

## Schedule of Works

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**Project:** Accessible Dwelling Adaptation & Extension Works at 8 Willmount Estate, Limerick, V94NC5X

**Project Reference:** 25-017

**Client:** Marillac Housing Association CLG

**Document Ref:** 25-017 Schedule of Works

*Note to Tenderers: This schedule must be read in conjunction with all architectural, civil, structural, mechanical, and electrical drawings. All works must comply with current Building Regulations, HIQA standards for Designated Centres, and the Fire Safety in Community Dwelling Houses Code of Practice.*

### 1.0 Preliminaries & Site Setup

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#### 1.1 Health & Safety

The contractor shall be required to carry out the works in a safe manner at all stages during construction in accordance with their duties under the Safety, Health and Welfare at Work (Construction) Regulations 2013. The principles of prevention shall be applied at all stages and where doubt exists in relation to the safest way of carrying out the works the contractor shall abide by the applicable codes of practice published by the Health and Safety Authority.

#### 1.2 Assigned Certifier

Builder to note that the works will be carried out under the current building regulations (Building Control Act as amended 2014); the builder is to note that he has specific duties under this legislation. The Architect, as the assigned certifier, will require at least 3 days' notice in relation to the inspection of elements listed in the attached preliminary inspection plan document. The Builder cannot proceed to the next stage without approval.

#### 1.3 Site Works

The contractor shall be responsible for keeping the site tidy at all stages during the construction. All waste material from the works shall be disposed of to a licensed landfill or recycled where possible. Any materials stored will need to be fenced off and protected at all times to prevent any associated health and safety risks and to prevent possible littering of the surrounding area. Tenderers are advised to visit the site to review the site constraints prior to submitting a tender.

#### 1.4 Housekeeping

The contractor shall be responsible for keeping records of certificates of materials and workmanship used on site and in construction. These are to be kept on file and available for inspection at all times.

#### 1.5 Compliance Certification & Completion

General: Under the Building Control Regulations it is the duty of the Designers, Builders and other parties involved in the works to ensure the works are designed, constructed and completed to a proper standard and in accordance with the Building Regulations and good building practice.

Certificates of Compliance with Building Regulations: In order for the 'Final Certificate' to be issued and for the Architect to issue the required 'Architect's Opinion on Compliance with Building Regulations', a supporting Certificate of Compliance must be issued by the Main Contractor, supported by certificates from any required subcontractors or bodies associated with the construction of the works. Certificates of Compliance under the Building Regulations shall certify that the relevant installation has been properly designed, installed, completed, tested and commissioned as required, and is compliant with all the

requirements of the Building & Construction Regulations. These shall include, as appropriate, but not be limited to, the works described in the schedule below.

| Section of Regs                       | Certificate of Compliance Required                                                                                                                                                           | Certifier                                     |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| TGD “A” Structure                     | Certificate by Structural Engineer in respect of Foundations and Structure.                                                                                                                  | Structural Engineer                           |
| TGD “B” Fire                          | Certificate of Compliance by Electrician in respect of Fire Alarm & Detection System.                                                                                                        | Electrician                                   |
| TGD “C” Site & Moisture               | Certificate of Compliance by certified installer for Radon/DPM Membrane & Vent Installation.                                                                                                 | Radon Installer                               |
| TGD “D” Materials & Workmanship       | Certificate of Compliance by Main Contractor/Builder in respect of Quality of the Build & the whole of the Works, supported by all documentation described herein.                           | Main Contractor                               |
| TGD “E” Sound                         | N/A in single domestic dwellings.                                                                                                                                                            | —                                             |
| TGD “F” Ventilation                   | Certificate of Compliance by certified installer for Room/Window Vents and Extract Fan Installation.                                                                                         | Builder                                       |
| TGD “G” Bathrooms, Utility & Kitchens | Certificate of Compliance by designer and builder for Bathroom, Utility & Kitchen Sanitary Installations.                                                                                    | Designer/Plumber                              |
| TGD “H” Drainage & Wastewater Systems | Certificate of Compliance by Main Contractor/Plumber/Wastewater System Installer in respect of Drainage & Wastewater Systems.                                                                | Main Contractor/Plumber/Waste Water Installer |
| TGD “J” Heat Producing Appliances     | Certificate of Compliance by certified installer in respect of Heating System Installations & Fireplaces.                                                                                    | Builder or Heating System Installer           |
| TGD “K” Stairs & Balustrading         | Certificate of Compliance by designer and fabricator in respect of Design & Construction of Stairs.                                                                                          | Designer and Fabricator                       |
| TGD “L” Conservation of Fuel & Energy | Certificate of Compliance by designer, builder & BER Assessor in respect of Building Insulation & Renewable Energy System Installations. BER Cert, Solar Hot Water System Installation Cert. | Designer, Builder & BER Assessor              |
| TGD “M” Access for Disabled People    | Certificate of Compliance by designer and Builder in respect of Design for Access & Sanitary Conveniences for disabled access.                                                               | Designer and Builder                          |

## 1.6 Set Out & Investigation

Verify all dimensions on-site prior to commencing.

## 1.7 Protection

Protect existing boundary walls and neighbouring properties throughout the duration of the works.

## 2.0 Demolition, Strip-Out & Structural Remediation

### 2.1 General Strip-Out

Remove all existing floor finishes and skirting throughout. Remove all non-fire-rated internal doors and frames, existing utility/bedroom units, and all existing sanitary ware. Existing Kitchen Units to be kept as is, covered and protected during works. Groundworks at rear to allow for Proposed Extension Area, enlarged pathway and New Parking Area at Front.

Note: All disposal to be in accordance with Waste Management Regulations.

## 2.2 Structural Demolition

- 2.2.1 Chimney:** Chimney is shared with the adjoining property and shall not be demolished or replaced. Make good the chimney throughout, including repointing, repair of flashings/flaunching and any damaged brick/rendered courses, and replace the chimney cap, to leave a sound, weathertight finish matching existing.
- 2.2.2 Internal Walls:** Demolish selected internal walls to facilitate new layout. Refer strictly to Demolition Red-Lines on Drawing TD010 for extent of removal.

## 2.3 External Structures

Demolish the existing standing-alone blockwork walls to the rear and existing concrete footpath.

# 3.0 Masonry, Alterations & Internal Construction

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## 3.1 New Extension – Structural Shell

Construct the new single-storey Extension in full accordance with the Proposed Ground Floor Plan, Elevations and Sections (Drawings TD110, TD200 and TD400/TD401), comprising new foundations, floor slab, blockwork/timber-frame external and party walls, structural steelwork/lintels and roof structure tying into the existing dwelling, all constructed strictly in accordance with the Engineer's specification, design and details. Access to the Extension is to be formed by breaking through from the existing hallway through the existing shower room, as shown on the Proposed Ground Floor Plan. Any discrepancies between the Architect's and Engineer's information must be raised with the Architect prior to execution of the works.

## 3.2 Structural Openings

Create new window opening W01. Create opening on existing attic area for proposed light well and new drop-down attic access (fire-rated).

## 3.3 Internal Partitions

Construct new timber stud partitions as per the Proposed Ground Floor Plan. Partitions to be lined with fire-rated plasterboard to achieve required fire resistance (minimum 30 minutes) and acoustic performance.

## 3.4 Fire Safety & Insulation

- 3.4.1 Ceilings:** Install new Fire-Rated Ceilings, Moisture Resistant and Double Slab Ceilings throughout the dwelling as per proposed drawings.
- 3.4.2 Firestopping:** Carry out comprehensive firestopping at all service penetrations and structural junctions. Allow for fire-stopping at Dwelling Partition Wall.

## 3.5 Junction Detailing & Damp-Proofing

At the junction between the new Extension and the existing dwelling wall, allow for chasing the existing wall to install a continuous stepped DPC/flashing, ensuring a watertight seal at the interface. Secure the new wall to the existing blockwork using stainless steel wall starter kits and proprietary lateral ties at 450mm vertical centres. Allow for all necessary cutting-in, pinning, and making good of finishes to comply with TGD Part A

and Part C, preventing cold bridging and water ingress at the junction (as noted at both junction locations on the Proposed Ground Floor Plan, Drawing TD110).

## 4.0 Roofing

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### 4.1 Main Roof

Patch and repair concrete tile roof where necessary; match existing profile and colour. Install new attic insulation (target 300mm+ mineral wool or equivalent). Extension Roof: to match existing, structural design to Engineer's specification and details.

## 5.0 External Finishes, Windows & Doors

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### 5.1 Windows

Supply and install new high-performance windows at all openings listed on the Windows & External Doors Schedule (Drawing TD200), manufactured and installed strictly in accordance with that schedule. The existing front windows (EW-01, EW-02) are retained unaltered; all other existing window openings are either blocked up, widened, or replaced with new openings as shown on the Proposed Elevations (Drawing TD200) and the Existing Ground Floor – Demolition Plan (Drawing TD010).

### 5.2 External Doors

Supply and install new high-performance external doors at all openings listed on the Windows & External Doors Schedule (Drawing TD200) — comprising the new main entrance door (DA, Part M compliant), and the new glazed double doors (DB, DC) — manufactured and installed strictly in accordance with that schedule.

### 5.3 External Wall Finishes

Patch repair wet dash render to match existing texture and finish where demolition or structural alterations have occurred.

## 6.0 Mechanical & Plumbing

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### 6.1 Heating System

Existing gas boiler to be retained; no boiler replacement is required. Allow for minor internal adaptation works to the existing heating system, including new thermostatic control valves and heating controls throughout, and connection of new radiators and associated pipework at the Extension Area, adapting the existing system as necessary.

### 6.2 Sanitary Ware

- 6.2.1 Accessible W.C. (RM-05, A.W.C.):** Supply and fit 'Doc M' accessible pack (grab rails, raised height WC, wash hand basin). Installation must strictly comply with TGD Part M and Drawing TD800. Any discrepancies between information on the drawings and/or other documents, the Architect must be contacted prior to execution/completion of the works.
- 6.2.2 W.C. (RM-06):** Construct and fit out the new W.C. (RM-06 on the Proposed Ground Floor Plan, Drawing TD110), fitted similarly to the Accessible W.C. above with appropriate sanitary ware, grab rails etc. The en-suite W.C. shall be fully wheelchair accessible, complete with an appropriate WC and all associated fittings, in accordance with TGD Part M and Drawing TD800.

### 6.3 Ventilation

Supply and install new humidity-sensitive extraction fans, ducted to atmosphere, to all bathrooms, W.C.s and the Utility Room (RM-04 Utility, RM-05 A.W.C., RM-06 W.C.), achieving minimum extract rates in accordance with TGD Part F. Installation to be carried out strictly in accordance with manufacturer's instructions.

## 7.0 Electrical, Safety & Security

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### 7.1 General

A full rewire of the existing dwelling is not required. Allow for the proposed Extension to be newly wired throughout and linked into the existing electrical system/distribution board, together with additional fire-safety upgrade works to the wiring/electrical installation of the existing dwelling, all certified to ETCI standards on completion.

### 7.2 Lighting

Supply and install lighting as per the Proposed Lighting Plan (TD600) and Electrical Symbols Key. Fixtures to include: Standard Pendants; IP65 Pendants (Wet areas/Bathrooms); Wall Hung Lights; Dimmable Downlights; Emergency Lighting (Spots and Exit Signs).

### 7.3 Power, Data & Alarms

- 7.3.1   Sockets & Data:** Install socket outlets and data points as per Electrical Layout. Specialist sockets: install shaver sockets in bathrooms, and IP-rated outdoor sockets as indicated on the plan.
- 7.3.2   Fire Alarm:** Install a new L1 Fire Alarm System to HIQA standards, comprising 2 No. Heat Detectors, 9 No. Smoke Detectors, 7 No. Carbon Monoxide Detectors, 3 No. Manual Call Points, and 6 No. Electronic Sounders/Strobes, in the locations shown on the Electrical Symbols Key, Drawing TD600.
- 7.3.3   Security & Access:** Install Keypad Card Access units and release press buttons at designated secure doors, and a 5 No. point Emergency Staff Call system, as per the Electrical Symbols Key, Drawing TD600.

## 8.0 Internal Finishes, Joinery & Fittings

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### 8.1 Joinery

Doors: Widen existing door openings as required to receive the new door leaf and frame sizes. Supply and fit new internal fire-rated doors (FD30S) with intumescent strips, new frames, architraves, and skirtings throughout. Refer to the Fire Rated – Internal Door Schedule on Drawing TD200 and the Fire Door Jamb Details on Drawing TD401. Doors D04 and D08 receive a vision panel, as scheduled.

### 8.2 Floor & Wall Finishes

Inspect and repair sub-floors and install new floor finishes throughout. Plaster and paint all new and existing internal walls.

### 8.3 Painting

Allow for internal and external repainting of the entire property. Apply new fire-rated paint (Envirograph or equal approved) to all existing ceilings throughout.

### 8.4 Kitchens & Furniture

Existing Kitchen Units to be kept as is, covered and protected during works.

### 8.5 Fire Equipment

Supply and fit fire extinguishers and fire blankets as required by fire safety certificate.

## 9.0 External Works & Drainage

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### 9.1 Access & Paving

Ramp/Steps: Construct new concrete access ramp and steps to the front entrance. Footpaths: Enlarge the front pathway and construct new rear footpaths. Kerbing: Allow for new kerbing along the pathway, as shown on the Proposed Ground Floor Plan (Drawing TD110). Parking: Construct a new car parking area to the front garden, as shown on Drawing TD110. Patio: Form a new patio area to the rear, as shown on Drawing TD110. All new paths and parking areas to be constructed in strict accordance with the Road/Footpath Detail (Scale 1:20) on Drawing TD400, including specified hardcore and paving layers.

### 9.2 Drainage

Adapt existing drainage to suit new layouts. Survey and verify all existing access junctions and invert levels prior to commencement, as indicated on Drawing TD110; existing chambers shall be cleared and made good. Install a new foul inspection manhole and new drainage connections for upgraded plumbing. Allow for a new French drain to the perimeter of the Extension (both sides, as shown on Drawing TD110). Allow for additional rainwater outlets and soakaways as required to suit the revised roof and paved areas.

### 9.3 Landscaping

Carry out general landscaping and make good ground areas affected by the works, including low-maintenance planting beds and reinstatement of the refuse storage area, as shown on Drawing TD110.

### 9.4 Boundary Treatment

- 9.4.1 Front/Rear Garden Fencing:** Supply and erect new panel fencing (composite/timber panel insert, concrete posts) to separate the front garden from the rear garden — note this is not a site boundary treatment — complete with 1 No. new low-height gate at the existing site entrance and 1 No. new gate as shown on the Proposed Front Elevation and Section F.F, all in accordance with Drawings TD110, TD200 and TD401.
- 9.4.2 Site Boundary Wall:** The boundary with the neighbouring property is to be left untouched; make good only where affected by the works. To the opposite site boundary, demolish the existing timber fence and concrete posts and construct a new block-on-flat boundary wall, 2000mm in height, in its place, as shown on Drawing TD110.

## 10.0 Building Energy Rating (BER) Certificate & Handover

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Contractor is to provide a BER certificate on completion of construction – minimum acceptable BER rating is A2.

### Final Clean for Handover

Include for a full clean and fogging of the dwelling upon completion.