

House Building Specification - Clós Émer

1.0 PLANNING

Copy of planning permission and conditions are supplied as part of the contract for sale of site

2.0 FLOOD RISK, SITE CONTAMINATION & INVASIVE SPECIES

There is no

- a. risk of flooding
 - b. contamination or invasive species such as Japanese Knot Weed.
- at, or in the vicinity of, the proposed site at the date of commencement.

3.0 BUILDING REGULATIONS, BUILDING CONTROL (AMENDMENT) REGULATION & BER

- a. The building works comply with all parts of the Building Regulations, Codes of Practice and Building Control Regulations.
- b. All materials are to be CE certified and marked appropriately.
- c. Building Control (Amendment) Regulation (BCAR) details and if applicable Fire Safety and Disability Accessibility Certificates are available on completion.
- d. All works to be certified by a BCAR registered Assigned Certifier.
- e. All units have a Provisional BER A3 rating.
- f. A DEAP file and final BER rating are available on completion.

4.0 OUTLINE SPECIFICATION

4.1 FOUNDATIONS, RISING WALL & FLOOR SLAB

All foundations, rising walls and floor slab to engineer design and detail.

4.2 ACCESS

Front door access shall be level access by graded paving up to door.

4.3 SUPERSTRUCTURE

All external walls are built using Irish Agrément Bord (IAB) certified Insulated Concrete Framework (ICF) system.

The party wall complies with Building Regulation Part E (Sound) 2014 and tested by a SITRI registered tester.

Party wall fire stopping as per Building Regulations TGD B.

4.4 ROOF CONSTRUCTION:

- a) To manufacturers design and detail.
- b) Noggins are to be installed between trusses to support all ceiling plasterboard edges.
- c) Verges to be as per Homebond detail for pointed mortar verge with undercloak or otherwise agreed.
- d) Roof finish is flat concrete tile on treated timber batten on breathable roof membrane.

Roof Ventilation:

Proprietary ventilation products to be used at eaves to ensure air flow is maintained in attic.

4.5 Air Permeability:

- a) Air leakage will be limited in the building fabric by sealing at all external door and window frames, service penetrations to walls, floors, joists and ceilings to be sealed both internally and externally with proprietary airtight sealing products.

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- i. All service penetrations, etc to be sealed to the external wall with suitable proprietary tapes, membranes and sealant.
 - ii. Pressure testing to be carried out in compliance with Part L 2011 as amended 2017. A quality control blower door test is to be carried out to ensure target is achieved for final BER compliance certification.
- b) Attic hatch to be an airtight hatch with no ladder.

4.6 DRAINAGES

Rainwater Goods above Ground:

All guttering, downspouts to be white uPVC, square section.

Drainage Goods Below Ground:

All drainage products to be Wavin, or equivalent, with proprietary inspection chambers and lids or similar to be used throughout.

Drainage Above Ground:

The air : water heat pump waste discharge is to an external drain

4.7 INSULATION:

Floor slab insulation consists of 120mm Thermofloor insulation

External wall insulation consists of – 64mm internal facing / 64mm external facing Amvic insulation infilled with 30N reinforced concrete, or as per the Irish Agrément Board (IAB) certificate requirements.

Attic floor insulation consists of 400mm fibreglass insulation

4.8 WINDOWS & EXTERNAL DOORS:

Windows

- a) Windows to be supplied by Munster Joinery and consist of white uPVC windows and a white integrated uPVC cill with 90mm insulated frames, double glazing and a U-value of 1.2. Window handles to be white and upstairs windows to be fitted with child safety opening restraints.

External Doors

- a) External doors to be supplied by Munster Joinery, with a three-point locking system, with lever handle and fitted with thumb turn knobs internally.
- b) Front door to be a Munster Joinery 'Classic' GRP composite door, 'Cottage with side pane' style, with selected colour.
- c) Rear door to be white uPVC with 90mm insulated frames, double glazing and a U-value of 1.2.

4.9 VENTILATION:

- a. All windows to be fitted with trickle ventilation, sized to meet room size requirements.
- b. Positive Input Ventilation may be fitted in addition to provide additional ventilation to the entire dwelling.

4.10 INTERNAL WALLS & CEILINGS - Non Load Bearing Partitions

- a) All internal walls are to be of metal stud construction with a 12.5mm plasterboard finish and taped, jointed and painted.

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- b) Wet areas to have moisture grade 12.5mm board fitted.
- c) Bath / shower area walls to be 'tanked' with proprietary waterproof products from bath height to ceiling.
- d) All ground floor ceilings to have 15mm plasterboard fitted and taped, jointed and painted .
- e) All first floor ceilings to have 12.5mm plasterboard fitted and taped, jointed and painted

4.11 PLUMBING, HEATING & SANITARY WARE:

Heating System

- a) The heating system will be sized by a Heating Engineer and will be based on an air : water heat pump, located in a suitable position to the rear of the house feeding an insulated cylinder located in the hot press with expansion tank
- b) Space heating shall be provided by a pumped low pressure heating system using a circuit of sized radiators.
Radiators shall be provided in all habitable rooms.
- c) Heating controls to include programmer, 3 zone space and hot water heating system, thermostatic radiator valves to all radiators, and room thermostats at ground and first floor level.

Cold/Hot Water

- a) Plumbing shall be in appropriately sized 'Qualplex' (or equivalent), or copper piping as appropriate.
- b) A one-piece cold-water tank with lid shall be provided in the attic space sized as per the building regulations. Pipes in attic shall be fully insulated.
- c) Isolator valves, (blue and red thumb turn type), are to be fitted to feed pipework at toilet cisterns, wash hand basins, bath and kitchen taps etc. to eliminate the need to drain down the system.
- d) Shower point to have thermostatic mixing valve fitted.

Sanitary Fittings

- a) Sanitary ware to be white with chrome tapware, as selected by contractor. All wastes and drainage provided and fitted.
- b) Sanitary fittings to the bathroom & WC are to comprise of a floor mounted toilet pan and close coupled cistern, wash hand basin (min 450mm) on pedestal.
- c) Bathroom to be fitted with a bath with shower and shower screen door.
Bath to be supported on timber frame and to be filled / loaded prior to sealing. Junction of bath rim : wall to be fitted with 'Classi-seal' or equivalent prior to wall tiling.

See attached for schematic plan

4.12 ELECTRICAL:

- a) Number of points shall be minimum of
 - 6 double sockets per kitchen/dining area,
 - 2 double per bedroom, with 3 to main bedroom,
- b) typically one pendant light fitting per habitable room and attic.
- c) All electrical services in wet rooms are to have the appropriate IP rating for the specific location.

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- d) A Fire Detection and Alarm is to be provided in accordance with Building Regulations Fire Safety and TGD B 2017 and to include smoke detectors in each habitable room plus hall and landing, a heat detector in the kitchen and a CO detector in the hall and landing area.
- e) TV points are to be provided in the living room and main bedroom.
- f) An air connection point for telephone / broadband services to be provided in the hall.

See attached for schematic plan of electrical services.

4.13 JOINERY

Attic Hatch

Attic hatch surround to be boxed with ply or similar to prevent insulation blocking the hatch and falling down when the hatch is open.

Staircase & Handrail

The timber stair complies with Building Regulations Part K 2014 Stairways, Ladders, Ramps and Guards requirements;

Staircase and handrail to stair and landing constructed in softwood with selected handrail, newel posts and spindles; making the opening good with plasterboard and painted timber trim / beading.

Internal Doors

- a) Internal doors to have a minimum 770mm clear opening.
- b) Internal doors to be flush style single panel softwood doors with rebated doorframe (one-piece) with width of frame to suit wall or partition size.
- c) Doors to all rooms, shall be hung on 3no. 100 mm stainless steel butt hinges.

Ironmongery

- d) Internal doors shall have upright latch with chrome finish lever handle on rose; with thumb turn lock to bathroom / WC.

Skirting & Architrave

- a) Skirting to be 119mm x 18 mm bevelled softwood throughout.
- b) Architraves to be 98 x 18 mm softwood.

All corner junctions to be mitred.

4.14 KITCHEN, WARDROBES & FIREPLACE

Kitchen

- a) Standard range including 600mm deep floor and 300mm deep wall units with chipboard carcass, selected style doors with pull knobs and laminate worktop.
- b) Sink will be a single bowl stainless steel with standard mixer tap.

See attached for schematic plan and elevation.

4.15 FINISHES – FLOORS, WALLS, CEILINGS, WOODWORK & EXTERNAL

Floors

All floors to be covered with selected flooring as follows

- a) The kitchen, WC and bathroom floors : R10 non-slip vinyl
- b) The sitting/living room and all bedrooms : laminate flooring.

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- c) The stairs and landing : carpet on underlay.
- d) The hallway entrance : R11 non-slip tile

Wall Tiling

All wall tiling to be selected ceramic tiling

- a) Kitchen tiling to extend for the full height from counter top to underside of wall units above.
- b) Bathrooms and en-suites – The junction of the bath with wall tiling is to be sealed with a 'Classi Seal' tanking kit prior to tiling and junctures to be sealed with mould resistant sealant.
- c) Tiles to be located on 3 sides around bath (top of bath to ceiling) and sealed with mould resistant sealant.
- d) Splash back tiling to be fitted to all basins. The junction is to be sealed with mould resistant sealant.

Painting

Walls

- a) All internal walls to be taped and jointed and finished with two coats of selected vinyl matt emulsion paint, including recesses and window reveals.

Ceilings

- b) All ceilings to be taped and jointed and finished with two coats matt brilliant white matt emulsion paint.

Woodwork

- c) All MDF/wood/timber to be primed, undercoated and to receive a finishing gloss paint coat, colour white.

External

- d) All external surfaces are finished in low maintenance selected pre-coloured product.

4.16 GARDENS – LANDSCAPING, FENCING & PAVING

- a) Gardens, where relevant, and open spaces shall be prepared, graded, top-soiled and seeded.
- b) Work on general landscaping and gardens, where relevant, will be carried out at a suitable time for planting, which may be after the houses are completed and occupied.

Fences

Rear fencing shall be treated timber fencing on concrete 'H' posts 1.8m high to be secured within a new concrete foundation.

Hit & miss pressure treated timber boards or panels to be fitted. Boards will be minimum 100mm wide and 6mm thick fixed to timber rails.

Finished fence will be 1.8m above finished garden level.

Paving (excluding public paths, and carparking area).

Paths: Concrete, laid on well-consolidated dry fill, to proper formation level.

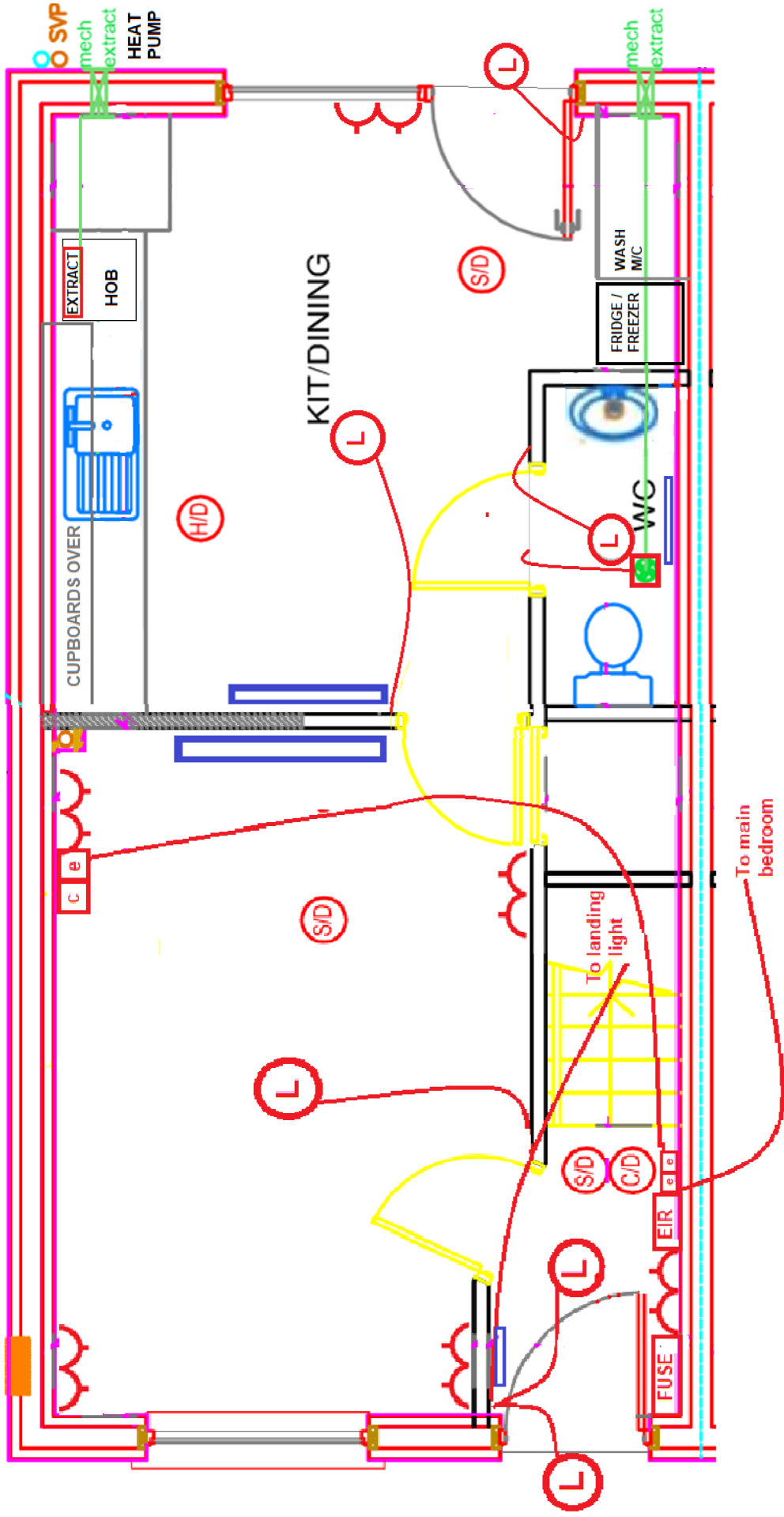
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7.0 HOMEOWNERS MANUAL

Resident's instruction packs describing in lay persons terms: the operation instructions, (as appropriate) for heating system; mechanical; electrical; ventilation; fire alarm, including heat, smoke and CO detector, windows and doors and all relevant isolation points indicated. This is to include copies of all manufacturers operating instructions.

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Schematic of Ground Floor – 3 bed Terrace

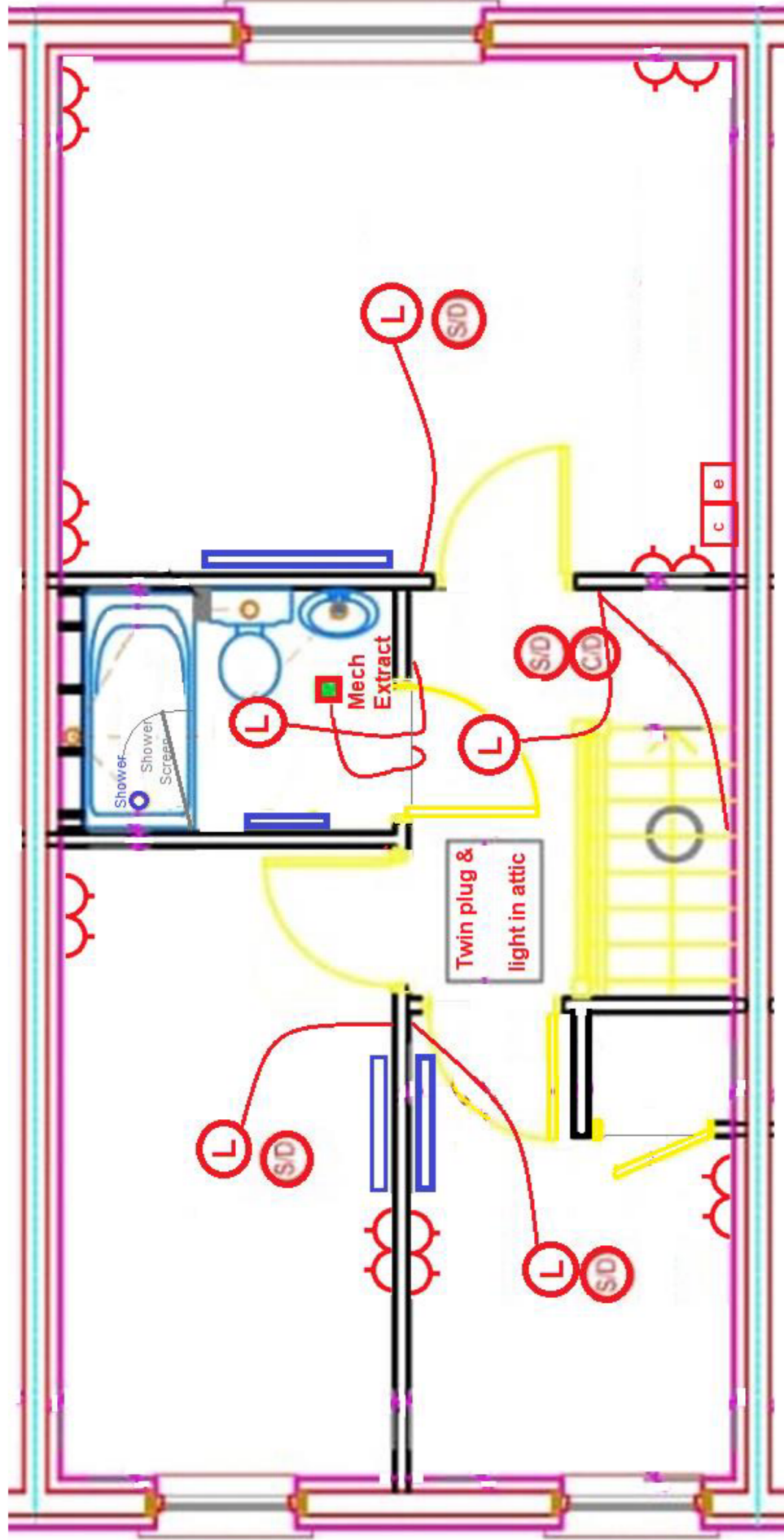


Note

For illustration only / Not to scale / Subject to change by contractor / Finishes to contractor specification / Electrical white goods provision subject to contract

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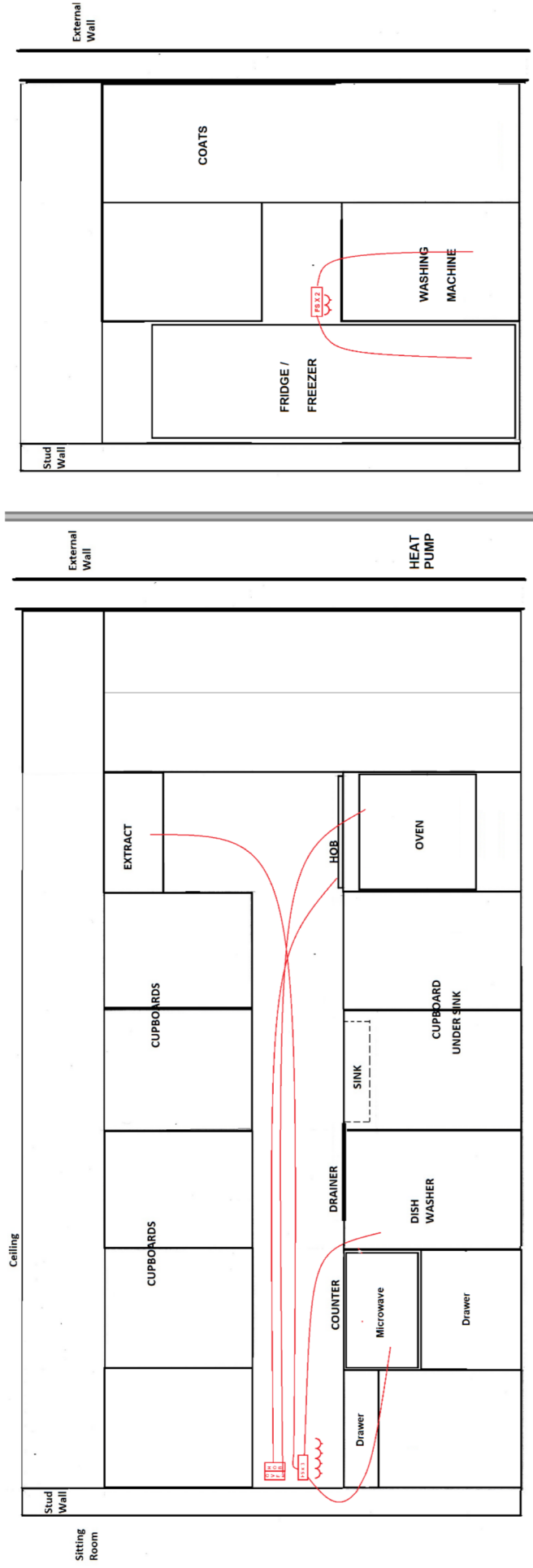
Schematic of First Floor – 3 bed Terrace



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Schematic of Kitchen – 3 bed Terrace



Note

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