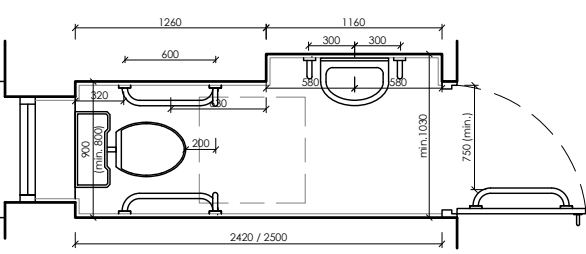
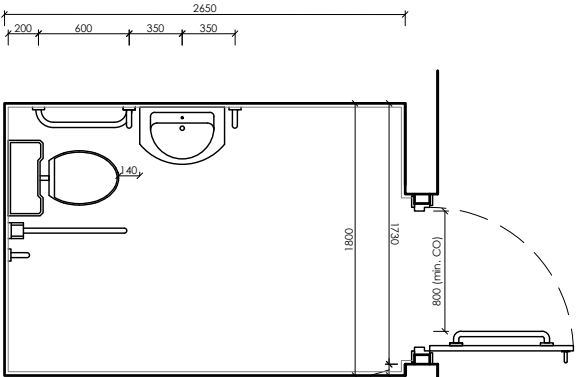
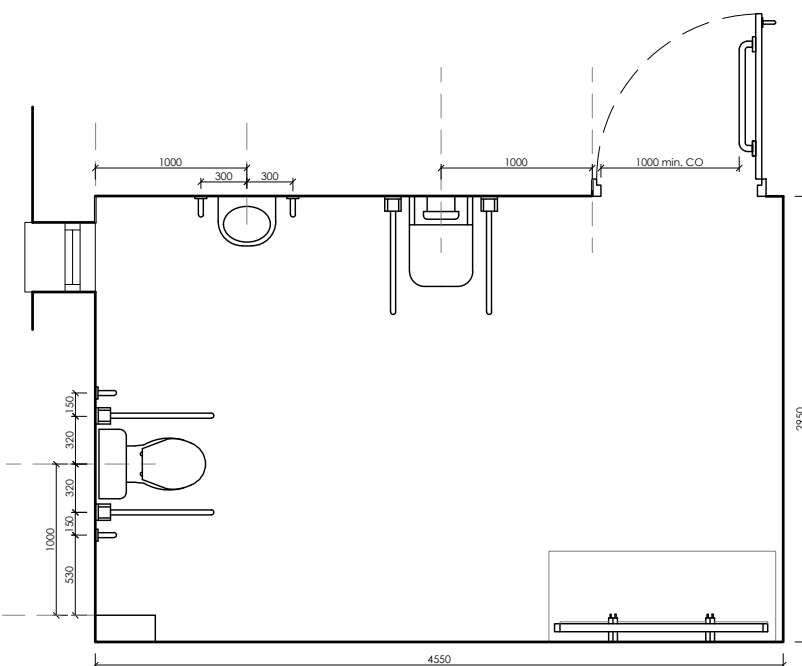
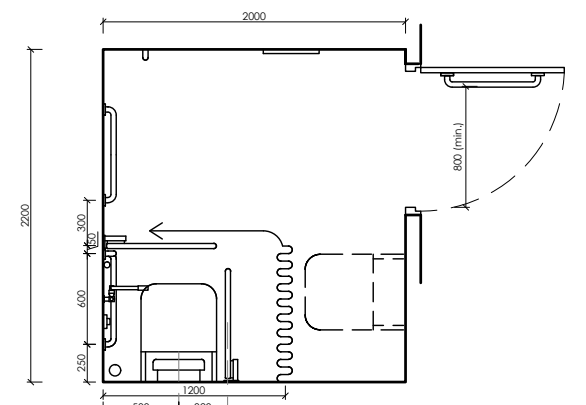


Plan arrangement	No. & Type	Quantities (Per 1 room)	General Specifications as per SDG-02-04 'Sanitary Facilities'
	8 no. Ambulant Accessible Toilets in accordance with Diagram 19 TGD Part M REFER TO DAC DRAWINGS AND SPECIFICATIONS	WC & Cistern: 1 Dual flush system: 1 Washing Basin: 1 Washing basin tap mixer: 1 Mirror: 1 Horizontal hand rail: 1 Vertical grab rail: 2 Soap dispenser: 4 Hand dryer: 1 Paper towel dispenser: 1 Paper towel disposal bin: 1 Coat hooks: 1 Colostomy Changing shelf: 1 Padded back rest: 1	General Spec As WC usage requires the highest proportion of water in schools, devices which minimise its use, with the option to select a normal (typically 4 litre) or a low (typically 4 litre) flush, should be supplied. Dual flush system design should ensure a refill time of 1 minute maximum. This requirement can be satisfied by using cistern fed WCs, or dual flush systems, which will usually deliver a faster fill time. 1) All pipework shall be installed in accordance with best practice, bracketed and insulated, and valved to facilitate isolation and replacement of accessories in a logical manner. 2) Pipework feeding flushing cisterns is connected to a separate, non-potable tank using Recovered Rain Water when available, and as a consequence must be colour coded appropriately to avoid the risk of cross contamination. 3) All pipework and equipment (cisterns, valves etc.) shall be to the building structure using a metal frame, and shall be concealed, with tamper proof access provided for cleaning, maintenance and as a consequence must be colour coded appropriately to avoid the risk of cross contamination. 4) All pipework and equipment (cisterns, valves etc.) shall be to the building structure using a metal frame, and shall be concealed, with tamper proof access provided for cleaning, maintenance and as a consequence must be colour coded appropriately to avoid the risk of cross contamination. 5) All equipment shall be robust and low maintenance, with reliable, non-potable flushing or operating mechanisms. Equipment shall be selected based upon the anticipated high usage in schools. Domestic type equipment is not suitable. Refer to BS 4465-3 for further details. 6) WCs with wall mounted cisterns should have a lockable cistern lid. 7) Hot water (blended locally for use at 39 °C) shall be provided for handwashing. Blending shall be via a thermostatic mixing valve type 3 (TMV) which is fail safe and eliminates the risk of scalding. Water usage shall be controlled using timed activation taps with spray heads. 8) To reduce the risk of cross contamination, solid surfaces and to reduce the risk of viral or bacteriological contamination, the use of electronic activation of taps and WC flush but accessible. All vents shall be provided with which are battery independent if possible. Quality, reliability, repeatability and robustness are an essential requirement for such equipment. This equipment associated costs should be tabulated in design for consideration, in conjunction with the standard manual activation approach. 9) Accessible WCs should comply with the requirements of DoHPLG Building Regulations, Technical Guidance Document Part M 1.4.4 Sanitary Facilities - General. 10) As all WCs are located in separate cubicles, fully enclosed, each will require an extra vent to meet the requirement of Part M of the building regulations. Make up air is normally provided by undercutting the door. Extraction is normally via ceiling mounted extract grilles, with foul air transferred via in line fan and ductwork to discharge via an exhaust louvre with back draft control. System design typically encompasses WC cubicles and showering facilities as one system. Appropriate access is required to fan, ductwork, fire dampers etc, for periodic cleaning and maintenance. 11) Ventilation control should seek to meet the requirement to maintain air quality and minimise energy usage. Normally this is achieved using timed operation combined with presence detection. 12) WC cubicle is limited in space and there is no requirement for a radiator, in designing the extract system for a number of adjacent cubicles and associated lobby/wash area it is provided, Where a toilet with flat topped cistern is provided, Mechanical Ventilation with Heat Recovery (MVHR). 13) Where included, IPS panels are to provide a colostomy changing surface, fittings to facilitate ease of maintenance. IPS panels are to be constructed of robust materials, resistant to moisture, and designed facilitate ease of cleaning. 14) Design and layout of all sanitary spaces, fittings and their fixings should be robust and appropriate to the school environment with minimum space recommendations for the provision of the use and maintenance of sanitary appliances in accordance with BS4465-2. 15) A suitable robust floor finish should be used in all WC areas with an appropriate slip rating in accordance with the provisions of SDG-02-03. 16) Sanitary facility ceilings should be robust, impervious to moisture and easily maintained and should not allow access into any void above, where items could be hidden. If suspended ceiling tiles are provided then each tile should be firmly clipped to the supporting grid. Separating walls between WC units should be robust and continuous. Due consideration is to be given to the design and location of any ceiling mounted items in relation to access and maintenance. Where access panels are specified these are to be robust and lockable.
	3 no. Wheelchair Accessible Unisex WC in accordance with Diagram 15a TGD Part M REFER TO DAC DRAWINGS AND SPECIFICATIONS	WC & Cistern: 1 Dual flush system: 1 Padded back rest: 1 Washing Basin: 1 Washing Basin tap mixer: 1 Mirror: 1 Horizontal hand rail: 1 Vertical grab rail: 3 Drop down rail: 1 Soap dispenser: 1 Hand dryer: 1 Paper towel dispenser: 1 Toilet paper dispenser: 1 Alarm reset button: 1 Sanitary disposal unit: 1 Coat hooks: 2 Colostomy Changing shelf: 1 Disposal bin: 1 Shelf: 1 Sanitary dispenser: 1 Alarm pull cord: 1 Long mirror: 1	20) Where windows are provided to the WC spaces the visual privacy of the WC block is not to be compromised and obscure glazing is to be considered. All windows are to be restricted to 100mm clear opening. 21) The provision for hand drying facilities shall be paper towel or cotton/linen towels. Electric hand dryers are not permitted. The sanitary facilities should have adequate space for disposal of the used towel. A dedicated waste bin for the disposal of paper towel. The location of hand towel dispensers and refuse bin is to be carefully considered in the layout, as should the route from sink to hand-drying location to minimise the risk of water droplets/spillage on the floor. 22) Hand towel dispensers, sanitary product provision/disposal, soap dispensers and refuse bins are to be provided individually for all WCs. Back-to-back and multiple pairs of wash-hand basins (WHB) may share a single waste pipe upstand. 23) In the interest of safety, long term maintenance and aesthetics it is critical that there is no surface routing of water and waste services pipe work at low level in sanitary facilities 24) The water supply serving WC flush requirements must be grovly based as the school WCs must be capable of operation in the event of a power failure. 25) All WHBs should be fitted with a single percussion spray tap only and this tap should deliver a temperature controlled water supply via a thermostatic mixing valve. 26) Push type percussion spray taps require the user to push down gently on the tap head to deliver flow. The tap automatically closes off after a delay period. Aerators restrict the flow of water from the tap without reducing water pressure. All automatic shut-off taps must be of a commercial quality suitable for use in schools and must be suitable for the system head pressure available. Note that it is possible to get percussion taps with different pressure drops and if taps with a particularly high pressure drop are specified then they may not work with a gravity system. The typical flow rate required from a wash hand basin tap is 0.033 litres per second; this is the same as 1.98 litres per minute 27) Thermostatic mixing valves (TMVs) shall be fitted on all hot water outlets (excluding the Cleaner's Store sinks) and are to be located such that a maximum dead leg of 1 linear metre of pipe only is achievable on the mixed water supply. 28) This is to minimise the potential risk of Legionella. It is not acceptable to locate the TMV above the ceiling with a single pipe drop to the tap below or above. TMVs must be easily accessible from the room or adjacent room where they are located. 29) All TMVs must be of TMV3 standard. They must be fail safe and lockable and be capable of limiting the outlet temperature to 42 / 43 °C. Where WHBs are adjoining or back-to-back these shall be fed via a single TMV unit in accordance with manufacturer's instructions. All TMVs must: • Be suitable for the system head pressure available • Comply with IS EN 1287:2017 for low pressure, • Be suitable for under basin installation, • Provide safe thermostatic shut-down, • Be complete with isolation valves on all inlets, check valves and easily removable strainers • Have tamper proof temperature adjustment and lockdown • TMVs serving WHBs should be selected
	1 no. 1 no. Unisex WC / Shower for Assisted Users in accordance with Diagram 15a TGD Part M Dept. of Education School Design Guide SDG-02-04 (Appendix C) REFER TO DAC DRAWINGS AND SPECIFICATIONS	WC & Cistern: 1 Dual flush system: 1 Padded back rest: 1 Washing Basin: 1 Washing basin tap mixer: 1 Mirror: 1 Horizontal hand rail: 1 Vertical grab rail: 4 Drop down rail: 4 Soap dispenser: 1 Hand dryer: 1 Paper towel dispenser: 1 Toilet paper dispenser: 1 Alarm reset button: 1 Sanitary disposal unit: 1 Colostomy Changing shelf: 1 Disposal bin: 1 Shelf: 1 Sanitary dispenser: 1 Alarm pull cord: 2 Level entry shower tray: 1 Shower curtain: 1 Coat hooks: 2 Long mirror: 1 Towel rail: 1 Adjustable height changing bench foldable against wall: 1 Height Adjustable shower seat: 1 Shower rail : 1 Height range for shower control: 1 Detachable shower head: 1	29) Where specific needs dictate, it may be necessary to fit an electronically height adjustable changing bench in Toilets/Shower for Assisted Users. 30) A changing bench will not normally be provided unless specifically sanctioned in writing by the DoE or prior to Stage 2(A). 31) Where this has been agreed the supply and installation of the changing bench will form part of the building contract. 32) The typical size of the changing bench shall be 1600mm in length. 33) Concealed conduit drops for the changing bench and ceiling hoist should be coordinated to provide economical and workable solution. Power supply with appropriate conduit for a changing bench is to be supplied in every case. 34) Refer to Figure 5 Toilet/Shower for Assisted Users Plan for further guidance. 35) The school authority is responsible for funding ongoing maintenance and must enter into periodic maintenance contracts as specified by the suppliers of any adjustable height changing benches and track hoist systems. 36) The importance of signing a maintenance contract should be highlighted by the Design Team at the handover talks, on completion of the contract. REQUIREMENTS FOR WASTE & WATER SERVICES a) All soils and wastes (above ground) are the remit of the Building Services Consulting Engineer and should be covered in the mechanical sections of the tender documentation. The provision of sanitary ware and associated taps, traps and fixing brackets are the remit of the Architect with the agreement of the Building Services Consulting Engineer and should be covered in the main building work sections of the tender documentation. b) Wastes shall include sufficient blank caps and cleaning doors for access for cleaning rods. Where possible all services should be enclosed but accessible. All vents shall be provided with cowls. c) PVC pipe sleeves with puddle collars shall be fitted as required. d) Waste pipe up-stands rising from the sub floor are to be provided individually for all WCs. Back-to-back and multiple pairs of wash-hand basins (WHB) may share a single waste pipe upstand. e) The water supply serving WC flush requirements must be grovly based as the school WCs must be capable of operation in the event of a power failure. f) All WHBs should be fitted with a single percussion spray tap only and this tap should deliver a temperature controlled water supply via a thermostatic mixing valve. g) Push type percussion spray taps require the user to push down gently on the tap head to deliver flow. The tap automatically closes off after a delay period. Aerators restrict the flow of water from the tap without reducing water pressure. All automatic shut-off taps must be of a commercial quality suitable for use in schools and must be suitable for the system head pressure available. Note that it is possible to get percussion taps with different pressure drops and if taps with a particularly high pressure drop are specified then they may not work with a gravity system. The typical flow rate required from a wash hand basin tap is 0.033 litres per second; this is the same as 1.98 litres per minute h) Thermostatic mixing valves (TMVs) shall be fitted on all hot water outlets (excluding the Cleaner's Store sinks) and are to be located such that a maximum dead leg of 1 linear metre of pipe only is achievable on the mixed water supply. i) This is to minimise the potential risk of Legionella. It is not acceptable to locate the TMV above the ceiling with a single pipe drop to the tap below or above. TMVs must be easily accessible from the room or adjacent room where they are located. j) All TMVs must be of TMV3 standard. They must be fail safe and lockable and be capable of limiting the outlet temperature to 42 / 43 °C. Where WHBs are adjoining or back-to-back these shall be fed via a single TMV unit in accordance with manufacturer's instructions. All TMVs must: • Be suitable for the system head pressure available • Comply with IS EN 1287:2017 for low pressure, • Be suitable for under basin installation, • Provide safe thermostatic shut-down, • Be complete with isolation valves on all inlets, check valves and easily removable strainers • Have tamper proof temperature adjustment and lockdown • TMVs serving WHBs should be selected
	1 no. Unisex Self-Contained Accessible Shower and/or Changing Room of Independent Use in accordance with Diagram 25 of TGD Part M REFER TO DAC DRAWINGS AND SPECIFICATIONS	Shower fitting (thermostatically controlled lever type): 1 Adjustable height shower rail with hose: 1 Detachable shower head: 1 Shower curtain and ceiling track (or equivalent enclosure): 1 Drop-down shower seat (wall mounted, foldable): 1 Backrest to shower seat (if not integral): 1 Horizontal grab rail (adjacent to seat): 1 Drop down rails (adjacent to seat): 2 Additional tip-up seat for users when drying: 1 Long mirror: 1 Coat hook: 1 Alarm pull cord: 1 Alarm reset button: 1 Floor drain/gully: 1	10) Accessible sanitary facilities should have outward opening doors. If inward opening doors are provided the size of the area should be increased so that the door swing does not encroach into the wheelchair turning space and the door should have emergency release hinges. 11) Grab/hand rails should be contrasted in colour against walls, floors and doors (refer to BS 8300 Annex B). 12) If more than one Unisex Universal Access Toilet or Toilet/Shower for Assisted Users is provided, layouts should be handed. 13) A colostomy changing surface should be provided in most

NOTES :

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Use only figured dimensions. Do not scale this drawing.

The contractor is responsible for checking all dimensions on site prior to construction.

The Architects are to be notified of any discrepancies prior to work commencing.

Levels and contours, shown on drawings, are relative to local datum unless specified

[illegible]

NAME :		QUEEN OF ANGELS PRIMARY SCHOOL	
PROJECT :		Additional Accommodation	
ADDRESS :		Wedgewood,Sandyford, Dublin,16	
DRAWING :			
SANITARY FACILITIES - SCHEDULE and SPECIFICATIONS			
ORDER NO.:		SCALE:	DWG. NO.:
22518-TEN		INTS	22518-TEN-005
MC	DATE	REV	
	27.04.2026		