

OUTLINE SPECIFICATION FOR PROPOSED DEVELOPMENT AT St. MAELRUANS PARK, TALLAGHT, DUBLIN 24

Minium width of foundations in compliance with Table 5 and minium depth of foundations according to ground conditions as per Section 1.1.5.1 and 1.1.5.2.

In this instance all foundations to be 35N20 A393 mesh to 35N29 conc strip foundations to dimensions shown set at 75mm above foundation trench floor.

Internal wall foundation to be 900mm wide x 300mm deep with A393 to reinforcing detail set at 75mm above foundation floor.

All cavity block walls and internal 100mm conc block walls to be tied into perimeter walls where shown.

All walls to be in compliance with Part 3 ,Sections 1.1.3.1. and 1.1.3.7.

Roof timbers to comply with Part 2- 1.1.2.2 and 1.1.2.7.

Conc roof tiles on 50mm x 50mm treated timber battens on breathable roofing felts on 225mm x 44 mm rafters at 400cc with bridging at every 1200mm, 150mm x 50mm collars, hangers and struts at every third rafter, 100mm x 75mm wall plate, vertical galvanised straps at 2.0m centres

BUILDING REGULATIONS PART B (2006)-FIRE SAFETY.

Refer to Section B1-Part 1.5

Grade D Fire detection as per Part 1.5.5.1

All windows to have opening sections between 800mm and 1100mm from floor level and to be in accordance with Part 1.5.6

Escape window opening section with unobstructed clear open area min 0.33 sq mts with minium width and height of 450mm.

BUILDING REGULATIONS PART C (2004)-SITE PREPERATION.

Site conditions checked prior to commencement Ground conditions to be recorded.

All materials to be certified Pyrite free prior to delivery on site.

Only approved materials to be used for damp proofing.

Approved radon barrier, sump, jointing tape and vent to be used. Radon barrier to be laid in accordance with Part C Building Regs.

Drainage including ground water drainage as per ground floor plan.

BUILDING REGULATION PART D (2013)-MATERIALS AND WORKMANSHIP.

All materials to be approved to NSAI or Agreement Certificate Standards.

All personnel on site to hold current SAFE PASS certification.

All workmanship to be in accordance with Part D Building Regs.

Any untoward incident occuring on site must be reported immediatly to the Project Supervisor.

All insurance details and site safety safety statements to be made available on site at all times.

BUILDING REGULATIONS PART E (2005)-SOUND.

All works and materials to be in compliance with Section 4.

All materials to be in compliance with NSAI or Agreement Certification on site and records of certification kept at site office.

Requirements under Part E (TGD E 2014)

E1 Airbourne Sound (walls),

E2 Airbourne Sound (floors),

E3 Impact Sound (floors).

BUILDING REGULATIONS PART F (2009) - VENTILATION

Section 1 -Dwellings.

Bedrooms to have a permanevt ventilation at 2.1m above floor level allowing a total vent area of not less tha 6500mm sq.

En suites to have a mechanical extract with 15 mins overrun to standard in accordance with Table 1 and Section 1.2.3 and 1.2.2.7

Background ventilators to comply with Section 1.2.3.4 and as illustrated in Table 5 in TGD -F

Floor to ceiling heights to comply with section drawing herein.

Section 2- Condensation in Roofs :

Roof ventilation to have 25mm continuous strip in soffit.

Roof ventilation to comply with 2.1.11 - 2.1.13 and as per Diagram 11.

Refer to M&E Consultant for further information.

BUILDING REGULATIONS PART G (2008)-HYGEINE.

All works to be in compliance with Section 1 and Section 2.

All piping to underground areas to be sealed against rodent and insect incursion.

All attic tanks and pipework to be insulated against infestation and nesting as per Table 1

No food material to be left exposed on site

Porta loo to be provided by contractor on site

BUILDING REGULATIONS PART H (2010)-DRAINAGE AND WASTE WATER DISPOSAL

All drainage and waste water to connect to existing services on site as per Section H1

Foul drainage to be in accordance with Section 1.1.2

Surface water discharge to be in accordance with Section 1.1.3

Ventilation to Foul manholes as per Section 1.2.1.3 and sub section 1.2.2

All manholes and drainage to be in accordance with Section 1.3. with adequate benching and drainage haunching to detail.

All watermains to be insulated under ground level.

Manhole covers to be fitted securely to standard

BUILDING REGULATIONS PART L(2011)- CONSERVATION OF FUEL AND ENERGY-QWELLINGS.

All insulations as per attached specification . No cold bridging to any perimeter walls to be allowed.

All perimeter walls to be insulated with a min 100mm insulation.

50mm upstand insulation Kooltherm K7 to floor perimeter.

U Values as per Table 5

Target U Values.

U Value for floor 0.12

U Value for wall 0.16

U Value for roof 0.14

See consultants for further information.

Part L Compliance to Section .21.3.2 as per diagram 2 at TGD Part I.

Air infiltration as per Section 2.1.4.1 sealin at opes.

Provide air tightness in accordance with Part L requirements.

BUILDING REGULATIONS PART J (2005)- HEAT PRODUCING APPLIANCES.

All radiators to be to Irish Agreement standards and to connect to ex. heating system as necessary.

See M&E Consultants for further information.

BUILDING REGULATIONS PART M (2010)- ACCESS AND USE.

All door sets to be set in min 900mm wide opes

Sockets at 400mm from floor level

Switches at 1200mm above floor level

Provide level access 1.5 x 1.5 to front door entrance - as per appropriate project and development.

PLANNING ISSUE.

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