

SPECIFICATION

FOR

ELECTRICAL MAINTENANCE AND RE-WIRING CONTRACT

TO HOUSING STOCK

FOR

SOUTH DUBLIN COUNTY

COUNCIL 2025-2027

ARCHITECTURAL SERVICES DEPARTMENT
SOUTH DUBLIN COUNTY COUNCIL
COUNTY HALL, TALLAGHT, DUBLIN 24.

September 2025

SPECIFICATION - REWIRING

1. Scope

This specification covers the requirements for the total rewiring of dwellings listed hereafter and no deviation from this specification will be permitted without the prior approval of the originator. It shall be read in conjunction with the Specification for Electrical Installations in Housing for SDCC.

2. Compliance with Regulations

The installations shall be carried out to the entire satisfaction of the County Architect. The detailed design of the installation is the responsibility of the Tenderer and notwithstanding anything included in this specification must comply with the requirements of the National Rules for Electrical Installations Fifth Edition IS10101:2020 as published by The National Standards Authority of Ireland (NSAI) and including all amendments issued thereto. The Tenderer shall comply with the Health and Safety at Work Act 2005, the Factories Act, the construction Regulations, and any other statutory obligations as far as these affect his work on site. All products within the scope of this specification shall be manufactured to the relevant European/British Standards (EN/BS) where no Irish Standard (IS) applies including the current quality assurance standard of EN/ISO 9000

3. Approved Contractors

Tenderers shall be members of the Electrical Contractors Association and registered through the Safe Electric Ireland scheme as approved by the CRU. The Contractor shall not sub-contract any part of the work without prior agreement in writing from the Specifying Authority.

4. Guarantee and Maintenance.

The Contractor will be required to remedy at his own expense any defective workmanship or materials appearing within the guarantee period, normally one year, accepting defects due to accidental damage, misuse, or overloading.

5. Summary of Installations

The number of points and outlets required in each house is indicated in the Schedule and the positions are to be decided on site. The tenderer is to allow for the full coverage of each room when measuring for socket locations. Any reasonable alterations made by the Specifying Authority to the positions of lighting points, socket outlets, switches etc. shall be carried out without additional cost providing notice be given before work on the particular item is commenced.

6. Visit to Site.

The Contractor is advised to visit houses to ascertain for himself all the conditions affecting or likely to affect the execution of his work. Failure to do this will not be accepted as a basis for any claim for any matters arising there from.

7. Testing

On completion of each installation, the test prescribed in the National Rules for Electrical Installations Fifth Edition IS10101:2020 to be carried out and the results recorded. The Electrical Contractor shall provide all the necessary labour and instruments for carrying out the tests.

When the tests prove satisfactory the Contractor shall make all necessary arrangements for the testing and connection of the supply by the E.S.B. The Contractor shall comply with the requirements of the E.S.B in all respects and pay all charges if any associated with a connection to the supply.

8. Completion of Dwellings

Upon satisfactory completion of the tests, and live permanent connection of supply by ESB, a signed Completion Certificate with Pre and Post Connection Signature in accordance with the NSAI/Safe Electric Scheme Rules is to be submitted to SDCC.

9. Occupation of Dwellings

The dwellings listed are occupied and will be so occupied during the contract. The Contractor should allow for retaining essential light and power in a safe manner for the majority of the time to refrigerators, freezers, and any other essential appliances, particularly at the end of each working day.

The Electrical Contractor shall be responsible for giving a written minimum 48 hours' notice to tenants of the date on which it is his intention to carry out the work. No compensation will be paid if access is not available due to the absence of tenants who should be made aware of the proposed works by the Contractor as early as possible.

10. Carpets / Furniture

The Contractor shall make allowance for the moving within each dwelling of furniture, carpets and flooring materials and floorboards in order to gain easy access beneath floors and reinstate same in original position upon execution of works. Care should be taken to protect Tenant's property at all times during the execution of the work and covering up of furniture and fittings shall be completed where necessary before commencement of work.

11. Installation Type

The rewiring of dwellings shall be carried out as far as possible using the existing flush conduit runs and boxes where possible. Where this is impractical due to capacity of existing conduits for new cabling or current regulation height of switches and sockets, solid walls are then to be chased to accommodate new wiring in suitable sized round plastic conduit and walls made good after with a proper plaster skimmed finish. Wiring in both solid & hollow walls to be in accordance with current wiring rules IS10101:2020 - section 522

12. Existing

The Contractor may find that some houses have been partially re-wired within the past few years and that also in many houses tenants have fitted certain power points, electric showers, and extra lights at their own expense. In such cases, if the existing installation is found to be satisfactory, it may be left but amended as necessary to bring it up to the specified standard. The electrical contractor is to include for inspection of existing installation and report to SDCC Electrical Inspector any defects found.

13. Wiring System

The rewiring shall be carried out in P.V.C. /P.V.C. insulated approved cable to IS10101:2020 – section 527- IS EN50575. The loop in system to be used for lighting circuits with the feed looped from light switch to light switch. No neutrals at light switches and no permanent feeds at light points. No junction boxes allowed. Disturbance of tenant's wall decoration to be kept to a minimum. Contractor is to allow for patching of all plaster work during re-wiring, however minor. All Surface electrical work to be carried out ONLY after agreement with SDCC Electrical Inspector.

All maintenance repairs except emergencies will be carried out during normal working hours and liaison with tenants will be necessary to arrange suitable time to carry out repairs.

Tenderers shall be members of the Association of Electrical Contractors of Ireland and be on the Register of Electrical Contractors of Ireland R.E.C.I. as part of the Safe Electric Scheme or equivalent. The Contractor shall not sub-contract any part of the work without prior agreement in writing from the Specifying Authority. The execution of all maintenance repairs shall be carried out to the entire satisfaction of the Employers Representative. All installation repairs and re-wiring when undertaken shall comply with "National Rules for Electrical Installations" as published by NSAI or equivalent.

CONTRACT AREA / TERM

A single contractor will be appointed to an area of operation. SDCC will appoint 2 contractors for the entire jurisdiction. It will also include such dwellings as may be added to the council's stock and may be notified to the contractor. The duration of the contract will be for 2 years.

OPERATION OF CONTRACT

The Contract is for the supply of materials and the execution of all works for the maintenance to the Electrical Services Installation in domestic dwellings and traveler RCP's, and Group Houses in the jurisdiction of S.D.C.C in each of the :2 AREA'S. The Contract will include in addition to routine maintenance the planned upgrading and rewiring of occupied and unoccupied dwellings. The inspection, checking and repair to vacant dwellings for re-letting and fire damage repairs. The average number of calls for routine maintenance repairs per annum represents approx. 25% of the total number of dwellings for a particular area.

EMERGENCY SERVICE

It is a condition of this contract that the Contractor must provide an emergency service for the council at all times. (24hr - 7 day - for duration of contract). The Contractor must therefore indicate the additional cost over and above the normal cost of the item to be repaired from the schedule for Emergency Call for the service outside normal working hours and provide a telephone contact available at all times for the Councils Emergency Service. Tenderers applying for this Contract must be prepared to implement such control measures introduced by S.D.C.C for the operation of this Contract, including Information Technology where necessary. Outside the rewiring aspects of this Contract, all electrical response calls for routine maintenance are to be the subject of immediate inspection and attention and are to be categorised as follows:

Emergency Urgent Routine

Immediate Response – ASAP or max within 1 to 2 hours

Please note that Contractors' normal rates should include for urgent response. In order to provide the required response and emergency cover the Contractor will be required to have a presence in the area of operation.

GUARANTEE OF MATERIALS

It is a condition of this contract that all materials supplied and installed will be subject to warranties, regarding quality and conformance. Any product installed that fails within the warranty period will be replaced at no charge to SDCC.