

APPENDIX 3**KITCHEN UNIT REPLACEMENTS**

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Specification References:

This specification has been prepared using NBS. It is a combination of performance and proprietary specification.

The specification must be read in conjunction with the tender drawings and works schedules.

References to named products in this specification are intended as guidance to the performance, quality and aesthetic of the products required. Equivalent products may be proposed by the contractor but may only be substituted with the approval of the architect.

Please note that should a specified product hold an agrément board certificate from Ireland or the UK, a proposed alternative which does not hold similar certification may be rejected. Alternative certification of products should be from a recognized independent testing authority within the EU, be in English and be relevant to a similar climate to Ireland.

Any application for substitution of a specified product must be accompanied by full and detailed information on the proposed product or system and documentary proof of compliance with requirements of the specification.

Sufficient time shall be allowed for in the programme for Design Team consultation and response to requests for clarification or further information.

OUTLINE DESCRIPTION OF THE WORKS

The contract is for the Manufacture & installation of Replacement Kitchens & Kitchen units for existing SDCC tenanted housing stock, including Traveller Specific housing.

Works include full and partial replacement of kitchens. Dwellings consist predominantly of traditionally built one and two storey houses and flats, and three storey apartment blocks and duplex units of various sizes. SDCC has approx. 9,000 dwellings in its council housing stock. It is envisaged that full or partial replacement of Kitchens will be required in approx. 400 dwellings over the contract period.

NOTE:

Partial replacement may be limited to the replacement of one or more doors only and/or, one or more carcasses and or a complete section of worktop.

The works involve the removal and safe disposal of existing defective kitchen units and supply and installation of mostly complete new kitchens but occasional replacement of some units only, in South Dublin County Council tenanted dwellings, as required by the Housing Maintenance Department, South Dublin County Council (SDCC).

1 No. Contractor will be appointed for the whole county.

Most of the work will be carried out in vacant dwellings as part of the re-let works.

Some work will be required in occupied dwellings and the contractor will have to ensure that all services are in working order at the end of each working day.

Under normal circumstances kitchens/replacements will be required to be installed within 4 days of first request.

All work to be co-ordinated with the relevant Housing Maintenance Depot Clerk of Works;
The Housing Maintenance Depot for the Tallaght /Terenure Rathfarnham Area is located in Jobstown, Dublin 24; and
The Housing Maintenance Depot for the Clondalkin/Lucan Area is located in Unit 10, Crag Avenue, Dublin 22.

NOTE:

The most economically advantageous tenderer will be required to manufacture and supply a typical example of the following units to the Architectural Services Department for evaluation, prior to any award of contract.

- a typical Sample Base Unit,
- Sink Unit, complete with sink and taps (please note: the sink unit required is 800mm wide. The sink and drainer required is 900mm overall. This will extend beyond the edge of the base unit by 100mm approx.)
- Wall unit
- Worktop

These submitted samples shall be in full compliance with the Specification.

Should a contract be awarded, the successful contractor shall not deviate from the quality standard of the approved sample.

1. GENERAL CONTRACTOR REQUIREMENTS

The Contractor will disconnect and remove and dispose of the existing kitchens complete in accordance with the provisions of the Waste Management Acts.
All connections to be left ready for re-connection to new units.

Kitchen contractor to allow for;

- Qualified fitter/s.
- Qualified plumber to carry out plumbing works.
- Fitting, delivery, plumbing, cleaning up to be supervised by kitchen contractor.
Note: Works to gas installation to be carried out by SDCC's approved Mechanical Services Maintenance contractor.
- The commissioning of the mechanical cooker hood/extract.
Note: all electrical work to be carried out by SDCC's approved Electrical Maintenance contractor
- All units to be supplied in accordance with Specification, Schedule and Drawings
- The Contractor will be responsible for his/her own dimensions, and will be required to issue a separate drawing for each installation.
- Each kitchen will need to be measured **within 1 day of request.**
- Prompt Installation works will be required in agreement with Depot Clerk of Works; **within 4 working days of receipt of first request.**
- The installation drawing will be based on this SDCC Specification and SDCC Drawings T-01 and T 02 but modified as necessary for each house.
Please note:
T-01 AND T-02 are typical layouts for a standard SDCC 3BED and 4 BED dwelling.
T-03 and T-04 are for information; showing the proposed electrical layouts (being carried out by others) for a typical 3 Bed and a 4 Bed dwelling.
- Contractor to note location of Electrical switches, sockets, some additional electrical work may be required.
- **Kitchen drawings to be issued with report to Clerk of Works; i.e. separate drawing to be issued for each installation.**
- **Copy of agreed drawing also to be issued to Electrical contractor before kitchen is fitted so that Electrical First fix is carried out before installation of kitchen fittings.**
- Gas line or boiler, if required to be installed before kitchen fittings- liaise with Mechanical Maintenance contractor via Depot Clerk of Works.
- All completed kitchens to have Completion forms.

2. HEALTH AND SAFETY

The Kitchen Contractor will be required to comply with current Health and Safety Legislation including the Safety Health and Welfare at Work (Construction) (Amendment) Regulations 2013. SDCC is the Project Supervisor Construction Stage (PSCS) for this contract. SDCC Health and Safety Coordination will be under the direction of the Maintenance Depot Senior Clerk of Works.

The Kitchen Contractor will be required to have risk assessments carried out for the installation of kitchens in occupied and unoccupied dwellings, have a Health and Safety Policy regarding the installation of kitchens in such dwellings and provide short method statements where a particular risk is identified.

3. MATERIALS SPECIFICATION

To be read in conjunction with General Conditions, Outline Schedule of Works, Kitchen Schedules and Drawings T-07, T-08

PRODUCTS

3.1. Kitchen Units - Scope Of the Specification Generally

- The following clauses should be read with the notes on the accompanying Kitchen Layout drawings T-07 and T- 08. Proposed Electrical Layouts (will be carried out by others), and the Outline Schedule of Works.
- It is important that the kitchen units and worktops are protected from dust, dirt, stains, scratches and other mechanical and chemical damage following their installation. Polythene protective sheeting shall be used to protect surfaces during and after the works. Preparation: Ensure the surfaces to be protected are clean and free of dust before covering. Cardboard will also be laid on worktops to provide further resistance to mechanical damage.

Location: On all floors, stairs and on the kitchen countertops.

- Refer also to the structural considerations of fitting kitchen units, particularly wall-mounted units against stud partitions. See Section 3.3.2. (Fixings for Wall Units) of this specification. 18mm plywood sheet will be affixed to timber grounds secured between the timber studs. The units will be fixed to the plywood sheet to ensure adequate load bearing capacity.
- All Base and Wall units shall comply with:
 1. Structural performance: Base Units To BS 6222-2, Grade H- for Heavy Use.
 2. Structural performance: Wall Units To BS 6222-2, Grade G- for General Use
 3. Safety requirements and test methods : BS EN 14749
 4. Surface finishes: To BS 6222-3.
 5. Dimensions: To BS EN 1116

3.2. FITTED BASE UNITS

3.2.1. Carcasses - generally

- Standards:
 - Structural performance: To BS 6222-2, Grade H- for Heavy Use.
 - Surface finishes: To BS 6222-3.
 - Dimensions: To BS EN 1116.
- To comply with the following requirements;
 - Product reference: Beech melamine particle board 19mm carcasses generally (except for sink unit – see 3.2.2. below).
 - Cam and dowelled construction, all cut/exposed edges to be sealed to prevent moisture ingress.
 - All carcasses to have solid backs (19mm particle board).
 - Supports required for units exceeding 600mm width.
 - Edging : Securely fixed 2.1mm PVC matching beech
- Dimensions: 720mm high, on 150mm plastic legs, and 570mm deep including solid backs.

3.2.2. Sink Unit

- Sink unit (470mm deep, allowing 100mm space for services where required) to be constructed from 19mm waterproof MDF (or equal approved) bonded to both sides with Formica Woods Blond beech code K7604 Matte (or equal approved).
- Back of carcass: 19mm waterproof MDF or equal approved.
- Back of carcass to be $\frac{3}{4}$ full height (i.e.: 540mm with 180mm gap to top for pipe services) for easy access to plumbing
 - Flap to be incorporated in back for stopcock. (see 3.9. on page 9)
 - Stopcock flap clearly labelled.
 - Note: 100mm space behind sink unit for services where required.
- 2 doors and 1 intermediate shelf. Emergency number to be clearly labelled on back of door.

3.2.3. Drawer Unit

- Drawer unit to have 3 metal box drawers
 - 1 drawer x 120 mm deep fitted out for cutlery storage with cutlery organiser insert.
 - 2 drawers x 300mm deep.
 - Drawers to have safety stops.

3.2.4. Plinths and Gables to Base Units

- Material: Formica Woods (or equal approved high pressure laminate) bonded MDF both sides or equal approved.
- Finish and colour: Formica Woods Blond beech code K7604 Matt 58
- Edges: Matching Wood veneer.
- Plinths to be protected from contact with floor with a U-shaped uPVC sleeve fixed to the bottom of all plinths (10mm x 19mm x 10mm)
- Plinths to be fitted using clip system, clipped onto cabinet legs.

3.2.5. Vertical Corner Duct housing Unit for SVP

- Material: 12mm WBP Ply, on 50mm x 25mm framing.
 - Requirements;
 - Height generally 2450mm (varies). 2 panels: 1no 2450 x max. 550mm & 1 no 2450 x 300mm
 - Finish and colour: Formica Woods Blond beech code K7604 Matt
 - Airtightness- all plumbing holes to be neatly cut for insulating purposes.
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3.3. FITTED WALL UNITS

3.3.1. Carcasses generally

- Standard:
 - Structural performance: To BS 6222-2, Grade G - for general use.
 - Surface finishes: To BS 6222-3.
 - Dimensions: To BS EN 1116.
- To comply with the following requirements;
 - Material: Beech melamine particle board 19mm carcasses matching base units, with 19mm solid backs, and corbels top and bottom.
 - Special Boiler housing unit and over fridge unit, see 3.3.3. below
- 720mm high x 300mm deep generally of varying widths

3.3.2. Fixings for Wall Units

- The existing external walls in the houses are dry lined with plasterboard fixed to metal firing pieces. Party walls are rendered blockwork.
- The contractor must take cognisance of this in ensuring that fixings are always made through to the structural walls and are plugged and securely screwed;
- Use frame 75mm frame fixings for solid walls,
- Neatly cut plasterboard, put secure grounds between studs in dry lined walls, refix lining board or wbp ply (18mm), fix wall units with 4no. screw fixings, finished with screw covers.

3.3.3. Boiler Housing & Over Fridge Units:

- **Special Boiler housing unit (A)** 1250mm high, x 400mm deep, x 600mm wide, with no base to allow access underneath, 900mm high door with 3 hinges approx. And 300mm high cover panel to underside of ceiling with screw through front with cover cup grub screws- allowing access at top for maintenance.
- Accessories: add on matching pelmet for boiler unit as per drawings.
- **Special Boiler housing unit (B)** Full height floor mounted unit 2300mm high x 600mm wide x 400mm deep on 150mm plastic legs, incl;- 1200mm boiler housing unit with 900mm door- 3 hinges, screw fixed pelmet panel overhead- capped screws - allowing easy access for

maintenance-, and approx. 1100 base unit with 3 adjustable shelves, 1100mm high door, 3 hinges, on 150mm plinth 1250mm high

- **Over fridge unit** -355mm high x 600mm wide x 300mm deep, with lift up door and spring mounted hinge- blum or equal approved

3.3.4. Corbels to Wall Units

- Material: Matching Beech veneer, to top and bottom of wall units: 40mm high x80 mm wide
- edged all round

3.3.5. Pelmet above Cooker hood

- Pelmet above cupboards along wall where cooker hood is installed.
- Dimensions: approx. 2500mm x 300mm high in standard 3 bed dwelling. (see Dwg T – 01)
- Length: approx. 2200mm x 300mm high in standard 4 bed dwelling. (see Dwg T – 02)
- Material: Beech veneer, edged securely all round with 0.4mm PVC.
- Finish and colour: Beech to match units
- Fix batten to both ceiling and top of wall unit. Panel to be screw fixed to battens from front with capped screws.

3.4. ACCESSORIES/ IRONMONGERY TO BOTH BASE & WALL UNITS

3.4.1. Doors and drawer fronts: to Base and Wall units

- Material: Formica Woods (or equal approved high pressure laminate) bonded onto MDF
- Finish thickness 19-20mm,
- Fixed, factory finished.
- Finish and colour: Formica Woods – Blonde Beech: code K7604 – Matte 58.
- Edges: edged with 2.1mm PVC matching beech edging, securely fixed, factory finished.
- Door to unit above fridge: to be lift up door on spring mounted hinge (Blum or equal approved) See also 3.3.3. above.

3.4.2. Side panels and gables to Base and Wall units

- Material: Formica Woods (or equal approved) bonded onto MDF finish thickness 19-20mm.
- Finish and colour: Formica Woods – Blonde Beech: code K7604 – Matte 58 .
- Edges: edged with 2.1mm matching PVC edging securely fixed.
- U-shaped uPVC sleeve to be fixed to the bottom of all **base units** to protect against moisture ingress. (see also plinths – 3.2.5.)

3.4.3. Shelves: to Base and Wall units

- Material: 19 mm white melamine faced particle board
- Edges: edged all round with matching durable 0.4mm PVC edging
- No unsupported length more than 600mm
- Finish and colour: white melamine

3.4.4. Handles to Base and Wall units

- Stainless steel handles
 - Robust inset letterbox type or alternative to be approved by Architect.
 - Fit to units letterbox facing downward (to prevent water being held in handle)

3.4.5. Hinges & Catches to Base and Wall units

- Concealed door hinges and Magnetic door catches
- Note; 3 way adjustable high quality hinge system (Blum or equal approved)
 - 110 deg. on standard opening and 180 deg. where required (i.e. corner units).
 - Hinges and plates to be 5mm dowelled system for strength.
 - 2 No. hinges on 715mm high doors. 3 No. hinges on 900 mm doors.

3.5. WORKTOPS TO KITCHEN UNITS

- Standard:
 - BS 6222-3 (surface finishes)
 - BS EN 438, 2005 (decorative high pressure laminates)
 - BS EN 204 (moisture resistant gap filling adhesive)
 - Worktops are required to satisfy the "Severe use" requirements.
 - Product reference: Duropal or equal approved
 - Material: 38mm thick high pressure laminate covered particle board type 2 – moulded post formed edges, with an anti-drip feature to the bottom edge
 - Dimensions: Refer to the Architectural drawings
 - Exposed edges: All cut edges to be sealed. Chrome end cappings 38mm and Chrome joiner
 - Support: On fitted base units.
 - Colour : from Duropal range : one colour will be chosen by Architect
 - Other requirements:
 - All worktops will be 38mm thick, NOT 28mm thick
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3.6. SINKS, TAPS, TRAPS AND WASTES GENERALLY

- Sinks:
- Standard: To BS EN 13310.
 - ~ Manufacturer: Contractor's choice. Submit proposals
- Product reference :
 - Configuration: Single bowl with single drainer generally on left- handed to suit location, push in plug and overflow
 - Overall size: 900 x 600
 - Material: Stainless steel.
 - Colour and finish: Brushed steel.
- Tap/ chainstay/ overflow holes/plug:
 - Deckmounted Sink mixer with 2 tap holes, with 75mm (3") user friendly levers and swivel spout or equivalent at rear centre of sink bowl, c/w waste plug and chain AGA/Leisure or equal approved.
 - Manufacturer: Contractor's choice. Submit proposals.
 - Material: Chromed steel
- Wastes: Clips, Plug and chain.
 - Standard: To BS EN 274-1, -2 and -3.
 - Product and Manufacture: Contractor's choice. Submit proposals.
 - Size: 40mm nominal to fit sink washing machine, and dishwasher Sink and washing machine each to have a separate trap and waste to overspill on gulley. Dishwasher waste may be connected into sink waste. Hole in external wall for wastes to be well sealed neatly, all round with sand and cement for air tightness, use plastic rather than rubber bungs.
 - Material: Plastic.
 - Tail: Slotted.
- Traps: Tubular, P type.
 - Standard: To BS EN 274-1, -2 and -3.
 - Manufacturer and Product reference: Contractor's choice. Submit proposals.
 - Size: DN40.
 - Material: Plastic.
 - Depth of seal (minimum): 75 mm.
- Accessories: Standing tube overflow.
- Hinges and plates on a quick release system, giving easy access to sink for maintenance
- Sink units to have easy access stopcocks (see 3.2.2 re access flap)
- Units to have label with emergency numbers, and clear indication of stopcock location

3.7. SEALANT

- Standard: To BS EN ISO 11600, class F20 HM.
 - Type: One part silicone or clear mastic.
 - Application: Clear mastic or silicone will be run around the junction of the lowest tile and the kitchen worktop
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3.8. COOKER EXTRACT VENTILATION

3.8.1. Local Extract Fan Ventilation from the Kitchen Cooker Hood

- Room extract terminal:
Wall-mounted cooker hood extract grilles, situated in the kitchen, over the cooker which vent to an external wall (or to a roof vent/cowl in exceptional (circumstances)). Fan Unit to be low decibel, Energy rating A.
 - Fan units:
 - ~ Kitchen extract fans will be supplied and installed by the kitchen contractor.
 - Air ductwork: 100mm Ø round ducting to run to corner plywood boxing, neatly cut through boxing and connect to flexible round ducting to fit around svp and connect through pipe fitted into external cavity wall to sealed terminal on outside. Runs to be kept to a minimum. Excessive bends to be avoided. Refer to the manufacturer's instructions.
 - Air ductwork accessories: In-line filter units which can be removed and cleaned.
 - External exhaust air terminals: External exhaust grilles with proprietary condensation drip and robust anti-draft cover to grill. Refer to the manufacturer's drawings.
 - Controls: 3-speed, fan speed controller and light switch. Maximum fan capacity to be capable of extract ventilation of 30 litres per second, calculated on the basis that the negative pressure will be counteracted by an open window or other means of compensation.
 - Completion: Commissioning.
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3.9. NEW STOP COCK VALVES

- 3.9.1. Valves: As standard: Fit to new location - under/behind sink unit.
 - 3.9.2. Pipework: CE and Irish Agreement Certified pipework. 15mm I.D. (internal diameter)
 - Flexible pipework may be used where necessary (*CE and I.A.G. Certified*)
 - 3.9.3. Fit access flap to rear of kitchen unit.
-

3.10. INSTALLATION GENERALLY

3.10.1. Installing Units and Worktops

- General: Well fitting, stable and secure.

3.10.2. Installing Sinks, Taps and Wastes

- Water supply: To BS 6700 and BS EN 806-2.
- Taps:
 - Fixing: Secure, watertight seal with the appliance.
 - Positioning: Hot tap to left of cold tap as viewed by the user of the appliance.
- Wastes:
 - Bedding: Waterproof jointing compound.
 - Fixing: With resilient washer between appliance and backnut.

3.10.3. Sealant Bedding and Pointing

- Application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
- Sealant profiles:
- Butt and lap joints: Slightly concave.

- Fillet joints: Flat or slightly convex.
- Protection: Protect finished joints from contamination or damage until sealant has cured.
- Bedding: Sink to top of worktop.
- Pointing: Between units and splash backs.

3.10.4. Installing Trims and Mouldings

- Lengths: Un-jointed between angles or ends of runs.
 - Angle joints: Mitred.
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3.11. COMPLETION

3.11.1. General

- Doors and drawers: Accurately aligned, not binding. Adjusted to ensure smooth operation.
- Ironmongery: Checked, adjusted and lubricated to ensure correct functioning.

3.11.2. Appliance Commissioning

- Appliance operation, functions and controls: Verify.
- Documentation: Submit guarantees, instruction manuals, etc. This clause is particularly relevant to the cooker hood mechanical extract fan.

3.11.3. Pipelines Installation

- Appearance: Install pipes straight, and parallel or perpendicular to walls, floors, ceilings, and other building elements.
- Pipelines finish: Smooth, consistent bore, clean, free from defects, e.g. external scratching, toolmarks, distortion, wrinkling, and cracks.
- Concealment: Generally conceal pipelines within floor, ceiling and/ or roof voids.
- Access: Locate runs to facilitate installation of equipment, accessories and insulation and allow access for maintenance.
- Arrangement of hot and cold pipelines: Run hot pipelines above cold where routed together horizontally. Do not run cold water pipelines near heating pipelines or through heated spaces.
- Electrical equipment: Install pipelines clear of electrical equipment. Do not run pipelines through electrical enclosures or above switch gear distribution boards or the like.
- Insulation allowance: Provide space around pipelines to fit insulation without compression.

3.11.4. Pipelines Fixing

- Fixing: Secure and neat.
- Joints, bends and offsets: Minimize.
- Pipeline support: Prevent strain, e.g. from the operation of taps or valves.
- Drains and vents: Fix pipelines to falls. Fit draining taps at low points and vents at high points.
- Thermal expansion and contraction: Allow for thermal movement of pipelines. Isolate from structure. Prevent noise or abrasion of pipelines caused by movement. Sleeve pipelines passing through walls, floors or other building elements.
- Dirt, insects or rodents: Prevent ingress.

3.11.5. Commissioning

- Standard: To BS 6700.
- Equipment: Check and adjust operation of equipment, controls and safety devices.
- Outlets: Check operation of outlets for satisfactory rate of flow and temperature.

3.11.6. Labels

- Provide labels on isolating and regulating valves on primary circuits, stating their function.

Contractor to issue Completion Form for kitchen

4. OUTLINE SEQUENCE SCHEDULE OF WORK FOR REPLACING EXISTING KITCHENS

4.1. Remove Existing

4.1.1. Existing kitchens

- The Contractor will disconnect and remove and safely dispose of the existing kitchens complete. Leave all connections ready for re-connection to new units.
- Existing boxing of pipework
- Contractor to remove existing boxing and dispose of same.

4.2. Supply and Installation of Kitchens

- See Item 1 at beginning of Kitchen Section- General Contractor requirements.
- Colours of worktop and fitting to be agreed with Project Architect prior to installation see Item 16 below

4.2.1. Kitchen Installation Drawing

- Kitchen contractor to ensure that installation drawing has been agreed with Depot Clerk of Works, and that SDCC's Electrical Maintenance contractor also has copy.

4.2.2. Electrical Work- First Fix

- Any electrical work that is required is to be carried out by SDCC's Electrical Maintenance contractor before the kitchen is installed, see 3.2.5 below.

4.2.3. Works to gas Installation

- Any work to Gas service that is required, is to be carried out by SDCC's Mechanical Maintenance contractor before the kitchen is installed.

4.2.4. New boxing of pipework-, air tight

- New boxing of pipework to be installed in each kitchen to be 12mm WBP ply on 50x25mm frame, boxing to be floor to ceiling.
- Boxing to be sealed floor to ceiling.
- All old redundant holes in walls to be filled with sand and cement

4.2.5. Plumbing- First Fix

- All plumbing and pipework to be changed by kitchen contractor's qualified plumber who is suitably qualified for the work in hand- water and gas (i.e for gas cooker connection).
- Method statement to be supplied for plumbing- See Preliminary Health and Safety Plan
- Open ended gas pipes not to be left unattended at any stage
- Use copper piping generally
- Replace all old stop cocks and move to new location under sink.
- New stopcocks to be accessible, and labelled
- All pipework to be neatly drilled through new wbp ply boxing duct, and all pipework to be securely clipped
- Allow for drilling for new waste
- Use plastic bungs, not rubber
- Allow for disconnection and reconnection of gas cooker- where applicable
- All bottled gas (if any) cookers must be moved to solid pipe to outside wall where possible.
- Allow 1 metre of flexi hose

4.2.6. Existing Walls - Fixing of Wall Units

- **NB.** The existing walls in the houses are dry lined with plasterboard fixed to metal fixing pieces. The contractor must take cognisance of this in ensuring that secure fixings are made to the structural walls for fixing to solid walls fixings should be plugged and securely screwed.
- Use frame 75mm frame fixings for solid walls.

- Neatly cut plaster board, put secure grounds between studs, in dry lined walls, for wall units, refix lining board or wbp ply place, and fix wall units with 4no. Screw fixings, finished with screw covers.

4.3. Wall vents

- Allow for neatly drilling external wall for cooker extract ventilation unit and vent for Tumble dryer, sleeve through cavity wall with 100mm pipe, connect through to terminals fitted with robust anti-draught grilles on the outside. Neatly seal around opes to ensure airtightness.
- Fan to cooker extract to be connected through to external wall with correctly sized flat pack ducting -connected (if necessary) to flexible ducting to fit around soil vent pipe – and sleeved through cavity wall to terminal with robust anti draft grille on outside, well-sealed. Unit to be commissioned.

4.4. Second fix Plumbing

- Connect sink and where possible allow for connecting Tenant's washing machine.
- All stopcocks to be labelled and all gas and water to be tested in kitchen areas.
- All pipework to be securely fixed with wall clips.

4.5. New Kitchen Units

- All units to be supplied in accordance with Specification and Drawings including new corner boxing of Soil vent pipe, and Boiler housing unit specially made for accessibility and servicing.
- Main contractor to allow for qualified fitter, and all fitting, delivery, plumbing, cleaning up to be supervised.

4.6. Completion

- All kitchen units- doors and drawers to be accurately aligned, not binding, and adjusted to ensure smooth operation. Check that Ironmongery is adjusted and lubricated to ensure correct functioning.
- The mechanical cooker hood/extract is to be commissioned
- All kitchen areas to be left clean and tidy on completion of the works.

- **THE CONTRACTOR WILL BE REQUIRED TO ISSUE A SEPARATE DRAWING FOR EACH INSTALLATION.**

- **ALL COMPLETED KITCHENS TO HAVE COMPLETION FORMS** signed off by Kitchen contractor and given to Housing Maintenance Depot Clerk of Works

SCHEDULES OF KITCHEN FITTINGS

SCHEDULE OF KITCHEN FITTINGS- TYPICAL 3 BED DWELLING - Refer to Kitchen Specification and Dwg T-07 for Kitchen Layout			
Base Units			
<i>Note all base units (apart from drawer unit) to have intermediate adjustable shelf. Concealed door hinges to be 3 way adjustable , high quality clip on type, with hinges and plates installed through a 5mm dowelled system, 110° on standard hinges, 180 ° where required. 2 No. hinges on 715mm high doors. 3 No. hinges on 900 mm doors.</i>			
a	620mm Space for fridge		
b	720mm high x 400mm wide x 570mm deep 3 drawer unit with metal box drawers (Blum or equal approved), with - 1 No drawer x 120 mm deep fitted out for cutlery storage with cutlery organiser tray insert and 2 No drawers x 300mm deep. - Drawers to have safety stops.		
c1	600mm space for cooker generally		
c2	Instead of c 1 above - a small number of dwellings will require 600mm wide x 720mm high base unit with cut out for integrated oven, and worktop cut out for integrated hob.		
d	720mm high x 900 wide x 570mm deep <u>end</u> unit with one 500 mm door, and intermediate shelf. Allow for matching panel beside door if variation in unit width		
e	720mm x 800mm wide x 470mm deep sink base unit- (Formica covered MDF or equal approved) with $\frac{3}{4}$ high solid back for easy access plumbing- flap incorporated in back for stopcock. Stopcock flap clearly labelled. Note: 100mm space behind sink unit for services. 2 doors, and 1 intermediate shelf. Emergency number to be clearly labelled on back of door		
f	Sink to be inset type- stainless steel, single bowl, single drainer, drainer generally on right, (hand to suit location) and sealed into worktop, 2 tap holes- minimum size of 900x600. Note: sink will overhang sink base unit by 100mm		
g	Taps - Deva Lever Action (or equal approved) Deck mounted sink mixer 2 tap hole with 75mm (3") user friendly levers and swivel spout at rear centre of sink bowl.		
h	610 mm space for washing machine, with Formica finished MDF gable unit, edged with 2.1mm pvc to all exposed edges, with u shape pvc sleeve fitted to base.		
i.	720mm x 600mm wide x 570 mm deep base unit, with intermediate shelf 1 door 600mm wide		
i1	Instead of i. above - some dwellings will require: 610mm space for dishwasher with 1no. with Formica finished MDF gable unit, edged with 2.1mm pvc to all exposed edges, with u shape pvc sleeve fitted to base		
j	630mm wide space under worktop for Tumble dryer, in corner under boiler unit, include for Formica finished MDF gable unit, edged with 2.1mm pvc to all exposed edges, with u shape pvc sleeve fitted to base, (100mm extract vent in wall at low level)		
p	Allow for 150mm x19 mm plinths and return plinths- to be clipped onto cabinet legs. Plinths Formica bonded MDF both sides with u shaped upvc seal fixed to bottom of plinths		
ss	Handles – Robust stainless Steel inset letterbox type. Fit to units letterbox facing downward (to prevent water being held in handle)		
Works Schedules must be read in conjunction with the tender drawings and specification.			

SCHEDULE OF KITCHEN FITTINGS- TYPICAL 3 BED DWELLING - Refer to Dwg T-07 for Kitchen Layout - Refer also to Kitchen Specification			
Wall Units			
<i>Note all wall units to have intermediate adjustable shelf.</i> <i>Concealed door hinges to be 3 way adjustable , high quality clip on type, with hinges and plates installed through a 5mm dowelled system, 110° on standard hinges, 180 ° where required.</i> <i>2 No. hinges on 715mm high doors. 3 No. hinges on 900 mm doors.</i>			
aa	Over fridge unit : 355mm high x 600mm wide x 300mm deep, with lift up door, lift up spring mounted hinge- Blum or equal approved.		
bb	715mm high x 400mm wide x 300mm deep wall unit - 1 door 400mm wide		
cc	600mm wide integrated fan extractor unit, complete with extract fan to extract 30litres/sec, with rigid ducting 2 metre length and 500mm of 100mm flexi hose, 2 clips and anti-draft vent grille for external wall, (holes through wall to be included). Note: where appropriate at end-of-terrace dwellings extract may be directly behind cooker hood to gable wall.		
dd1	715mm high x 900mm wide x 300mm deep wall unit - 1 door 600mm wide, - 1 door x 300 mm wide		
dd2	715mm high x 900 mm wide x 300mm deep wall unit - 1 door x 600mm wide, - 1 door x 300 mm wide		
ee	Boiler housing unit (A) :1200mm high x 600mm wide x 400mm deep with open underside (no base) - 1 door 600mm wide		
pp	Approx. 1100 m length of matching pelmet to fit over boiler to underside of ceiling, approx. 300mm high, with front panel screw fixed with cover cup grub screws to allow access for maintenance		
K	Alternative Full height Boiler Housing Unit Option B; (Alternative to ee above) Full height floor mounted unit 2300mm high x 600mm wide x 400mm deep on 150mm plastic legs, incl;- 1200mm boiler housing unit with 900mm door- 3 hinges, screw fixed pelmet panel overhead, and approx. 1100 base unit with 3 adjustable shelves, 1100mm high door, 3 hinges, on 150mm plinth1250mm high x 600mm wide x 400mmdeep boiler housing unit with open underside (no base)		
ss	Handles –fitted as shown on dwg Robust Stainless Steel inset letterbox type. Fit to units letterbox facing downward (to prevent water being held in handle)		
gg	Allow for 40mm high corbels to top and base of Wall units – overall length 9 metres, and base of boiler housing unit		
hh	Allow for pelmet along length of wall above cooker hood and wall units to wall where cooker is installed. Fix batten to both ceiling and top of wall unit. Pelmet panel to be screw fixed to battens from front with cover cup grub screws to allow access for maintenance.		
Works Schedules must be read in conjunction with the tender drawings and specification.			

SCHEDULE OF KITCHEN FITTINGS- TYPICAL 3 BED DWELLING
- Refer to Kitchen Specification and Dwg T-07

Worktop

a	Worktops to be suitable for Severe use, 38mm thick, high pressure post formed laminate with anti-drip feature to front underside. All cut edges to be sealed. All ends to be capped with 38mm chrome ends and use chrome joiner piece. Overall length of Worktops 5 metres x 600mm wide;- Generally: a) 1 no. length 400mm with capped ends b) 1 no. length approx. 1300mm long with corner cut out for service duct, and 1 capped end c) 1 no. length approx. 2400 mm long to take inset sink, with capped end and chrome joiner piece d) 1 no. Length approx. 700mm long to fit over tumble dryer in corner (under boiler housing unit), with capped end e) There will be a small number of instances where worktop will incorporate an inset hob – overall length approx. 2.3m instead of a. & b. above f) Use aluminium trim to allow worktop to be removed from wall without disturbing tiles (at a later date)		
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Vertical Service Duct

Allow for 12mm WBP Ply panels on 50mm x 25mm timber framing 2no. panels; - 1no. 2450mm high x approx. 550mm wide and 1 no. 2450mm high x approx.300mm wide Holes to be neatly drilled for plumbing pipework. Any holes in duct at top to be sealed at edges for air tightness All holes in wall to be filled with sand and cement. Wall and duct to be airtight. Duct to be primed, and painted- with 2 undercoats and 1 gloss finish coat.		
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Works Schedules must be read in conjunction with the tender drawings and specification.

SCHEDULE OF KITCHEN FITTINGS- Typical 4 Bed Dwelling			
- Refer to Kitchen Specification and Dwg T-08 for Kitchen Layout			
Base Units			
<i>Note all base units (apart from drawer unit) to have intermediate adjustable shelf.</i> <i>Concealed door hinges to be 3 way adjustable , high quality clip on type, with hinges and plates installed through a 5mm dowelled system, 110° on standard hinges, 180 ° where required.</i> <i>2 No. hinges on 715mm high doors. 3 No. hinges on 900 mm doors.</i>			
n	720mm high x 500mm wide x 570mm deep 3 drawer unit with metal box drawers (Blum or equal approved), with 1 No drawer x 120 mm deep fitted out for cutlery storage with cutlery organiser tray insert and 2 No drawers x 300mm deep. Drawers to have safety stops.		
c 1	600mm space for cooker		
c 2	Instead of c 1 above a small number of dwellings will require 600mm wide x 720mm high base unit with cut out for integrated oven, and worktop cut out for integrated hob.		
d	720mm high x 900 wide x 570mm deep end unit with 500 mm door, and intermediate shelf		
e	720mm x 800mm wide x450mm deep sink base unit (Formica covered MDF or equal approved) with ¾ high solid back for easy access plumbing- flap incorporated in back for stopcock. Stopcock flap clearly labelled. Note 100mm space behind sink unit for services. 2 doors and 1 intermediate shelf. Note specification for sink unit- Formica covered MDF- or equal approved Emergency number clearly labelled on back of door		
f	Sink to be inset type- stainless steel, single bowl, single drainer, drainer generally on right, (hand to suit location)and sealed into worktop, 2 tap holes Sink 900 x 600mm generally. Note: sink will overhang sink base unit by 100mm		
g	Taps - Deva Lever Action (or equal approved) Deck mounted sink mixer 2 tap hole with 75mm (3") user friendly levers and swivel spout at rear centre of sink bowl.		
i	720mm x 600mm wide x 570 mm deep base unit, with intermediate shelf/ or 610mm space for dishwasher with 1no. with Formica finished MDF gable unit, edged with 2.1mm pvc to all exposed edges, with u shape pvc sleeve fitted to base		
h	610 mm space for washing machine with Formica finished MDF gable unit, edged with 2.1mm PVC to all exposed edges, with u shape pvc sleeve fitted to base		
j	610mm wide space under worktop for Tumble dryer, include for Formica finished MDF gable unit, edged with 2.1mm pvc to all exposed edges, with u shape pvc sleeve fitted to base, (100mm extract vent in wall)		
k	For Boiler; (Boiler Unit B) Full height floor mounted unit 2300mm highx600mm wide x 400mm deep on 150mm plastic legs, incl;- 1200mm boiler housing unit with 900mm door- 3 hinges, screw fixed pelmet panel overhead, and approx. 1100 base unit with 3 adjustable shelves, 1100mm high door, 3 hinges, on 150mm plinth1250mm high x 600mm wide x 400mm deep boiler housing unit with open underside (no base)		
pp	1100 m length of matching pelmet to fit over boiler to underside of ceiling, approx. 300mm high, with front panel screw fixed with cover cup grub screws to allow access for maintenance		
p	150mm x19mm plinths & return plinths- to be clipped onto cabinet legs. Plinths Formica bonded MDF both sides with u-shaped uPVC seal fixed to bottom		
ss	Handles – Robust Stainless Steel inset letterbox type. Fit to units letterbox facing downward (to prevent water being held in handle)		
Works Schedules must be read in conjunction with the tender drawings and specification.			

SCHEDULE OF KITCHEN FITTINGS- Typical 4 Bed Dwelling - Refer to Kitchen Specification and Dwg T-08			
Wall Units			
<i>Note all wall units to have intermediate adjustable shelf.</i> <i>Concealed door hinges to be 3 way adjustable , high quality clip on type, with hinges and plates installed through a 5mm dowelled system, 110° on standard hinges, 180 ° where required.</i> <i>2 No. hinges on 715mm high doors. 3 No. hinges on 900 mm doors.</i>			
nn	720mm high x 500mm wide x 300mm deep wall unit		
cc	600mm wide integrated fan extractor unit, complete with extract fan to extract 30litres/sec, with rigid ducting 2 metre length and 500mm of 100mm flexi hose, 2 clips and anti-draft vent grille for external wall, (holes through wall to be included). Note: where appropriate at end-of-terrace dwellings extract may be directly behind cooker hood to gable wall.		
Dd3	720mm high x 900mm wide x 300mm deep wall unit, with 2 no. 450mm wide doors		
gg	720mm high x 600 mm wide x 300mm deep wall unit		
gg	720mm high x 600 mm wide x 300mm deep wall unit		
gg	720mm high x 600 mm wide x 300mm deep wall unit		
ss	Handles –fitted as shown on dwg Robust inset letterbox type. Fit to units letterbox facing downward (to prevent water being held in handle)		
gg	Allow for 40mm high corbels to top and base of Wall units – overall length 11metres		
hh	Allow for pelmet along length of wall above cooker hood and wall units to wall where cooker is installed. Fix batten to both ceiling and top of wall unit. Pelmet panel to be screw fixed to battens from front with cover cup grub screws to allow access for maintenance.		
Worktop			
	Worktops to be suitable for Severe use, 38mm thick, high pressure post formed laminate with anti-drip feature to front underside. All cut edges to be sealed. All ends to be capped with 38mm chrome ends and use chrome joiner piece. Overall length of Worktops 3.6m approx. x 600mm wide;- generally a) 1 no. length 500mm with capped ends b) 1 no. length approx. 1100mm long with corner cut out for service duct, and 1 capped end c) 1 no. length approx. 2000 mm long to take inset sink, with 1 chrome joiner piece and 1 capped end. d) There will be a small number of instances where worktop will incorporate an inset hob – overall length approx. 2.3m instead of a. & b. above		
Corner vertical Service Duct			
	Allow for 12mm WBP Ply panels on 50mm x 38mm timber framing 2 no. panels; - 1no. 2450mm high x approx. 200mm wide and - 1 no. 2450mm high x approx.300mm wide Holes to be neatly drilled for plumbing pipework. All holes in wall to be filled with sand and cement. Wall and duct to be airtight. Duct to be primed, and painted- with 2 undercoats and 1 gloss finish coat.		
Works Schedules must be read in conjunction with the tender drawings and specification.			

TYPICAL KITCHEN SAMPLES



3 drawers is adequate – see specification



4 Over fridge unit



5 Lift up door-over fridge unit



6 U shaped Upvc sleeve fixed to Base



7 Sample Labels re leak/ stopcock / emergency numbers



8 Typical Handle