc shall comply with the most recent amendments of the Building Regulations.

2.2 Windows and Doors (Particular Specification)

- The works may vary a lot in terms of time needed to carry out the specific requirements. In some instances, all that is needed is a house call and a brief check/test of some part of the installation. In many cases, replacement of more than one defective component parts is required. Where more than one defective component is replaced Wicklow County Council will only pay for one call out.
- Common to all jobs is the need for a house call to be made.
- In many cases, some ancillary works will need to be done to complete the replacement. Examples of these are removing and refitting sensors for alarm systems, cables and making good the disturbance of wood and plaster in the immediate installation area. These ancillary works are expressly included in the contractor's scope.

Frame Specification

Window and door frames are to be:

- constructed of high impact PVCu material with galvanised steel reinforcing. The galvanised steel reinforcing must be at least
 - on mullions and transoms 1.2mm
 - on the free sides 1.5mm
 - on the hinge side 2.0mm.
- They are to be manufactured from base materials guaranteed against decomposition and for colour fastness for a minimum of 10 (ten) years;
- The PVCu material must be lead free;
- The material content of the PVCu material should be made of not more than 60% recycled PVCu material with the visible surfaces being made of 100% virgin material;
- Windows, sashes and door frames must be of fully welded construction;
- The PVCu frames must be guaranteed against failure of welds, mechanical joints etc., for a minimum of 10 years;
- Frames to have a minimum of five chambers for enhanced thermal efficiency;

Window Specification

- All windows must be fitted with adjustable glazed permanents regardless of whether or not there is an opening sash fitted. The permanent opening is to be at least 6500mm².
- All windows must carry a permanent mark or stamp showing details of the manufacturer, the job number of the window and the date of manufacture. This mark should be placed on the spacer bar between the windows and be visible.
- Windows must be WEP Certified with a Thermal Transmittance or U-Value of not more than 1.2W/m²k approximately (WEP = Window Energy Performance Rating certified by the NSAI or equivalent)
- All windows are to have an A Rated Energy Index with a rated value not exceeding 0kWh/m²/year.
- All windows are to be fitted with hook restrictors to limit the uncontrolled opening of the window (excluding ground floor windows that do not have a greater fall of 1400mm).
- All windows must meet the requirement of Technical Guidance Document B of Building Regulations 2019 regarding means of escape.

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- The outside face of the frame must show a 65mm face with a tolerance of + 0.2mm
 - Window frames must be **internally beaded**
 - Each opening light must be fitted with a stay or restrictor enabling the window to open and close with a smooth action and allowing the window to be set at several different degrees of opening
 - At least one window to each bedroom and living room to have an opening light with a clear opening of 750mm high by 450mm wide (or 450mm high by 750mm wide). The height to the underside of the opening to be a maximum of 1100mm. The unobstructed area is to be 0.33m².
 - Windows are to be fitted with safety restrictors, where the bottom of the opening section is more than 1400mm above the external ground level. Install safety restrictors which are compliant with Technical Guidance Document B - Fire Safety. Safety restrictors should limit the opening section to not more than 100mm. lockable type restrictors that can only be released by using a removable key or tool are not acceptable.

Door Specification

All doors are to be:

- Double panelled
- Doors to be PAS 23/24 approved and secured by design
- Drawn from a profile with a minimum 100mm showing face with a tolerance of + 0.2mm
- Have the top panel double glazed in toughened glass. The glass area is to be a minimum of 20% of the door area and a maximum of 30% of the door area.
- Have a bottom panel of uPVC skinned/foam sandwich with uPVC frame.
- Have the panels screwed and wedged
- Be suitable for wheel chair access (Ref Technical Guidance document M, to the building regulations).
- Doors to have low extra strong thresholds (**15mm max height** and with chamfered edges and surrounds).
- Engineered doors & screen. U value for door set at **1.4 w/m²K** with toughened safety glass. Front doors should be fitted with a door chain or opening limiter, letter box, thumb knob and in the case of solid doors, a door viewer. Rear doors to have a thumb knob.
- External door to be securely fixed to frames using one and half pairs of steel hinges. Any glass panels fitted to the door should be a size, position and type which can't be easily broken or allow direct entry or manipulation of locks or bolts.

Composite Front Door Specification (Composite Door)

- Door is to be a composite door with approx. 65mm fibreglass
- PVC outer frame.
- Doors to be PAS 23/24 approved and Secured by Design
- All locking mechanisms to be of the "Hook" type
- Door numerals to be supplied
- Door hinges to be sealed (rebated)
- Wood grain finish
- U-value of c.0.2 as tested by the "lambda" testing method
- Triple Glazed glass, with U value of 0.7 approx. Glass area to be a maximum of 20% of the door area.
- All glazing to be clear/stipulate toughened triple glazed units with warm edge spacer bar
- Customer must be able to repaint door by hand
- Doors to be fitted with a spy view glass
- Doors to be fitted with a door knocker.
- Doors to have low extra strong thresholds (15mm max height and with chamfered edges and surrounds).

Glazing Specification

- All Glazing will be double glazing (unless otherwise specified)
- All double glazing units must have the BSI 'Kite mark' symbol or other approved European Standard stamped on the glass indicating the type of glass used and its compliance the approved European Standard
- Double Glazing to have a maximum solar factor (**g window**) of 0.41 approx.
- All glazing is to be of clear glass except for bathroom windows which are to be of clear frosted glass and door windows which are to be translucent.
- All glazing is to be of toughened glass to IS EN 12150 (Glass in building. Thermally toughened soda lime silicate safety glass. Definition and description). Laminated glass is to be used on Patio doors.
- All glazing to conform with IS 1279 parts 1 to 6 (Glass in buildings)
- All glazing to be separated by a double edge one piece spacer bar
- All glazing will be guaranteed against failure for a minimum of five years.
- Windows to be BS7950 approved and Secured by Design

Triple Glazed Windows

In some instances there may be a requirement for the contractor to supply and install triple glazed windows in Wicklow County Council housing stock as retrofitting projects have been completed on a percentage of properties in the last number of years. The following performance standards are minimum standards and should be achieved for these types of windows:

- Overall window u-value (U_w): 0.90 W/m²K
- Glazing u-value – centre pane (U_g): not exceeding 0.6 W/m²K
- Frame U-value (U_f): not exceeding 1.0W/m²K
- Psi value for warm edge spacer: not exceeding 0.040 W/mK
- Solar transmittance (G) value of glass: not lower than 0.53

The window suppliers must supply a test certificate for the installed windows. The test certificate must include an overall U_w value and glazing G-value at a minimum, and must comply with the following (excerpt from DEAP manual 4.2):

Measurements of thermal transmittance for doors and windows should be made according to IS EN ISO 12567-1. Alternatively, U-values of windows and doors may be calculated using IS EN ISO 10077-1 or IS EN ISO 10077-2.

Test certificates must clearly relate to the actual product in question;

Installation instructions in the test certificate on which the stated performance depends must be adhered to;

Test certificates must be in English or be accompanied by a certified English translation.

The relevant test performance standard must be stated on the test certificate;

The test laboratory must be accredited.

Window/Door Furniture

- All furniture and mechanisms are to be guaranteed against failure for a period of **five (5) years**.
- Like for like replacement furniture should be readily available for retail/wholesale purchase from recognised builders' providers' outlets in the Wicklow Area.
- The door furniture must be appropriate for use in the external environment and meet the following requirements:
- All furniture (handles, letter plate, door knocker (solid or with spyview)) to be manufactured to BS 7412 and BS 1670 (Building requirements, corrosion resistance)
- 1 ½ pairs of heavy duty hinges
- Letter plate – white plastic gravity type (Front doors only)
- Heavy duty multi point lift lever espagnolette hooked locking system with return lever handle action to horizontal position when locked.
- Lever mortice locks with five locking points.
- Lever handles

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- Numerals (front door only)
 - Stormproof cill/threshold with integral weather seals
 - Rain deflector/weatherboard

Turn tilt windows to have:

- Child proof 'tilt barrier' operation approved by Wicklow County Council
- Child locks
- A switch barrier

Casement Windows (outward opening) are also to have

- Friction hinges with espagnolette fittings and locking furniture on all windows irrespective of configuration
- Child proof operation

Fixing PVCu Windows and Doors

- All windows and doors should be measured so as to fit **behind the reveal** in all cases.
- Remove the existing window/door and hack off render/plaster as far as necessary to accommodate the window fixing cramps in the window reveals. Remove all rubbish and leave the window/door opening ready to receive the new window.
- All window/door units are to be protected against damage during the course of fixing.
- Fix the PVCu double glazed window / door in accordance with the manufacturers recommendations and the relevant building regulations. Seal the windows to the masonry openings with approved silicone sealant. Remove all old mastic from the brick face.
- Where appropriate supply and fit an approved uPVC cellular core window board, fixed with screw on lugs, fixed to the wall, together with 19mm uPVC quadrant beading, glued to the window boards and window frame using appropriate adhesive.
- Make good all internal window reveals with backing and finished plaster and leave ready for redecoration.
- Exposed Window / door openings must be secured at the end of each working day.

Design Documentation Requirements

The Contractor is obliged to prepare a Completion Certificate on conclusion of the works in which he confirms that the installation is in compliance with all codes, standards, regulations, specifications, drawings, installation details and/or manufacturer recommendations.

All windows and doors supplied must be accompanied by a Building Energy Rating Certificate for each item supplied (e.g. Window Energy Performance (WEP) Rating Certificate issued by NSAI or equivalent)

The contractor shall also keep a record of the following on an ongoing basis for all supplied and installed materials:

- CE-conformity declaration
- Catalogue information
- Data sheets
- Vendor drawings
- Completion Certificates
- Product guarantees

The above information shall be included in the Safety File as the Contractor shall supply the above information in an agreed electronic format when requested by the Employer.