

Respond

Requirements

for

Residential

Projects

High Park,
Grace Park Road, Drumcondra,
Dublin,
D09 N2N7

respond.ie

September 2026 (Rev 02)

INTRODUCTION

This document is to be used to set the standard of quality to be delivered in our residential projects with the addition of other documentation and contractual requirements.

The document is based on 'Employer's Requirements for Detailed Design of Quality Housing' as published by the Department of Housing, Local Government and Heritage 2026.

All works related to social and where relevant cost rental residential projects should:

- be designed in accordance with the design guidance in Quality Housing for Sustainable Communities – Design Guidelines 2007 (QHfSC),
- meet the requirements of Design Standards for New Apartments (DSfNA),
- meet the requirements of the Design Manual for Urban Roads and Streets (DMURS),
- meet the requirements of 'Sustainable Residential Development and Compact Settlements –Guidelines for Planning Authorities'
- comply with other relevant planning guidelines, and
- meet the performance requirements of the Irish Building Regulations, and,
- ensure that key elements of the construction have durability in the order of 60 years, with a normal level of maintenance

In addition, the completed dwellings must meet all other relevant statutory requirements such as the rental Standards as applicable to Local Authorities.

Homes in the development should be universally

designed in line with UD Guidance as set out in Centre for Excellence in Universal Design - 'Universal Design Guidelines for Homes in Ireland'. The proportion of homes designed in this manner should be at least in line with the base requirements of the Local Authority Development Plan. Higher preference may be given to schemes that exceed these minimum requirements and those that have 5% or more of the overall scheme designed to UD+ or UD++ guidance.

Where works involve systems, products, materials, techniques or equipment, for which published national standards do not yet exist, third party certification demonstrating compliance with Irish Building Regulations and durability requirements will be required. Such certification may include, in part or in total, a European Technical Assessment or Agrément certification e.g. NSAI Agrément or equivalent. This is key to ensuring minimum quality and durability standards are met. This certification must be in place prior to contract award.

Where references are made in this document to specific requirements of the Building Regulations, this is not to imply that other parts of the Regulations do not apply, merely to highlight specific items of construction which have caused compliance difficulties in the past.

In the interests of value for money and consistency nationally, alternative materials, fittings and finishes which exceed the level of quality set out in this document should be only provided where completely necessary, e.g. to match external finishes in common use in the immediate neighbourhood or to match the external appearance of the private housing.

For the avoidance of doubt, all works shall comply with the Building Regulations and associated statutory requirements applicable at the time of design and construction. The Developer, Design Team and Main Contractor shall be responsible for demonstrating compliance with all applicable statutory requirements, including Parts J and L of the Building Regulations and associated Technical Guidance Documents and relevant guidance relating to thermal bridging.

EXTERNAL WORKS

General

In external works, the materials used must be robust and durable and the design should also create a pleasant and memorable place within the locality.

Site Development Works

The site development should include for the following:

Residential Development Roads and Paths

- All new roads should be designed and constructed in accordance with the Design Manual Urban Roads and Streets (DMURS). This includes but is not limited to carriageway widths, alignment and curvature, cross falls, junction design, carriageway surfaces, kerbs and visibility. The alignment design (curvature, levels, cambers / cross falls) should provide for appropriate drainage.
- Provision should be made for access for all users in accordance with DMURS and the Traffic Management Guidelines. The design must provide for a high level of connectivity and permeability, with positive designs prioritising pedestrian and cycle movements.

Cycle facilities should be in accordance with the Cycle Design Manual.

- Roads should facilitate access for all users, bin collection, emergency services (ambulance, fire brigade); and should meet taking-into-maintenance standards (or taking in charge standards) for the appropriate local authority after issue of the Defects Certificate.
- The access road and footways should connect with existing carriageway and footways at abutting roads and footpaths. The appropriate junction design and crossing facilities should be in accordance with DMURS, and the local authority requirements. Safety measures should include speed control measures and crossings. Local authority and DMURS standards will apply and must be confirmed as compliant.

Ground Levels

The external ground levels and finished floor level of dwellings should be carefully considered to best align with existing road and footpath levels, and whilst working within DMURS acceptable gradients, and meeting Part M of the Building Regulations requirements for approach and access to individual dwellings, to minimise the extent of level difference and earthworks across the site, in order to avoid, or reduce the need for retaining walls.

Where retaining walls do become necessary, the priority should be to try to deliver level differences small enough to accommodate code compliant concrete blockwork retaining walls, or alternatively proprietary retaining systems which are cost neutral.

Taking in charge

All developments should meet the taking-in-charge requirements of the associated local authority.

Copy of taking in charge documentation should be included in the safety file where there is no management company and for acquisition of entire estates.

Provide Complete CCTV survey of foul and surface water drainage pipework from point of connection at the dwelling to connection with the mains drainage installation and a copy of survey results when signed off as completed/satisfactory by the Consulting Engineer.

General Considerations

Access footpaths for persons from parking bays and footways to allow access to dwellings should be 950 mm in width in the case of individual dwellings, 1550 mm wide in respect of apartments (with passing spaces for wheelchairs as required) and provided with a cross fall to drain to unpaved areas all to meet regulations.

External paths adjoining the building

An insitu cast 900 mm wide concrete apron, falling outwards, should be provided the length of the front and back elevations (and along gable elevations where provided) at 150mm below dpc level. It will slope upward to provide part of the 1200 mm wide level access platform at the front door (sloping outwards at 1 in 40) and the dpc appropriately guarded by proprietary surface water slotted drain grilles for the full extent the 150 mm level difference is not maintained.

Side passages

Any side passage or rear lane should be paved for its full width and laid to fall to surface water gullies.

Side passages and rear lanes should be provided in the case of a single user, by a galvanized steel frame door with infill timber panels, or in the case of a shared lane with a galvanized steel framed and steel sheeted gate. Both should be paint finished to match front façade and be provided with a shoot bolt to receive tenant's padlock, or in the case of a shared access, fob access should be provided.

(See Parts C, D, H, and M of the Building Regulations)

External Materials and Finishes - Roads:

Where possible, sustainable and contrasting materials (and colours) such as colour contrasting road surfaces, and in particular permeable paving, or recycled materials, particularly for large hard-standing areas should be considered.

Where on curtilage parking is provided it should be proprietary self-draining blocks/bricks or asphalt concrete or similar contractors proposals to be agreed, installed strictly in accordance with manufacturer's instructions, and together with the adjoining path (which should be in situ cast concrete, brushed finish) should meet the width required by regulations for individual dwellings or for apartments as appropriate.

On street designated special needs parking spaces should be provided to meet regulations appropriately located to best serve Special Needs dwellings. (See Part M of the Building Regulations) Respond prefers parking spaces to be clearly delineated and numbered.

EV charging units to be provided with an open protocol unit that can be used by any service provider. These should have an independent power

circuit, own meter and MPRN.

(See Part M of the Building Regulations)

Road Markings and traffic signs, these shall be in accordance with the Traffic Signs Manual, with the proviso as set out in DMURS that clutter is to be minimized for instance by using poles for multiple functions.

Kerbs & Dropped Kerbs shall be precast, or in situ, concrete public footpaths shall be in situ cast concrete, brushed finish. Tactile Paving shall be as per Traffic Signs Manual.

Landscaping:

Where possible, and with no loss of dwelling numbers, every effort should be made to retain existing mature trees and mature hedgerows, where the layout can accommodate this in public open space, or subject to local authority's approval, in back gardens.

Landscape design should wherever possible incorporate on site disposal of a portion of the surface water, and where possible should maximize the use of existing drainage patterns. Judicious use should be made of permeable and semi permeable materials to reduce and delay runoff. Irrespective of this, some provision for on-site attenuation may be required/permitted to meet the local authority's requirements in respect of Sustainable Urban Drainage Systems (SUDS).

Generally public open space should be seeded with grass and provided with 2–3-year-old native deciduous trees and otherwise with robust planting. Consideration to be given to the inclusion of some pollinator friendly planting as recommended in the

All-Ireland Pollinator Plan.

On street trees should be native deciduous trees, selected for robustness and non-invasive root systems and species that do not drip sap to cars. Pathways through landscaped areas should be firm, suitable for assisted movement and either be self-draining or laid to cross falls to landscaped areas. All imported topsoil should be certified to be free of invasive species.

Front and back lawns are to be seeded with minimum 150mm deep clean topsoil free from debris and rubble, levelled and seeded with grass.

Outside tap to be provided to all houses/own door units with gardens and to communal open space/courtyards. Locations to be confirmed with Respond including provision for future connection of water butt.

Boundary Treatments

The end rear garden wall should be of fair faced blockwork construction, 2.0 meters high, which may be painted, designed to comply with relevant structural design code, and fitted with an appropriate precast coping. Side and rear garden walls abutting public areas, which should be minimized to avoid disruption of active frontage, should be rendered and painted towards the public area, or of face brick finish or to otherwise match adjacent finishes where a condition of planning approval.

Side and rear garden walls between gardens should be minimum 1.8m high and constructed of 'hit and miss' secured, pressure treated timber fencing, with concrete posts on concrete plinth/base securely fixed and ensuring visual privacy and in compliance

with planning conditions. Where there is planning requirement for an alternative boundary treatment this is to be included in Developers proposals.

Front boundary at rear of public footpath should be 900 mm high, and may be brick faced, painted render blockwork or gloss painted galvanized steel railings, or omitted as appropriate. Where boundary includes, a pedestrian gate of minimum 900 mm clear width should be provided, **but 1000mm – 1200mm clear opening is preferable for comfort, mobility scooters, double handling, and future adaptability.** if on curtilage parking is provided, no vehicular gate should be provided.

Front gardens between properties shall, at the junction with the house entrance door for a length of 1.5 meters, comprise a 1.25 m high gossip wall¹, in which to locate meter boxes, the wall may in part comprise a bin store (see 2.7 below). The front boundaries with adjoining properties will otherwise comprise a gloss painted galvanized steel railing 900mm high or low hedge. End of terrace dwellings may alternatively locate meter boxes on the gable wall in accessible location and provide a concrete hard standing in the rear garden instead of a bin store at the front.

Utilities/Services

The engineer's drawings² will be required to show the required routes of all service runs and all known existing services on site. All services are to be run underground. Unless otherwise required by a utility provider, main runs should be located under footpaths and under on street parking.

¹ Or higher if specifically required to suit an individual utility's requirements for meter location

It will be the responsibility of the Developer and their appointed Main Contractor to incorporate the works requirements for all the utilities into their works proposals and program. It cannot be overemphasized that applications to relevant utility providers should be submitted as early as possible in order to avoid delays to the project at a later stage.

It is a specific requirement that all services be visually integrated as fully as possible with the external works, i.e. electrical mini pillars, and communications cabinets, should wherever possible, and with utility provider's approval, be integrated into the front boundary treatment or landscaping, and manholes and chambers constructed so that covers are parallel with boundaries or front walls.

Uisce Éireann

It will be the responsibility of the Developer to liaise with Uisce Éireann, in relation to water and wastewater (foul) connections, and the relevant local authority in relation to a surface water connection. Communication should commence as early as possible on projects by way of submission of a pre-connection enquiry form.

ESB Networks

Electrical connections for domestic and public lighting services shall comply with ESB Networks requirements and approvals. The Developer shall apply for final electrical supplies, register all associated MPRNs with Electric Ireland, and retain all supply accounts in their name until completion and handover, including all electricity costs incurred during construction and commissioning.

² Design and coordination of the service runs and the various applications to and liaison with utility providers, all form part of the Developers Engineer's/M&E Engineer's scope of works.

Gas Networks

Connection to Gas Networks Ireland (GNI) to be in accordance with GNI regulations and to be approved by GNI.

Communication Services

Communication services shall be provided via ducted infrastructure with access points to each dwelling, or shared access points in apartment developments, in accordance with utility provider requirements. External ducting shall allow unrestricted access for multiple data providers including provision of separate ducting where required.

Each dwelling shall be provided with a data outlet in the hall area and a data/TV outlet in the main living room.

Fire Hydrants

Fire hydrants shall be provided in accordance with Uisce Éireann Code of Practice for Water Infrastructure and Standard Details, and the requirements of the relevant Fire Authority. Hydrants shall be located to ensure adequate fire service coverage, generally such that no dwelling is more than 46m from a hydrant.

Hydrants shall comply with IS EN 14338 and Uisce Éireann Standard Details. Hydrant outlets shall be installed so that the outlet depth below finished ground level does not exceed 200mm.

Bin Stores

- All mid-terrace houses shall have suitably designed bin store fitted with lockable opening doors and roof for 3 no. wheelie bins (i.e. grey, green and brown), each generally 600mm wide by 750mm deep by 1100mm high, (or as otherwise sized by the local

authority).

- All end-of-terrace houses will have a hard standing for these bins in the rear garden. with level access for wheeling bins to front of property for bin collection.
- Duplex units to provide for both the ground floor and upper floor wheelie bins, through incorporating into the stair design (where external) in whole or in part, albeit to be kept clear of being directly adjacent to or in front of, duplex unit front door and window openings from both an odour and fire safety perspective.

Communal Bin Stores – Houses and Apartments

- Size appropriate and suitable for no. of occupants and facilitate waste segregation including general, glass, compost and green waste
- weatherproof roof
- robust commercial steel doors with durable locking mechanism, agreed prior to installation in consultation with Respond to take into account of site specific safety and security requirements
- door hold openers integrated to fire alarm system
- water tap and gulley for wash down
- level access inside and outside of stores
- adequate space for safe maneuvering of bins through doors and, outside of doors to set-down / collection point
- stores located as close as possible to bin set-down / collection area.
- LED lighting with integrated PIR motion sensors (lights equivalent to 100 halogen floodlight)
- passive ventilation for standalone above ground stores

- mechanical ventilation for basement or within building envelope stores designed to avoid venting near apartment windows and doors
- considered location of stores away from buildings and, away from the front of living zones / residential doors and windows
- emergency lighting and fire alarm system to be installed as per recommendation of fire safety consultant and fire certificate requirements

External Stores

Quality Housing for Sustainable Communities (QHfSC) and Design Standards for New Apartments (DSfNA) both allow for a portion of the required storage space to be provided external to the dwelling unit. Consistent with DSfNA guidelines, and towards a standard approach, where external storage is provided there should be a commensurate reduction in the internal storage areas shown in QHfSC.

In the case of individual dwellings, where required, such storage should be provided, by means of a prefabricated storage unit, approximately 2.4 x 1.8m in plan area, with a galvanized steel frame and finished externally in pre-coloured corrugated galvanized steel sheeting and roof, and finished internally with a non-drip insulated coating. It should be provided with one door and window, and be permanently fixed to a concrete base sized to meet supplier's requirements. A minimum 10-year manufacturer's guarantee on structure and external finish should be provided.

Art

Where required under planning conditions, funding requirements or the Per Cent for Art Scheme, provision shall be made for public art in accordance

with current national guidance and the requirements of the relevant Local Authority Arts Officer.

The form of public art may include permanent, temporary, integrated or community-based works and should, where appropriate, provide a positive benefit to residents and the wider community. All associated costs, approvals, coordination and delivery requirements shall be included by the Developer as part of the compliant delivery of the project.

MATERIALS, FINISHES AND FITTINGS

Dimensions

- All dwellings shall be designed to meet or exceed the minimum floor areas, room sizes and room widths set out in the current Design Standards for New Apartments Guidelines for Planning Authorities, Quality Housing for Sustainable Communities guidance, and all applicable Building Regulations and Department of Housing guidance documents.
- Floor-to-ceiling heights shall comply with current Building Regulations, Technical Guidance Documents, the Design Standards for New Apartments Guidelines for Planning Authorities (DSfNA), and any requirements arising from planning permission, Fire Safety Certificates or Disability Access Certificates.
- Minor variations in individual room dimensions may be considered where the overall dwelling floor area, functionality, furnishing layouts, natural light, ventilation and residential amenity standards are maintained to the satisfaction of the Approved Housing Body and relevant statutory authorities.

Soundproofing

Sound insulation testing shall be carried out in accordance with the requirements of Part E of the Building Regulations and relevant current ISO standards, including ISO 16283 Parts 1 and 2, or equivalent approved standards.

- Testing shall be undertaken by suitably qualified and competent acoustic specialists with appropriate training, experience and knowledge relevant to the scale and complexity of the development. Test results and certification shall be provided to demonstrate compliance with statutory requirements.

Energy Performance

- Energy Performance of Dwellings Nearly Zero Energy Buildings A DEAP analysis shall be undertaken to demonstrate compliance with Part L of the Building Regulations and to establish the overall dwelling energy performance, including calculated energy use, carbon emissions and renewable energy contribution.
- Building fabric performance shall comply with the current requirements of Technical Guidance Document Part L – Dwellings, including all applicable backstop U-values, thermal bridging and airtightness requirements. The overall dwelling design shall demonstrate compliance through DEAP assessment, including a Maximum Permitted Energy Performance Coefficient (MPEPC) of 0.30 and a Maximum Permitted Carbon Performance Coefficient (MPCPC) of 0.35, together with the required renewable energy contribution.
- All building fabric elements shall be designed

and constructed to minimise the risk of surface and interstitial condensation in accordance with relevant standards and guidance, including BS 5250 and Technical Guidance Document Part L.

- Dwellings shall be designed and constructed to achieve a target airtightness performance of 3m³/hr/m² or better at 50 Pascals pressure in accordance with current Building Regulations and approved testing methodologies.
- The Developer shall undertake interim airtightness testing at an appropriate stage during construction, prior to closing up critical junctions, together with final airtightness testing on completion of the dwellings. Test results and certification shall be provided to the Approved Housing Body.
- Ventilation systems should be designed and installed in accordance with the requirements of Technical Guidance Document Part F and coordinated with the overall airtightness strategy for the dwelling.

Thermal bridging shall be minimised in accordance with Technical Guidance Document Part L and relevant Acceptable Construction Details or certified thermal bridge calculations. Appropriate insulated cavity closers and thermally efficient construction details shall be provided at all critical junctions and openings.

Durability

The building shall be designed and constructed using durable materials, systems and components suitable for their intended use and capable of achieving the minimum design life requirements set out below, subject to normal maintenance and fair

wear and tear from the date of Substantial Completion.

All materials, systems and components shall comply with the Construction Products Regulation and, where applicable, be CE marked and accompanied by a Declaration of Performance. Relevant NSAI Agrément Certification, European Technical Assessment (ETA), third-party certification, or equivalent approved certification shall be provided where required to demonstrate suitability, durability and performance.

Testing and certification shall be undertaken by bodies accredited by a member of the European co-operation for Accreditation (EA), including the Irish National Accreditation Board (INAB), or equivalent recognised accreditation bodies.

Minimum design life requirements shall generally be as follows:

Element	Minimum Design Life
Structural frame and primary structural elements	60 years
External walls, roofs, balconies and cladding systems	60 years
Waterproofing systems to roofs and balconies	30 years
External windows and doors	30 years
Mechanical, heating and renewable energy systems	20 years
Plumbing and sanitary installations	40 years
Electrical installations	40 years
Kitchens, worktops, sinks and associated fittings	20 years

Table above - Employer's Requirements for Detail Design of Quality Housing (Revision 2 January 2026)

EXTERNAL MATERIALS AND FINISHES

Windows & External Doors

External windows and doors shall have a minimum design life of 25 years and shall be provided with a minimum 10-year manufacturer's warranty.

- Unless otherwise required by planning permission or the relevant Local Authority, external window systems shall comprise durable, low-maintenance and thermally efficient proprietary systems, including thermally broken aluminium, aluminium-clad timber, hardwood timber, uPVC, or equivalent approved systems, designed to comply with current Building Regulations and Part L energy performance requirements.
- Glazing specifications, including double or triple glazing, shall be selected as required to achieve compliance with the overall dwelling energy performance and DEAP assessment.
- Window design and operation shall facilitate safe use, maintenance and cleaning, with opening styles appropriate to the dwelling type and architectural design.
- Bathroom windows in houses shall be fitted with obscure glazing. In apartment developments, obscure glazing shall be provided to bathroom windows where required for privacy, planning or residential amenity purposes.
- As houses will generally be in terraced forms, the use of corner windows where proposed, should be limited to end of terrace dwellings.
- Windows accessible from ground level and other vulnerable locations shall be fitted with appropriate security locking systems integrated within the window hardware.

- Window opening sections required for escape or rescue purposes shall comply with Technical Guidance Document Part B and shall be capable of being opened from the inside without the use of a key, removable device or special tool.
- Safety restrictors, guarding and safety glazing shall be provided where required to comply with Technical Guidance Documents Parts B, D and K, including requirements relating to escape and rescue, prevention of falls and impact safety.
- Fall Arrest - Where required for safe access and maintenance, permanent fall arrest anchor points should be provided in accordance with EN 795 and BS 7883.

External entrance doors shall be durable, secure and suitable for their intended use, with a minimum 10-year manufacturer's warranty provided.

Entrance doors to dwellings shall comply with relevant security standards, including EN 1627 or equivalent approved standards, and shall be fitted with multi-point locking systems and internal thumb-turn locking mechanisms suitable for emergency egress.

Front entrance doors to houses shall include an integrated letter plate and proprietary doorbell system.

Communal entrance doors to apartment buildings shall be robust, durable and designed for high-frequency use. Access control systems shall include proprietary audio and video intercom systems with remote door release functionality connected to each apartment.

Electromagnetic locking systems, where provided, shall be commercial grade, monitored, fail-safe, suitable for external use where required, and integrated with the building fire alarm, access control and emergency escape strategy in accordance with relevant Building Regulations and fire safety requirements.

All externally opening entrance doors, including those serving common areas, bin stores and plant rooms, shall be fitted with durable, fit-for-purpose door closers. Door restrictors shall be robust, tamper-resistant and securely mounted to ensure long-term performance and ease of maintenance.

All front entrance doors shall be provided with an external light and overhead canopy, complete with gutters and rainwater downpipes where appropriate, with finishes coordinated to the overall architectural design. Front entrance doors shall, where feasible, address and overlook the public footpath or principal pedestrian access route.

All windows and glazed doors are to be fitted with blinds prior to handover. Blinds must not obstruct opening sashes and controls are to be fitted with child safe (anti choke) clip as necessary. Proposed blinds to be included as part of Developers proposal.

(See Parts B, D, K, and L of the Building Regulations)

Cills & Lintels

Window cills shall be durable, weather-resistant and suitably detailed to prevent water ingress and staining, including appropriate weathering and drip features. Precast concrete cills or proprietary integrated cill systems may be used, subject to the overall architectural design and maintenance requirements. Window cill heights, opening

arrangements and glazing design shall be coordinated to achieve compliance with statutory requirements while minimising unnecessary design complexity and maintenance requirements.

Lintels shall be appropriately designed and sized and may comprise precast concrete, proprietary insulated lintels or galvanised steel angle lintels were used in face brick construction.

Stone cills or lintels should generally be avoided unless required for planning, architectural continuity or otherwise approved by the Approved Housing Body.

All materials and detailing shall comply with applicable Building Regulations and relevant standards, including requirements relating to structural performance, moisture control and thermal bridging.

Roofs

Roofs shall comprise durable proprietary roofing systems designed and constructed in accordance with current Building Regulations, relevant Irish Standards, including S.R. 82, and manufacturer's recommendations. Roof finishes may include concrete tiles, fibre cement slates, natural slates, metal roofing systems or other approved materials, subject to planning requirements and the architectural design of the development.

Roof coverings shall be securely fixed to an appropriate roof structure and underlay system suitable for the exposure conditions and required roof performance.

Flat roofs, where proposed, shall be designed to appropriate falls and finished with durable proprietary waterproofing systems installed strictly

in accordance with manufacturer's instructions and best practice guidance. Waterproofing systems shall be provided with a minimum 10-year manufacturer's warranty.

Particular care shall be taken in the detailing and installation of fire stopping and compartmentation measures to ensure compliance with Technical Guidance Document Part B, including at party wall and roof junctions.

Fascia and Soffits

Fascias, soffits and rainwater goods shall comprise durable proprietary systems, appropriately sized and installed in accordance with relevant standards and manufacturer's recommendations. Unless otherwise required by planning permission or the relevant Local Authority, rainwater goods may comprise uPVC systems; aluminium systems may be used where required by the architectural design or planning conditions.

Eaves detailing shall incorporate appropriate flashings and weathering measures to provide durable and neatly finished junctions. Roofing materials shall comply with the specified durability and lifecycle requirements of the development.

Habitable rooms shall be designed to achieve adequate natural daylight and ventilation in accordance with applicable Building Regulations and relevant guidance documents. Rooflights, where provided, shall be durable proprietary systems compatible with the roof construction and overall architectural design of the development.

Rooflights required as part of an escape or rescue strategy shall comply with the requirements of Technical Guidance Document Part B and shall be

coordinated with the overall fire strategy and building layout.

All roof and rainwater goods detailing shall comply with applicable Building Regulations, including Parts A, B, C, D, F, H and L.

External Balconies

Balconies and private amenity spaces shall be designed in accordance with the Design Standards for New Apartments Guidelines for Planning Authorities (DSfNA) and the requirements of the relevant planning authority.

Balconies shall be adequately sized, durable, safe and accessible, and designed to minimise thermal bridging and maintenance requirements.

Balcony finishes and structures shall incorporate appropriate waterproofing, falls and drainage systems to prevent water ingress and facilitate effective rainwater disposal.

Balustrades and guarding shall as a minimum comply with the requirements of Technical Guidance Document Part K and shall comprise durable, low-maintenance and corrosion-resistant materials suitable for long-term residential use. Where balconies are adjacent to unprotected flat roof or similar areas increased height guarding – minimum 1500 high – should be provided,

Balcony construction and materials shall comply with applicable Building Regulations, including fire safety, structural, acoustic and thermal performance requirements.

All balcony and terrace detailing shall comply with applicable Building Regulations, including Parts A, B, C, D, E, F, K and L.

EXTERNAL STAIRS

Where external stairs are provided to serve duplex dwellings, they should generally be designed as shared access stairs serving no more than two upper floor dwellings, unless otherwise required by the development layout or planning authority.

External stairs, landings, handrails and balustrades shall be durable, low-maintenance and suitable for external use. Stair finishes shall incorporate slip-resistant surfaces and visually contrasting nosings in accordance with Technical Guidance Document Part K and Universal Design principles.

Balustrades and handrails shall comprise durable corrosion-resistant materials suitable for long-term residential use and designed in accordance with applicable Building Regulations.

Glazed balustrades may be used where appropriate to the architectural design and where compliant with safety, maintenance and lifecycle requirements.

All stair and guarding elements shall comply with applicable Building Regulations, including Parts B, D, K and M where relevant.

WAYFINDING

Provide clear signage that will help visitors, neighbours, and deliveries to navigate unfamiliar neighbourhoods.

Signage should be scheme special to create a unique identity at each location.

External numbering to each house to identify postal locations, along with road and estate signage for the scheme should be provided which shall be of individual lettering on a thick steel plate/casting fixed to steel posts, similar to the existing signage

to streets in the vicinity, or as otherwise required by a local authority in its taking in charge standards.

External wayfinding should clearly identify the names of streets, main entrances to all uses (including apartment entrances) and individual homes.

Internal wayfinding signage should be provided at each floor within communal circulation.

Fire Evacuation Plans and similar signage /information should be provided where required.

INTERNAL MATERIALS & FINISHES

Floors

Ground floor construction shall comprise concrete floor slabs finished to receive the specified floor finishes and designed in accordance with applicable structural and Building Regulation requirements. Appropriate radon protection measures shall be incorporated in compliance with Technical Guidance Document Part C.

Upper floor construction in houses and apartments shall achieve the required structural, fire and acoustic performance standards in accordance with Technical Guidance Documents Parts A, B and E. Separating floors in apartment developments shall incorporate appropriate acoustic treatment systems to achieve the required sound insulation performance.

Compartment floors shall provide the required fire resistance and acoustic separation and shall be appropriately sealed at all service penetrations.

Floor finishes shall be durable, low-maintenance and suitable for the intended residential use, with a minimum design life of 20 years. Slip resistance

ratings shall be appropriate to the location and intended use.

Floor finishes to kitchens, bathrooms, utility rooms and common areas shall be moisture-resistant and suitable for wet areas. Proprietary recessed entrance matting systems shall be provided at entrances to apartment common areas.

All floor construction and finishes shall comply with applicable Building Regulations, including Parts A, B, C, D, E, K and M, together with relevant Department of Housing guidance documents.

Internal Non-Party Walls

Internal partition walls shall be designed and constructed in accordance with the applicable requirements of the Building Regulations, including Technical Guidance Documents Parts A, B, C, D and E.

Where fire-resisting construction is required, partitions shall achieve the required fire performance in accordance with a traditional construction deemed to satisfy the relevant requirements, or by means of a certified proprietary system installed strictly in accordance with the manufacturer's recommendations and certification. Fire-resisting walls shall remain continuous and imperforate except where permitted service penetrations are appropriately fire stopped.

Non-loadbearing internal partitions shall generally comprise proprietary timber or metal stud partition systems lined with plasterboard or equivalent approved lining systems suitable for the intended application. Moisture-resistant plasterboard shall be provided to kitchens, bathrooms, utility rooms and other wet areas. Tile backer board shall be

provided at baths, showers and other locations subject to frequent water exposure.

All partitions shall be finished to provide smooth, even surfaces, including appropriate joint treatment, corner reinforcement and edge protection beads.

Internal wall finishes shall comprise durable, low-maintenance paint systems suitable for residential use. Skirtings, architraves and associated joinery shall be securely fixed and appropriately finished throughout.

Wall tiling to bathrooms, shower rooms and sanitary accommodation shall comprise durable moisture-resistant ceramic or porcelain wall tiling to bath and shower enclosures, wash hand basin splashbacks and other areas subject to regular water exposure. Flexible waterproof movement joints and appropriate trim details shall be provided at all junctions and exposed edges.

Kitchen splashbacks shall comprise durable, easily cleanable wall finishes provided between worktop level and the underside of wall units or otherwise as required by the kitchen layout and design.

All materials, finishes and installation methods shall comply with the applicable Building Regulations, relevant Irish and European Standards, and the Approved Housing Body's durability and maintenance requirements.

Separating (Party) Walls

- Separating walls shall be designed and constructed to achieve the required structural, fire and acoustic performance in accordance with applicable Building

Regulations, including Technical Guidance Documents Parts A, B, C, D and E.

- Timber frame construction, where proposed, shall comply with the relevant Irish Standards, including I.S. 440 Timber Frame Construction, together with all applicable certification, testing and regulatory requirements. Timber frame manufacturers and systems shall be appropriately certified by recognised third-party accreditation bodies.
- Separating wall construction in timber frame developments shall comply with current Department of Housing guidance relating to timber frame wall systems and fire performance, including Circular BC 03-2018 or any subsequent amendments or replacement guidance.
- Where construction details differ from recognised guidance or certified standard details, the Developer shall provide appropriate test evidence, certification and technical justification demonstrating compliance with all applicable fire, acoustic and structural performance requirements.
- Service penetrations and junction details shall be designed and installed to maintain the required fire resistance, acoustic separation and airtightness performance of the separating wall construction.

Internal Doors and Screens

Internal doors shall comprise durable proprietary semi-solid core or solid core door sets, sized and rated as required to achieve compliance with applicable Building Regulations, including fire, acoustic and accessibility requirements. Doors shall be flush or panelled, paint grade, factory primed and provided with solid timber lipping's.

Ironmongery shall comprise durable brushed or satin stainless steel finishes, including lever handles, hinges and associated fittings suitable for residential use. Hinges to standard internal doors shall generally comprise a minimum of three stainless steel ball bearing hinges per leaf.

Fire-resisting door sets, where required, shall be certified proprietary systems installed in accordance with the manufacturer's certification and relevant fire safety requirements.

Fire-resisting door sets, where required to achieve compliance with Building Regulations, shall comprise certified proprietary complete door sets, including door leaf, frame, ironmongery, seals and associated components, installed strictly in accordance with the manufacturer's certification and installation requirements.

All fire door sets shall be clearly identified by permanent certification labels or plugs.

Self-closing devices, where required, shall be durable, fit-for-purpose and compliant with accessibility and fire safety requirements.

Door closers shall be selected and installed to maintain the required fire performance while minimising opening forces in accordance with Technical Guidance Document Part M.

- Internal door sets shall be provided with durable proprietary ironmongery suitable for residential use, including hinges, lever handles, privacy sets and locking systems as appropriate to the room function and fire strategy.
- Bathroom and WC doors shall incorporate emergency release privacy locks capable of external override.

- Internal door frames, architraves and associated joinery shall be durable, securely fixed and appropriately finished throughout.
- Internal doors shall generally comprise paint-grade factory primed doors suitable for final decoration, unless otherwise required for fire, acoustic or durability performance.
- Final finishes and colours shall be agreed with the Approved Housing Body.
- Doors within apartment common areas shall be durable, robust and suitable for high-frequency use, with glazing, ironmongery, access control and fire performance provided as required by the building fire and security strategy.
- All door sets and associated ironmongery shall comply with applicable Building Regulations, including Parts B, D, K and M.

Ceilings

Suspended ceilings shall comprise plasterboard or equivalent approved ceiling systems finished with taped and filled joints, skim finish where required, and paint finishes in accordance with the project specification.

Ceiling construction in apartments and duplex dwellings shall be designed to achieve the required fire and acoustic performance in accordance with the applicable Building Regulations and certified construction details.

Ceiling support systems shall comprise durable proprietary framing systems suitable for the required structural, acoustic and fire performance.

Ceiling junctions and perimeter details shall be neatly formed and finished. Cornices or ceiling trim details, where provided, shall be durable proprietary systems appropriately finished throughout.

Bathroom / Toilet Facilities

A WC visitable by persons with disability should be provided in a location and dimensioned to meet regulations.

Wall construction and layout of such WCs should provide suitable support for future fixing of grab rails, folding rails, etc., and be provided with a floor drainage outlet (except in the case of the smaller visitable WC provided in smaller dwellings, where provision is discretionary). WCs should be dual flush in accordance with TGD G.

(See Parts A, B, D, F, G, H, M of Building Regulations)

Internal Staircases

Common area internal stairs in duplexes or apartments, are to be designed and sized to meet regulations and be fitted with hardwood handrails and appropriately designed painted galvanized steel balustrade to a minimum of 1100mm high.

Internal private staircases within houses and duplex dwellings shall comprise durable timber, steel or proprietary stair systems designed and constructed in accordance with applicable Building Regulations.

Handrails, balustrades and guarding shall comply with the requirements of Technical Guidance Document Part K and shall comprise durable, low-maintenance materials suitable for residential use.

Stair finishes shall be factory finished, sealed, varnished or painted as specified and agreed with the Approved Housing Body.

All stair construction, guarding and finishes shall comply with applicable Building Regulations, including Parts A, B, D, K and M where relevant.

FITTINGS

Bathrooms and Sanitary Ware

Bathroom and sanitary ware installations shall comprise durable, low-maintenance products with a minimum design life of 40 years.

Bathrooms shall generally be provided with a coordinated white sanitary ware suite comprising:

- Ceramic wash hand basin;
- Low level close-coupled WC with concealed or integrated dual flush cistern;
- Bath or shower arrangement as appropriate to the dwelling type and accessibility requirements.

In one and two-bedroom dwellings, an accessible shower arrangement should generally be provided in lieu of a bath where practicable. Wet room-type shower layouts are preferred by Respond for ground floor apartments and accessible dwellings, including provision for recessed shower screens where appropriate.

Baths, shower trays and associated fittings shall incorporate appropriate slip resistance and safety features. Shower and bath screens shall comprise toughened safety glass with durable corrosion-resistant framing and fittings.

Taps and brassware shall comprise durable mixer-type fittings with polished chrome or equivalent approved finishes complying with relevant standards. Flow restrictors and water-saving fittings shall be provided in accordance with current Building Regulations and water conservation requirements.

Bathroom and WC layouts, fittings and sanitary ware shall comply with applicable accessibility requirements, including the provision of suitably sized wash hand basins and fittings suitable for wheelchair users where required.

Bathrooms and WCs shall be provided with appropriate accessories including mirrors or mirrored cabinets, towel rails, toilet roll holders and associated fittings suitable for residential use.

In apartments and single-storey dwellings containing more than four bed spaces, an additional WC and wash hand basin shall be provided where required to comply with applicable guidance and accessibility standards.

All sanitary installations, plumbing systems and bathroom layouts shall comply with applicable Building Regulations, including Parts D, F, G, H and M where relevant.

Kitchen Furniture, Fittings & Fixings

The kitchen must have a minimum 20-year design life.

Carcass

All carcasses and panel sheet material to be manufactured from high density, fine surface 18mm MFC core board to EN 312 - Type P3 moisture resisting.

Carcass to comply with EN 14749 European Safety Standard for kitchen storage units and worktops. To have a hard wearing 80g/m² melamine finish as standard, with all exposed edges 0.8mm ABS lipped and include an intermediate adjustable shelf.

Whilst the target storage volume to be provided in the kitchen and adjacent rooms for each dwelling

type is set out on page 57 of QHfSC, this may not always be achievable when providing the minimum worktop lengths permitted, but it would be expected that at least 85% of this target storage volume will be provided by way of under counter, full height and over counter cupboards and drawers. For ease of calculation no deductions need to be made for the volume of internal shelves or dividers or drawer divisions, and dimensions should be to the front face of the cupboard doors.

Doors

High pressure laminate facing bonded onto MR MDF core with a balancing bonded melamine veneer to the inside door face finished thickness 19 – 20 mm, with 2mm ABS lipping, securely fixed, factory finished.

Doors & Carcass: Structural and surface performance to EN 16122.

Drawers

Drawer unit to have three metal box drawers, epoxy coated, with P3 15mm moisture resistant bottoms. Metal box drawers to have metal to three sides. 450 mm deep drawer to be incorporated at base. Top drawer to be fitted out with cutlery tray. Adjustable mounting brackets with metal runners and double nylon rollers with integrated stop to be incorporated.

Worktop

Laminated worktop required to comprise 38mm Particle Board. The minimum lengths set out on page 58 of QHfSC should be provided.

Structural and surface performance to EN 16122 and surface finishes to EN 438 (decorative high pressure laminates). Worktop to be post formed / bull nose moulded front edge with Patent drip

barrier to be in place to bottom front underside edge.

Joints to be machine tooled, biscuited and to be sealed with EN 204 grade D3 or D4 moisture resistant gap filling adhesive. Mitred or butt joints are not to be used. Worktops should be continuous without visible jointing strips. Ends to be capped with 38mm chrome end piece.

Minimum clear kitchen workshop length to be provided:

No. of occupants	Minimum length
1 to 2 Person	1500mm
3 to 4 Person	1500mm
5 Person or more	1800mm

Clear silicone seal pointing to be run around the junction of the lowest tile and the kitchen worktop.

Plinth

150 x 19mm, high pressure laminate facing bonded MDF both sides, plinths. Plinths to be fully removable using clips system, clipped onto cabinet legs to EN 312 Type P3. And have proprietary seal into it.

Pelmets

To be provided to hide/encase extract ductwork. Ducting not to be exposed but consideration to be given to power/socket locations

Supports

Individual carcass units to be fitted with 4 plastic supports to raise the bottom of the unit 150mm from the floor to accept the kicker board.

Hinges

Self-closing, quality with three-way adjustable cruciform plates. Hinges to be 170° concealed with

metal spring hinge system so they may fold back against adjoining units.

Two hinges minimum on 715mm high doors, three hinges minimum on 900mm doors.

Top hung doors to have slow closing hinges.

Handles

Handles to be brushed stainless steel. Two samples/choices to be provided.

Cooker Extract Requirements

An integrated wall mounted cooker hood extractor unit to be supplied with integral light and installed above cooker space, ducted to the exterior, via 100mm (or otherwise sized for compliance), proprietary rigid ducting all to meet regulations. Short lengths such as forming connections may be in flexible ducting. Kitchen design should be such as to limit the need for extensive extract ducting run.

As it does not contribute to the extract ventilation, unless associated additional costs are met by cost saving elsewhere, circulating cooker hoods, which can raise maintenance issues, should not normally be provided, and where proposed, should be identified in the Developer proposals.

(See Part F of Building Regulations)

Sinks

Overall W 860mm D 500mm Bowl depth 180mm
Min. base unit 500mm cut out W 838mm D 480mm
Sinks to comply with EN 13310 kitchen sinks-functional requirements and test methods.

0.7mm stainless steel satin finish with reversible 2 punched tap holes (one with tap hole stopper)
90mm waste outlet for a basket strainer waste

suitable for a waste disposer Waste and overflow included. Sink base units to be 450mm deep allowing for 120mm space back for services and have one intermediate shelf uPVC sleeve to be placed to bottom edge of whole unit. Drip tray to base of sink base unit with up-stand at rear; any leaks from sink U trap to be diverted towards cabinet door.

Taps

Single lever design, polished chrome, minimum 0.3 bar pressure required lever action single flow. Height 145mm, reach 205mm.

White Goods - in Cost Rental Housing

Integrated kitchen units to include white goods – cooker, fridge-freezer, dishwasher, microwave and washing machine.

Microwave is to be provided and appropriate space for the microwave included in the kitchen.

Washing machine to be integrated or in separate utility cupboard and a separate dryer is to be included to the utility room or store.

Fire Safety

Kitchens should be provided and fitted alarms to meet regulations. A fire blanket should be included with a minimum size of 1.2m x 1.8m and manufactured in compliance with latest Irish and EU standards.

Common area of apartments and communal areas in the building should be fitted with proprietary type fire escape signage as required to meet regulations and way finding signage throughout. Fire extinguishers should also be fitted, specifications as per the fire safety certificate. This should be

serviced and commissioned within 4 weeks prior to handover.

Each dwelling (apartment and duplex) should be provided with individual fire evacuation plan in an A4 sized drawing on a frame and fitted to the inside of the front door showing escape route from each individual apartment. Layout should be in accordance with provisions contained in statutory grants such as but not limited to fire safety certificate and disability access certificate. Template form to be agreed with Respond and in compliance with ISO 23601.

(See Parts B, D, G, H, J of the Building Regulations)

Wardrobes (all tenures)

All carcasses and panel sheet material to be manufactured from high density, fine surface 18mm MFC core board to EN 312. Each wardrobe should contain a 450 mm width of 6 shelves and two 30 mm deep proprietary chromed steel hanging rails and brackets.

Doors to be from 25mm MDF painted finish with dampened action, hold open hinges, three per leaf. Location of wardrobes should be clearly identified on general arrangement – dwelling layouts and cross-referenced with position of radiators, furniture and fittings. Fitted wardrobe should be minimum 1,200mm wide for a single bedroom and 1800mm wardrobe to double bedroom

Stores and Utility Rooms

In addition to the free area of the hot-press, one of the stores is to be provided with 800 mm length of 600 mm deep slatted shelving in 75 x 19 mm red deal slats on red deal supports and brackets, varnish or painted finish. Shelves to be provided at five

levels, with highest shelf at 1.8 meters above floor level.

Utility rooms to be provided with a countertop. For larger unit types a separate sink with a hot water supply should be provided.

Respond's preference is to have the washing machine and dryer in a separate utility room as opposed to integrated in the kitchen area.

Where heat pumps are installed within a larger storage/utility. This should be enclosed to match the kitchen carcass to ensure clear space around

Communal post boxes to be provide in common areas of apartment buildings and assigned to apartments based in local proximity.

MECHANICAL & ELECTRICAL

Mechanical Installations.

Mechanical services should meet all relevant standards and regulations.

Plumbing fixtures and fittings should have a minimum 20-year design life.

All piped and ducted services work should be concealed and adequately supported with proprietary fittings within timber / metal stud partitions, floors and ceilings and in fire and sound rated vertical service ducts, but not in fire and sound rated walls. Hot and Cold Water Supply should be in appropriate plastic piping to meet relevant Irish Standard (IS) and Uisce Éireann's (IW's) Code of Practice (CoP) and designed in compliance with the regulations.

Central Heating should be in cross-linked

polyethylene piping to the relevant standard. Jointing should be appropriate to the type and class of pipe. Where required, brass connections should be used. Generally, joints should be avoided where difficult to access, in particular above ceilings. Unless a local authority has satisfied itself as to their long term robustness, Push Pull connections should not be used. Short runs of exposed pipework may be in copper, or proprietary steel mesh covered flexible piping.

Surface mounting and boxing out of services should be avoided (except for limited boxed runs of waste in bathrooms); all service routes should be accommodated within internal partitions, and ceiling voids.

(See Parts B, D, E, F, G, H, L of the Building Regulations)

Supply and waste to individual sanitary fittings should be designed and sized to meet regulations. Waste pipes should be in an appropriate grade of plastic pipes to meet regulations. Supply and waste should also be provided for connection of washing machine and dishwasher (by tenant).

An isolation valve is to be fitted to isolate the entire supply and to be located under the kitchen sink. Screwdriver operated isolating valves to be fitted on the supply to all appliances.

Whether by the use of thermostatically controlled valves or otherwise, plumbing design should avoid scalding risk.

(See Parts B, D, G, and H of the Building Regulations)

Heating, Water Heating, and Ventilation

Fabric U values should meet the minimum backstops required to comply with Part L of the Building Regulations and should also achieve the performance requirements required to meet the Nearly Zero Energy Building (NZEB) Maximum Energy Performance Coefficient (MPECPC) of 0.3 and Maximum Carbon Performance Coefficient of 0.35.

In all preferred options, radiators are to be factory finished steel or aluminium, horizontal, surface mounted to relevant EN standard and sized to meet heat demand of dwelling in the context of specific heat source.

(See Parts J, L, of the Building Regulations)

A new multi-unit residential building the installation of ducting infrastructure for every parking space to enable the later installation of recharging points for electric vehicles; and for a new dwelling house with a car parking space located within the curtilage of the dwelling house, the provision of appropriate electric vehicle recharging infrastructure to enable the later installation of a recharging point for electric vehicles.

Heat Pump

Space and water heating system for each dwelling will be provided by a standalone heat pump or alternatively an exhaust air heat pump which combines the heat pump and ventilation unit into a single system.

Information on the sizing and design of heat pumps can be found in the SEAI document Domestic Technical Standards & Specifications.

Ventilation

To be Continuous Mechanical Extract Ventilation (CMEV) or Mechanical Ventilation with Heat Recovery (MVHR) for Exhaust Air and/or Air to Water heat pumps. Ventilation requirements should comply with TGD Ventilation Part F, 2019. This is to be validated through the Ventilation Validation Certificate.

Electrical Installations

Electrical services to meet the requirements stated in tender documents, including all relevant standards, and in accordance with Safe Electric Requirements, i.e. ET101, or to meet any subsequent IS.

Electrical services must have a minimum of 30 years design life.

All wiring throughout the house is to be contained in heavy duty PVC conduit, or as otherwise required to meet I.S. EN 10101 (to replace E101:2008). Surface mounting and boxing out of services should be avoided; all service routes should be accommodated within internal partitions, and suspended floor or ceiling void.

Any services which are required to separating (party) walls in houses or separating floor in apartments or duplexes, must be designed to meet regulations (for instance, to be run in battened out services zone with plasterboard slab to housing unit side of party wall, or above plasterboard ceiling). No electrical services of one apartment are to be run in the ceiling space of the apartment below, or anywhere else outside the apartment.

Electrical Consumer Panel normally to be located in hallway, at an appropriate height above finished

floor level, with all circuits clearly marked and identified, and supplied with integral latched cover, all to meet IS EN 10101.

Unless to meet specific artificial lighting standards, all rooms and corridors/hall/landings to have a single ceiling mounted pendant fitting, to accept an LED bulb with a single rocker type switch appropriately located between 900 and 1200 mm above finished floor level at just inside the entrance to the room (or outside in the case of a bathroom/wc).

- Location of pendent should be such as to allow for easy replacement (i.e. not over stair voids). All stair/landings to be fitted with a two-way switch, as should all rooms with two access doors. Stores not designed as wardrobes to have a single pendent fitting. Kitchens to be fitted with a proprietary ceiling mounted fitting to receive three low energy spotlights, and under cupboard lighting should be provided for a two meter length under the main overhead cupboards. In apartments, common areas are to have an appropriate number of pendent or recessed light fittings with switches and motion sensor activation.
- Main bathroom should be provided with an over sink light with a shaving socket.
- Bathrooms, WCs and wet area lights are to be

fitted with suitable ceiling mounted non-pendant types to receive LED bulbs, with switches located outside the bathroom, WC or wet area.

Schedule of Sockets per Room

Electrical sockets should be provided, between 400 mm and 1200 mm above finished floor level³ (the lower level favoured), where possible at least 350mm away from internal corners, preferably as double sockets, individually switched to provide the number of **single socket** outlets per room as shown in the table below.

A minimum of two sockets per space should have an integrated USB and USBC port.

Where rooms are combined a slight reduction in outlet number will be appropriate. Unless otherwise required by the local authority, the kitchen is to be provided with an electrical cooker outlet with isolator. In houses, a double socket should be provided in the entrance hall, at the base of the stairs and a double socket on the corridor on each upper floor. In apartments, common areas should be provided with adequate lockable or locally isolated socket outlets per floor for cleaning purposes.

Storerooms are not to be provided with socket outlets with the exception of spaces intended for use as a utility.

Dwelling Type	Kitchen Worktop	Kitchen Low Level	Low Utility	Lounge	Dining	Double Bed	Single Bed
1 Bedroom	4	4	4	4	2	6	4 single
2 Bedroom	6	4	4	4	4	6	4
3 Bedroom	6	6	4	6	4	6	4
4 Bedroom	8 s	6	4	6	6	6	4

³ Dedicated electrical sockets, for continuously used appliances, not normally intended to be accessed, do not need to meet this

requirement and should be appropriately located. Over counter sockets in kitchens, should be located 100mm above the countertop.

(See Parts B, D and E of the Building Regulations and EN10101:2019)

In apartment blocks with communal water storage tank, back-up power generator to be provided to keep water moving to units in case of a power outage.

Lift Installation

In multi-unit apartment developments, where required to satisfy Part M, passenger lifts should comply with the EU Lifts Directive (2014/33/EU), and be sized to achieve compliance with regulations, (currently nominally 1450 x 1150mm internally and with an 800 mm wide door).

One passenger lift should be provided per core serving a maximum of 12 apartments per floor⁴. A second passenger lift should only be provided if the total number of apartments served per lift exceeds 50, or the height exceeds 7 floors served, Lift specification should be for a residential (not commercial) building and should not be high speed. Lifts not requiring a lift motor room are preferred. Tender documents should be based on an “open protocol” not to preclude post contract service contract by other suppliers.

Higher preference will be given to schemes that have at least one lift per core operate as an evacuation lift to ensure the safe and dignified emergency evacuation of all building users.

(See Parts B, D, M, of the Building Regulations and the Lifts Directive)

All lifts should be connected by a GSM auto-dialler which should be operational at handover.

Communication Services

Article 8 of Directive 2014/61/EU requires Member States to ensure that new buildings and major renovations are constructed with the necessary in-building infrastructure which is suitable to enable connection to a broadband network with a speed of at least 30 Mbit/s.

In a dwelling house, the in-building physical infrastructure should consist of empty ducting through the external wall and may include the subfloor. The ducting should be designed to suit the technology (including cabling) expected to be used in the building.

In multi-dwelling building, the in-building physical infrastructure should be taken to an individual network termination point within each apartment or duplex dwelling. Such infrastructure may consist of a single duct from a main access point outside the building, leading to a common access point within the building, (usually located in a communal service riser) from which, typically, an empty duct connection will be provided to the network termination point.

A refuge area for people with disabilities should be provided with Emergency Voice and Communication Systems (EVCS). This should be robust and securely mounted.

(See Parts B, C, E and L of the Building Regulations)

⁴ And also meeting DHPLG guidance on apartments.

Fire Alarm and Firefighting Installation

All detectors and sounders utilise a universal base for ease of cabling installation.

The main Fire Alarm Control panel may have up to 1000 devices across four loops.

As well as manual addressing the FACP should offer the possibility of an Auto addressing functionality as well as self-addressing and also handheld device programming. The Panel should be controlled and programmed via an ultra-responsive colour LCD Touch Screen. Programming should be via windows-based software and should be simple and intuitive.

The overall system capability should offer a minimum of 64 panels on a network.

Easy identification of 'Double Addresses' (Loop Zero address & Active isolator per individual device)

The Fire Alarm 'System' should be EN54 – Part 13 approved and include the features listed below as a minimum specification:

- The system should be expandable from 1 to 4 loop controllers
- Allow up to 1000 devices per system
- Allow up to 10 000 events logs
- Fully Integrated PAVA via CAT5e
- 7" LCD (colour)
- Support Multilanguage
- 200 Zone Indicators – 500 Software zones
- Increased Sounder outputs – 1A + 1A
- AUX – Upgraded with reset function
- Redundant processor
- Fully integrated ESPA pager via a 232 port

- Double address detection and localization
- Short circuit detection and localization
- Loop break detection
- ModBUS TCP/IP protocol
- Changeable logo picture
- Cloud server and mobile application

In apartment buildings, common areas must be provided with firefighting installation (including proprietary hose reels, extinguishers, dry and wet risers, firefighting shafts, lifts, etc.), as required to meet regulations and specifically the Fire Safety Certificate.

In apartment buildings, Fire Evacuation Plans must be provided in agreed locations within each apartment prior to handover to Respond.

WHERE THE ABOVE PROVISIONS ARE AT VARIANCE ARISING FROM GRANT OF A FIRE SAFETY CERTIFICATE AND/OR DIRECTION FROM CHIEF FIRE OFFICER, A SCHEDULE OUTLINING CHANGES SHOULD BE SUBMITTED TO RESPOND.

(See Parts B and D of the Building Regulations)

Security

For security purposes, communal areas, main entrances, and certain communal facilities such as bin stores, bike stores and plant room should be provided with fob access. Gate access from private to semi-private spaces should also be provided with fob access.

A total of **2 Fobs** should be provided for each unit including 10 number additional fobs or for schemes over 100 units provision of at least 10% of additional fobs for staff and replacement purposes

All external fob readers should be 'pin and prox' type devices unless otherwise agreed.

Internal doors, and lifts where should be 'pin and prox' type.

Fobs should be of the Mifare type fobs operating at a frequency of 13.56 MHz and based on the ISO/IEC 14443A standard

- A CCTV system should be provided complete with power supply to all equipment as required. Cameras to include external coverage – all carparking, bin store, bike store road entrances and development perimeter.
- Internal coverage to be provided at the main entrance, foyer, lift entry, corridors and lobbies at each and every floor including refuge spaces including any areas where fire safety and emergency escape equipment are installed. External cameras should have 360-degree colour coverage and night mode. With anti vandal covers
- All CCTV cameras should be linked to a front-end digital recording and control facility including the DVD rewriter, colour monitors.
- A dedicated broadband should be provided to allow for remote monitoring.

TECHNICAL DUE DILIGENCE

Whilst an initial technical assessment of the Tenderer's proposals will be undertaken during the CFT assessment process as part of the qualitative evaluation and identification of Preferred Tenderer(s), it will be a condition of the award of any Contract that a more detailed technical due diligence exercise be conducted by internal resources, or by an independent Technical Due

Diligence (TDD) team procured by Respond, to confirm results satisfactory to the Contracting Authority and its Funders.

Prior to signing of the Development Agreement, the Contracting Authority will carry out a process of Technical Due Diligence on the Tender to ensure ongoing detailed alignment of the project with the requirements of the CFT and the Preferred Tenderer proposals submitted under the CFT.

The Contracting Authority acknowledges that projects may be submitted under this CFT that are at different stages of development/progression and that similarly the Tenderer may at their own risk decide to move the project forward to a higher level of development/progression after submission of their Tender such that varying and/or enhanced levels of information will be available to the Contracting Authority to inform their Technical Due Diligence process.

The Tenderer will be required to submit additional information for review by internal resources or by appointed Consultants and it is acknowledged that the levels and depth of information available will differ from project to project. As such, the tables overleaf set out a sample list of the level of information that may be required at TDD stage, acknowledging that in many instances this level of information may not be available at this juncture in the project development cycle.

The stated purpose of this assessment is to demonstrate, to the Contracting Authority's and its Funders' satisfaction, the continued technical compliance and capacity of each successful Tenderer to meet all technical requirements and contingencies that might arise from undertaking the

Project.

Where the Contracting Authority, at its absolute discretion, considers that there has been a significant degradation or reduction in the technical compliance and capacity of the successful Tenderer in question, the Contracting Authority reserves the right to seek additional assurances/mitigations up to and including a right not to award a Contract to that Tenderer.

The additional information that may be requested as part of this exercise includes but is not limited to:

Ref	Technical Area
1	DESIGN
1.1	Project Team directory
1.2	Updated Design Statement
1.3	Updated/Final Specification
1.4	Updated Schedule of floor areas /accommodation schedule
1.5	Updated Gross to Net Calc
1.6	Updated/Current Architect drawings and specification
1.7	Updated/Current Structural drawings and specification
1.8	Updated/Current Civils drawings and specification
1.9	Updated/Current Landscape drawings and specification
1.10	Updated/Current M&E Performance specification
1.11	Updated/Current
1.12	Existing services drawing
1.13	Provisional BER certificates
1.14	Updated/Current Site Development / External Works/Landscaping details

Ref	Technical Area
1.15	Updated/Current Construction Methodology Statement
2	PROCUREMENT AND CONTRACT
2.1	Updated/Current Developer Framework/Parties to Contract
2.2	Copy of Proposed Main Contract and contract amendments issued to Contractor, etc
2.3	List of contractor's/subcontractors'/suppliers with design responsibility
2.4	Full schedule of information issued to MC to include all reports, etc.
2.5	Updated/Current Tender report(s) for main contract works and any key sub-contract packages.
2.6	Most recent contractors report (where works have commenced on site)
2.7	Procurement status update
3	DEVELOPMENT AND CONSTRUCTION COSTS
3.1	Updated Development Budget breakdown
3.2	Updated Development Budget - Split between Social and Cost Rental, where appropriate
3.3	Updated Development Cash Flow Projection
3.4	Updated Budget Cost Plan and/or Contract Bill of Quantities including sub-contractor priced tenders, where appropriate
3.5	Updated Pricing Schedule/Contract Sum Analysis incl breakdown of costs/BoQ
3.6	Site infrastructure costs and costs of works outside the site boundary, where appropriate
4	PROGRAMME
4.1	Updated/Current Overall Development Programme (Showing whole project i.e.

Ref	Technical Area
	design, procurement, construction, commissioning & handover, etc.)
4.2	Procurement programme and schedule of activities.
5	STATUTORY APPROVALS / PERMITS / CERTIFICATIONS
5.1	Updated/Current Planning pack, incl drawings and reports, if different from documents submitted with Tender
5.2	Provide schedule tracking status (planning tracker) of all Planning Conditions, (discharged, information to discharge submitted, outstanding).
6	BUILDING CONTROL
6.1	Updated/Current Fire Safety Certificates status including reports and current/approved drawings.
6.2	Updated/Current Disability Access Certificate status including reports and current/approved drawings.
6.3	BCAR - Building Control Management System (BCMS) Reference - Commencement Notice(s).
6.4	Assigned certifier inspection reports to date, where available
6.5	Pile testing certificates or similar, where available
6.6	Inspection reports/certificates for basement structure/tanking, where available
6.7	Confirmation of decontamination of site (if applicable)
6.8	Confirmation of the correct disposal of contaminated material (if applicable)
7	HEALTH & SAFETY
7.1	Health and Safety (AF1/AF2)
7.2	Updated/Current Confirmation of parties providing PSDP/PSCS services.

Ref	Technical Area
7.3	Updated/Current Preliminary Safety and Health Plan.
7.4	Updated/Current Design Risk Matrix
7.5	Updated/Current Construction Phase H&S Plan.
7.6	Safety File Index.
8	PREJUDICIAL MATERIALS
8.1	Where existing structures remain on site: Provide copies of asbestos register / survey report.
8.2	Where existing structures are to be retained: Provide copies of building structural reports, (including specialist surveys, e.g. HAC testing, M&E , drainage CCTV, etc.).
8.3	Confirmation of specification of cladding panels/cavity insulation.
8.4	Any other prejudicial materials present identified.
9	UTILITIES
9.1	Updated/Current Utilities Connection Agreement and status – Water
9.2	Updated/Current Utilities Connection Agreement and status – Gas, where applicable
9.3	Updated/Current Utilities Connection Agreement and status - Electricity
9.4	Updated/Current Utilities Connection Agreement and status – Drainage – Foul and Surface Water
9.5	Updated/Current Utilities Connection Agreement and status – Telecoms
9.6	Updated/Current Utility Register/Tracker
10	SUSTAINABILITY
10.1	Target Building Energy Rating Certification.
10.2	Sustainability study
10.3	Any other Certs – WELL, LEED, etc.

Ref	Technical Area
11	SURVEYS & REPORTS
11.1	Provide copy of Geo-technical site/ground investigation reports.
11.2	Arborist Report
11.3	Ecology Report
11.4	Archaeological reports.
11.5	Flood risk investigation and copy of report.
11.6	Transport strategy study
11.7	Topographical Information / Report
11.8	Waste Management Reports
11.9	GPR Survey Report
11.10	CCTV Survey
11.11	Sunlight / Daylight Analysis
11.12	Wind Analysis
12	LETTERS OF RELIANCE
12.1	Updated/Current Geo-technical site/ground investigation reports.
12.2	Updated/Current Arborist Report
12.3	Updated/Current Flood Risk Assessment Report
12.4	Updated/Current Ecology Report

The onus rests with the Tenderer to provide sufficient information to enable Respond and its Consultants to confirm continued technical compliance and capacity of each successful Tenderer to meet all technical requirements and contingencies that might arise from undertaking the Project.

FINANCIAL DUE DILIGENCE

Whilst an initial economic and financial standing assessment of the Tenderer will be undertaken during the CFT assessment process, it will be a condition of the award of any Contract that a

financial due diligence exercise conducted by internal resources or by an independent financial consultancy render results satisfactory to the Contracting Authority and its Funders.

Prior to the signing of any Contract with any preferred Tenderer, the Contracting Authority reserves the right to re-run all of the tests as to economic and financial standing undertaken at CFT assessment stage request updated and more detailed documents by way of evidence of meeting the requirements as to economic and financial standing. The purpose of this assessment is to demonstrate, to the Contracting Authority's and its Funders' satisfaction, the continued financial capacity of each successful Tenderer to meet all financial requirements and contingencies that might arise from undertaking the Project.

Where the Contracting Authority, at its absolute discretion, considers that there has been a significant degradation or reduction in the financial capacity of the successful Tenderer in question, the Contracting Authority reserves the right to seek additional assurances/mitigations up to and including a right not to award a Contract to that Tenderer.

The additional information that may be requested as part of this exercise includes but is not limited to:

- Counter Party Organisation Chart with details of entity relationships
- Signed Audited Financial Statement and, where not previously provided, unqualified Audit Reports for Principal Entity, Development Entity, Contractor, etc
- Abridged Accounts, Detailed Income & Expenditure, Balance Sheet, Cashflow Statements

- Latest Set of Management Accounts for Principal Entity, Development Entity, Contractor, etc
- Development Cash Flow for Construction Period
- Performance Bond details – party, provider, rating, etc
- Security being provided to secure bond
- Letter of comfort for funding facilities to be used
- Details of changes since last signed audited accounts
- Details of any relevant contingent liabilities or losses
- Any other material information relevant to economic and financial standing
- Updated information in respect of Tax Clearance Certificates, Banker Letters of Standing, Insurance details for relevant entities.

