

## GENERAL SPECIFICATION

### 1. FOUNDATIONS

- CONCRETE STRIP FOUNDATIONS TO ENGINEERS DETAILS AND SUBJECT TO SITE CONDITIONS. SEE DRAWING NO 0-000 FOR FOUNDATION DETAILS.
- FOUNDATIONS FOR EXTERNAL WALLS TO BE 1200mm (min.) X 350mm (min.) WITH A393 MESH BOTTOM. FOUNDATIONS FOR INTERNAL WALLS TO 900mm (min.) X 350mm (min.) WITH A393 MESH BOTTOM.
- FOUNDATIONS TO BE MADE ON UNDISTURBED GROUND AND ANY SOFT SPOTS TO BE REMOVED AND MADE GOOD WITH A LEAN MIX CONCRETE TO ENGINEERS APPROVAL.
- ALL CONCRETE FOR FOUNDATIONS TO 35N20 IN ACCORDANCE WITH BS8110.
- MIN COVER TO A393 MESH TO BE 50MM.

### 2. RISING WALLS

- RISING WALL CONSTRUCTION TO BE 350mm SOLID BLOCKWORK. ALLOW MINIMUM 4 COURSES SUBJECT TO GROUND CONDITIONS.
- 50mm CLEARANCE TO SURROUND SERVICE PIPES. FOR LARGE OPENINGS A LINTEL (NOT METAL) SHOULD BE PROVIDED.

### 3. FLOORS

- 150MM 30N20 CONCRETE FLOOR SLAB WITH A142 MESH AND POWERFLOAT FINISH. ALL TO ENGINEERS SPEC AND DETAIL.
- KINGSPAN KOOLTHERM K3 150mm BOARD (OR SIMILAR APPROVED), WITH VERTICAL STRIP OF 30mm KOOLTHERM K3 (OR SIMILAR APPROVED) TO PERIMETER OF SLAB.
- COMBINED RADON/DPM BARRIER 1200 GAUGE LAID TO MANUFACTURERS SPECIFICATION. RADON BARRIER TO BE LAPPED AT LEAST 150mm AND SEALED AT ALL JOINTS AND AT D.P.C. ANY PUNCTURES IN BARRIER SHOULD BE PATCHED WITH THE SAME TYPE OF MEMBRANE, LAPPED AT LEAST 150mm AND SEALED BEYOND THE LIMITS OF THE PUNCTURE.
- 50MM SAND BLINDING.
- 225MM COMPACTED CLAUSE 804 STONE COMPLIANT WITH S.R 21-2014 ANNEX E ON
- 400MM OF 75MM DIA CLEAN BROKEN STONE COMPLIANT WITH SR.21-2014 ANNEX E
- THERMAL BLOCK TO BE FITTED TO PERIMETER OF THE SLAB, 2-3 COURSES DEPENDING ON GROUND LEVELS.
- FIT CERAMIC PILKINGTON FLOOR TILES WITH A SLIP RESISTANT VALUE OF R11, TO ALL BATHROOM FLOORS. INSTALL A 150MM HIGH SKIRTING TILE COMPLETE WITH TRIM TO TOP. USE FLEXIBLE ADHESIVE AND GROUT. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS.

### 4. WALLS

- 350mm CAVITY WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS EXTERNAL LEAF, 100mm SOLID BLOCKS INTERNAL LEAF WITH A 150mm CAVITY BETWEEN.
- STEEL LINTELS TO STRUCTURAL ENGINEERS SPEC & DETAIL TO BE USED.
- 110mm XTRATHERM THIN-R PLUS CAVITY INSULATION OR SIMILAR APPROVED CAVITY INSULATION (THERMAL CONDUCTIVITY 0.022 W/m<sup>2</sup>C).
- AUSTENITIC STAINLESS STEEL VERTICAL TWIST DOVETAILED WALL TIES WITH CLIPS FOR INSULATION POSITIONED EVERY 750mm (MIN) HORIZONTALLY AND 450mm (MIN) VERTICALLY.
- ADDITIONAL TIES TO BE USED AT OPES AND JAMBS.
- CAVITY CLOSERS KINGSPAN THERMABATE OR EQUIVALENT
- 100MM DEEP FACE CONCRETE CILLS ON PVC DPC TURNED UP ON ALL ELEVATIONS.
- NAP PLASTER FINISH TO WALLS AND PLINTH, (WHITE SAND, WHITE CEMENT & LIME)

### 5. ROOF

- NAIL EVERY SECOND ROW OF ROOF TILES, AND ALL PERIMETER TILES. TILES TO MATCH EXISTING DWELLINGS 11 & 12.
- CONCRETE TILES ON 44mm X 35mm TREATED BATTENS ON TYVEC SUPRO BREATHER MEMBRANE OEA ON
- NSAI APPROVED PREFABRICATED ROOF TRUSSES AT 400mm CENTRES ON 100X75 TREATED WALL PLATES.
- ALL ROOF TIMBERS TO BE PRESSURE TREATED INCL. FASCIA, SOFFIT, BARGE, VALLEY AND GABLE LADDER TIMBERS.
- INCLUDE FOR ALL NECESSARY PURLINS, HIPS, BEARERS, TILTING FILLETS, VALLEYS, RIDGE BOARDS ETC.
- PROVIDE ADEQUATE BRACING TO ROOF.
- CONNECT ROOF TRUSS TO WALL PLATE USING PROPRIETARY TRUSS CLIPS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- EAVE VENTILATORS TO BE FITTED. ROOF VENT TILE TO BE FITTED AT RIDGE LEVEL AS PER MANUFACTURERS SPEC & DETAILS
- BATT ROOF/WALL STRAPS AT 2M CENTRES WITH 4 NO. FIXINGS TO WALLS, 3 NO. FIXINGS TO TRUSS AND 2 NO. FIXINGS TO WALL PLATE.
- CODE 5 LEAD TO BE INSTALLED IN ALL VALLEYS, VERGES, ETC.
- 350mm FIBREGLASS (OEA) INSULATION
- PATINATION OIL FINISH TO ALL CODE 5 LEAD, TO MANUFACTURERS SPECIFICATION AND DETAIL.
- DRY VERGE SYSTEM. EASY TRIM VERGE U COMPLETE WITH RIDGE CAPS, STARTER CAPS AND END CAPS.
- SEE ENGINEERS DRAWING FOR STEEL SPECIFICATION TO SUPPORT ROOF STRUCTURE.
- STEEL BEAM IN ATTIC SPACE TO REINFORCE CEILING IN ROOM TO ALLOW FOR THE USE OF HANGING EQUIPMENT. STEEL, SUPPORT PADS ETC TO ENGINEERS DETAIL.

### 6. FASCIA, SOFFIT AND DOWNPIPES

- BLACK ALUMINIUM FASCIA AND SOFFIT, 10mm CONTINUOUS VENT GAP BETWEEN FASCIA AND SOFFIT (250MM OVERHANG).
- 125MM SEAMLESS ALUMINIUM GUTTERS WITH 75MM X 50MM PVC DOWN PIPES. BLACK IN COLOUR.

### 7. INTERNAL DOORS

- DOOR FRAMES TO BE DEAL.
- FINISH SIZE TO BE EX 150MM X 50MM REBATED WITH 75MM X 20MM SPLAYED ARCHITRAVES STANDARD TO FLUSH DOORS.
- SOLID PLY VENEER FLUSH DOORS THROUGHOUT
- LOCKS AND HANDLES TO BE BRASS SONNATO BW450PB.
- 3 STEEL BUTT HINGES PER DOOR
- 22mm WHITE/RED DEAL SADDLE BOARDS, VARNISHED.
- DOOR STOPS TO BE FITTED TO ALL DOORS

### 8. D.P.C.

- DPC CAVITY TRAY OVER ALL OPES
- DPC TO BE USED UNDER WALL PLATE
- DPC OVER OPES 160MM X 65MM EXTERNAL

### 9. OPES

- ROW OF MASONARY MESH REINFORCEMENT FOR FULL LENGTH OF ALL WALLS ABOVE LINTELS

### 10. WINDOWS & DOORS

- WHITE UPVC DOUBLE GLAZED ARGON FILLED SOFT LOW-E WINDOWS.
- MANUFACTURER'S CERTIFICATE FOR WINDOW & DOOR U-VALUES (MIN. 1.2) IS TO BE OBTAINED AND GIVEN TO COUNCIL ENGINEER.
- COMPOSITE FRONT DOOR TO BE INSTALLED. COLOUR TO BE AGREED.
- WHITE THERMALLY BROKEN ALUMINIUM GLAZED BACK AND SIDE DOORS WITH TOUGHENED DOUBLE GLAZING TO BE USED.
- TRICKLE VENTS TO BE INSTALLED TO ALL WINDOWS.**
- FIT THUMB-TURN LOCK TO ALL EXTERNAL DOORS. ALLOW FOR INSTALLATION OF SECURITY CHAIN TO DOOR BY DOOR MANUFACTURER.
- SAMPLE OF DOOR & WINDOW TO BE PROVIDED PRIOR TO ORDERING.
- ALL BEDROOM WINDOWS TO HAVE MIN. OPE OF 850x500mm, ( IN COMPLIANCE WITH CURRENT BUILDING REGS) TO ALLOW ADEQUATE MEANS OF ESCAPE. CHILD SAFETY RESTRICTORS TO BE FITTED TO BEDROOM WINDOWS. NON LOCKABLE HANDLES TO BE FITTED.

### 11. THERMAL BRIDGING

- ALL INTERNAL PLASTER FINISHES OF SAND/CEMENT SCRATCH COAT TO GO DOWN TO FLOOR LEVEL.
- ALL ELECTRICAL CONDUIT IN ATTIC SPACE TO BE SEALED.
- AFTER FITTING OF WINDOWS & DOORS ALL GAPS TO BE SEALED BEFORE PLASTERING
- ATTIC HATCH TRAP DOOR TO BE FITTED WITH LATCH AND DRAFT EXCLUDER STRIPS.
- ALL PIPE AND SERVICE PENETRATIONS OF BUILDING ENVELOPE TO BE SEALED
- THERMAL BRIDGING & ABC DETAILS TO COMPLY WITH 2007 BUILDING REGULATIONS. REFER TO THE DOCUMENT 'LIMITING AIR INFILTRATION - ACCEPTABLE CONSTRUCTION DETAILS'
- GLAZING TO BATHROOM TO BE OBTAINED
- PRECAST CONCRETE SILLS TO BE USED THROUGHOUT. 100MM CILL FACE.
- 19MM BULLNOSE WHITE DEAL WINDOW BOARDS, PAINTED.
- WINDOW BOARDS IN KITCHEN AND BATHROOM TO BE TILED.
- ALL DOORS & WINDOWS TO INCLUDE ALL NECESSARY IRONMONGERY. RECEIVER TYPE ON ALL EXTERNAL DOORS TO BE OF THE HOOKED TYPE. 5 POINT LOCKING SYSTEM.
- FRONT DOOR TO HAVE THRESHOLD HEIGHT OF 15mm, WITH EXPOSED EDGES CHAMFERED.

### 12. WALL & CEILING FINISHES

- 12mm FOIL BACKED PLASTERBOARD TO CEILING WITH SKIM FINISH.
- 13mm THICK PLASTER FINISH MADE UP OF SCUD COAT, SCRATCH COAT AND SKIM COAT.
- MOISTURE RESISTANT PLASTERBOARD TO BE USED IN BATHROOMS.
- WALLS AND CEILINGS TO BE PAINTED WITH 3 COATS OF SOFT SHEEN EMULSION (COLOUR TO BE CHOSEN AT A LATER DATE).
- 112MM X 20MM BULLNOSED SOFTWOOD SKIRTING THROUGHOUT.
- WALL TO BE TILED IN KITCHEN TO UNDERSIDE OF OVERHEAD UNITS, STANDARD 100x100 CERAMIC PILKINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS.
- FLUSH SOLID DOORS PAINTED WITH UNDERCOAT AND SATIN WOOD PAINT. TIMBERS TO BE PRIMED BEFORE APPLYING UNDERCOAT AND PAINT
- ALL SHOWER AND BATH FITTING TO BE FITTED TO WALL USING CLASSI-SESAL OR E/A FLEXIBLE WATERPROOF UPSTAND.
- INCLUDE FOR SUPPLY AND FITTING OF MIRROR OVER SINK TO ALL BATHROOMS
- ONE ROW OF TILING TO BE PROVIDED ABOVE WASH-HAND BASIN IN ALL BATHROOMS. WALLS SURROUNDING BATHS/SHOWERS TO BE TILED TO CEILING. STANDARD 200X200 CERAMIC PILKINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS. PRIMER AND BAL TANKING SYSTEM TO BE APPLIED TO WALLS PRIOR TO TILING.

### 13. VENTILATION

- ALL WALL VENTS TO BE 125MM AAC125HPCWL – RYTONS COWLED SUPER ACOUSTIC CONTROLLABLE VENTS.
- MECHANICAL VENTILATION (VORTICE PUNTO EXTRACT FAN OEA) TO BE PROVIDED IN BATHROOMS.
- EXTERNAL GRILLS TO MECH. FAN OUTLETS TO BE FLAP TYPE WITH PROTECTIVE WIND HOOD.

### 14. KITCHEN

- FITTED KITCHEN AS PER PLANS. 18mm MDF CARCASS AND FRAME. PVC FOIL WRAPPED DOORS, MAX. WIDTH 500mm. DOUBLE CARCASS ON HINGE SIDE OF DOORS. 30mm FORMICA COUNTER TOP. 180° DEGREE STAINLESS STEEL HINGES. WALL MOUNTED OVERHEAD CUPBOARDS
- STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
- FIT INTEGRATED COOKER HOOD, WITH 150mm DUCTING PIPE TO VENT. EXTRACTION RATE TO BE 150m<sup>3</sup>/H (ASSUMING 6 AIR CHANGES PER HOUR).
- DECK MIXER TAPS TO BE INSTALLED AT KITCHEN SINK UNIT. FITTED
- STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
- FIT NEW 'COMBIMATE WATER DESCALING UNIT' (SOFTNER) UNDER SINK UNIT.
- ALLOW FOR PLUMBING UNDER SINK AND LEAVE ALL READY FOR DISH WASHER AND WASHING MACHINE.
- SUPPLY AND FIT NEW COOKER VENT HOOD AND EXTRACT THROUGH EXTERNAL WALL AS INDICATED.
- ALL NEW SOCKETS, SWITCHES AND LIGHT FITTINGS AS PER DRAWING.
- LAY NEW CERAMIC TILES 150MM BY 150MM FROM KITCHEN UNIT WORKTOP TO UNDERSIDE OF WALL UNITS FOR THE FULL LENGTH OF WORKTOP AND DOWN BEHIND COOKER WITH WHITE CERAMIC TILES ON ALL WALLS.
- SUPPLY FIRE EXTINGUISHER AND FIRE BLANKET TO KITCHEN.

### 15. TRAP DOOR

- FORM TRAP DOOR IN CEILING IN POSITION AS WILL BE POINTED OUT FOR ACCESS TO ROOF INTERIOR.
- THE TRAP DOOR SHALL BE ACCOMMODATED WITHIN THE TRUSS SPACING AND SHALL BE 760MM IN DEPTH.
- THE TRAP DOOR SHALL BE CONSTRUCTED WITH 75 X 22MM STOP FILLET AND 12MM THICK CHIPBOARD COVER WITH FIRE BARRIER ON THE BACK [1/2 HOUR FIRE RATING IS REQUIRED AS PER PART B OF THE BUILDING REGULATIONS] AND FINISHED WITH EX 75 X 19MM ARCHITRAVE.
- WOODWORK TO BE PAINTED.

### 16. RADON

- RADON SUMP/COLLECTOR TO BE PROVIDED WITH 100mm DIA PVC PIPE WHICH IS TO TERMINATE OUTSIDE EXTERNAL WALL WITH BEND, CAPPED FLUSH WITH PATH. PIPE CAN BE EXTENDED AND FAN FITTED SHOULD SUBSEQUENT READINGS REQUIRE IT.
- 100mm MIN. TO BE LEFT EVERY 4TH BLOCK IN COURSE BELOW RADON BARRIER TO PROVIDE AIRFLOW TO RADON SUMP.
- PROVIDE REINFORCED RADON BARRIER WITH TEAR RESISTANCE > OR = 100N WITH VAPOUR TRANSMISSION OF < OR = 0.4/M<sup>2</sup>/24 HOURS WITH ELONGATION (AT MAX. LOAD) OR, > OR =12 WHEN TESTED IN ACCORDANCE WITH 10S 1421.
- OR, > OR =12 WHEN TESTED IN ACCORDANCE WITH 10S 1421.

### 17. PLUMBING & HEATING

- AIR TO WATER HEATING SYSTEM (SEE SEPARATE SPECIFICATION DOCUMENTS)**
- ALL PRIMARY PIPEWORK TO BE INSULATED AS DETAILED IN TABLE 11 OF THE DOEHLG "HEATING AND DOMESTIC HOT WATER SYSTEMS FOR DWELLINGS - ACHIEVING COMPLIANCE WITH PART L 2008". ALL PIPES IN ATTIC TO BE LAGGED WITH 19mm ARMAFLEX INSULATION. ALL PIPES, VALVES AND SWITCHES TO BE VISIBLE AND CLEARLY LABELED.

- INCLUDE FOR SUPPLY AND INSTALLATION OF ALL NEW SANITARY WARE. TOILETS, SEATS, SINKS, TAPS, SHOWER DOORS, BATH, TOILET ROLL HOLDERS, MIRROR TO COMPLETE ALL BATHROOMS IN FULL. ALL TO BE ARMITAGE SHANK.
- BATHROOM 1.** INSTALL WHITE ARMITAGE SHANKS 'SANDRINGHAM CLASSIC O.E.A' SANITARY WARE. LEVER TAPS. SEPARATE HOT & COLD LEVER TAPS TO BE INSTALLED. 1700x700 PLAIN ENAMELLED STEEL BATH, COMPLETE INCLUDING TAPS AND DRILLING FOR TAP HOLES; ANTI-SLIP, EARTH CONNECTION; INCLUDING BOXING OUT AT END OF BATH; 25MM MARINE PLYWOOD SHEETING TO TOP AT END OF BATH AND FULL LENGTH AT SIDE OF BATH; SCREW FIXED WITH GALVANISED MILD STEEL SCREWS TO 75 X 50MM FRAMING UNDER; CLEANING, KNOTTING AND STOPPING; SPOT PRIMING; ONE COAT PRIMER; TWO UNDERCOATS; ONE COAT GLOSS. INSTALL WALL BRACKETED STANDARD WASH HAND BASIN, 850-900MM ABOVE FINISHED FLOOR TO ALLOW CLEAR KNEE ACCESS OF 700MM FROM FLOOR LEVEL. WASTE PIPES TO BE RECESSED, NO PEDESTAL TO BE INSTALLED. LEVER TAPS TO BE INSTALLED. INSTALL STANDARD WC, 430MM HIGH.
- BATHROOM 2.** INSTALL EASA "THE ACCESS TRAY" 1000MM X 1000MM MIN LEVEL ACCESS SHOWER TRAY, WITH CLASSY SEAL WHERE TRAY MEETS WALL. GRADIENT TO DRAINAGE DOES NOT EXCEED 1:40 SLOPE. NEW SHOWER UNIT, WHICH IS TO BE A THERMOSTATICALLY CONTROLLED SHOWER WITH A SAFE ANTI-SCALD TEMPERATURE OF 41 DEGREES (OFF TANK, NOT MAINS) A 2M FLEXIBLE HOSE IS TO BE PROVIDED. THE HOSE IS TO BE DETACHABLE, HEIGHT ADJUSTABLE ON A VERTICAL BAR BETWEEN 900MM & 2000MM ABOVE FLOOR LEVEL AND 650MM FROM THE CORNER. CONTROLS AND SOAP DISH SHOULD BE WITHIN REACH WHEN SITTING : 900-1100MM ABOVE FLOOR LEVEL. INSTALL VERTICAL GRAB RAILS TO BOTH SIDES OF SHOWER UNIT. INSTALL WEIGHTED SHOWER CURTAINS & HALF HEIGHT EASA EVOLUTION PORTABLE DOORS WITH CHROME FINISH AND POLYCARBONATE DOORS. FLOOR TO BE TILED WITH NON-SLIP TILES. INSTALL WALL BRACKETED STANDARD WASH HAND BASIN, 850-900MM ABOVE FINISHED FLOOR TO ALLOW CLEAR KNEE ACCESS OF 700MM FROM FLOOR LEVEL. WASTE PIPES TO BE RECESSED, NO PEDESTAL TO BE INSTALLED. LEVER TAPS TO BE INSTALLED. INSTALL STANDARD WC, 430MM HIGH. INSTALL WALL MOUNTED HORIZONTAL AND FOLD DOWN GRABRAILS TO BOTH SIDES OF THE NEW TOILET. INSTALL A GRUNDFOS STRL 5 1.5C BAR TWIN IMPELLER REGENERATIVE SHOWER PUMP TO SUPPLY NEW ANTI SCALD SHOWER FROM TANK.
- PROVIDE COLD WATER STORAGE TANK OF APPROX. 350 LITRE CAPACITY IN ROOF SPACE. PROVIDE EXPANSION TANK OF APPROXIMATELY 45 LITRE CAPACITY. EACH TANK SHOULD BE PROVIDED WITH APPROPRIATE COVER AND SUPPORTED IN ACCORDANCE WITH GUIDELINES AS SET OUT IN THE BUILDING REGULATIONS. WALKWAY TO BE LAID IN ATTIC FROM TRAP DOOR TO WATER TANK. LIGHT TO BE FITTED IN ATTIC.
- ALL SANITARY FITTING AND APPLIANCES TO HAVE FLEXIBLE PENNYVALVE FEEDS.
- FIT 'COMBIMATE' WATER SOFTENER TO ALL HOUSES.
- FIT 'MAGNACLEAN PROFESSIONAL' FILTER SYSTEM.
- GULLY TO BE INSTALLED UNDERNEATH HEAT PUMP SYSTEM TO COLLECT WATER EXTRACT FROM SYSTEM. GULLY TO BE LINKED TO FOUL WATER DRAINAGE SYSTEM. PVC DROP TO BE INSTALLED FROM UNIT TO GULLY UNDERNEATH TO ALLOW FOR CONDENSATION RUNOFF
- 50mm (min) DRAIN ADJACENT TO THE WATER TANK UNIT OF THE HEAT PUMP - PLUMPED TO THE OUTSIDE TO ALLOW FOR OVERFLOW.
- INDIVIDUAL WASTE PIPES REQUIRED FROM EACH SINK, DISHWASHER, WASHING MACHINE, WHB, SHOWER, BATH ETC. INDIVIDUAL WASTE PIPES TO DISCHARGE ABOVE FOOTPATH LEVEL INTO WASTEWATER GULLIES. ALL 90 DEGREE BENDS ON ALL WASTE PIPES TO HAVE RODDING FACILITY.
- CERTIFICATION OF HEATING/PLUMBING SYSTEM REQUIRED UPON COMPLETION.

### 18. ELECTRICAL

- BATHROOM & EXTERNAL LIGHTS TO HAVE LED 12 WATT COOL WHITE BULBS FITTED.
- SOCKETS AND SWITCHES TO LOCATED BETWEEN 900-1100MM ABOVE FFL. SOCKETS LOCATED A MINIMUM OF 300MM FROM CORNERS. DOUBLE SOCKETS LOCATED ON EACH SIDE OF BEDS TO BE 450-900MM ABOVE FLOOR LEVEL.
- ALL SMOKE/HEAT DETECTORS TO BE LINKED.
- ALL ELECTRICAL WORK TO BE TO CURRENT RECI STANDARDS
- NO WALL SOCKETS ARE TO BE BACK TO BACK ON PARTY WALL
- ALL SMOKE / HEAT / CO2 DETECTORS TO BE WIRED BACK TO INDICATOR PANEL UNIT, LOCATED BESIDE FUSE BOARD
- SHOWER INSTALLATIONS TO HAVE ESB CABLE TAILS FROM METER TO BOARD TO BE 16 SQUARE, AND CABLE FROM BOARD TO SHOWER MUST BE 10 SQUARE. BATHROOM LIGHT TO BE ON AN RCD.
- CERTIFICATION OF ELECTRICAL SYSTEM REQUIRED UPON COMPLETION

### 19. AIR TIGHTNESS TEST

- CONTRACTOR IS TO INCLUDE FOR CARRYING OUT AN AIR TIGHTNESS TEST. REQUIRED RESULT IS AIR PERMEABILITY RATE (Q50) OF NOT GREATER THAN 4 CUBIC METRES PER HOUR PER SQUARE METRE OF EXPOSED ENVELOPE AREA, TO ALLOW AN ENTRY INTO THE DEAP SOFTWARE FOR ADJUSTED RESULT OF AIR PERMEABILITY TEST IN AC/H ADJ OF NOT GREATER THAN 0.2.

### 20. BUILDING ENERGY RATING (BER) CERTIFICATE

- CONTRACTOR IS TO PROVIDE BER CERTIFICATE ON COMPLETION OF CONSTRUCTION - MINIMUM ACCEPTABLE BER RATING IS A2

- INCLUDE FOR FULL CLEAN AND FOGGING OF DWELLING UPON COMPLETION.

## NOTES

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- DO NOT SCALE, use figured dimensions only, if in doubt ask.

A	04/03/2024	15/3	Planning Stage.	L.S.
No.	Date	Scale	Amendment / Issue	App.



**CARLOW COUNTY COUNCIL**  
HOUSING DEPARTMENT

Director Of Services: Michael Brennan  
Tullow Civic Offices, Inner Relief Road, Tullow, Co. Carlow  
Phone: (059)9136296 Fax: (059)9152156  
Email: secretar@carlowcoco.ie

 **Carlow Local Authorities, A CPD Accredited Company**

Project:

**NEW DWELLINGS & ALL ASSOCIATED SITE WORKS AT TOWNSEND AVENUE, BILBOA, BAHANA, CO. CARLOW.**

Title:

**DWELLING 15 : SPECIFICATION**

Drawn by:	R.S.	Job No:	
Checked by:	L.S.	Issue:	
Approved by:	L.S.	Drg. No:	Rev:
Scale:	@1:50 @A2	<b>E-202</b>	<b>A</b>
Date:	04/03/2024		

# DWELLING 15: SPECIFICATION