

## **OLD SCHOOLHOUSE SHD – BUILD-TO-RENT RESIDENTIAL DEVELOPMENT**

Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700),  
Porterstown Road, Kellystown, Clonsilla, Dublin 15

### **BUILDING LIFE CYCLE REPORT**



## DOCUMENT HISTORY

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## 1.0. INTRODUCTION

Aramark Property were instructed by OSH Ventures Limited, to provide a Building Lifecycle Report for their proposed build-to-rent residential scheme at Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15.

The purpose of this report is to provide an initial assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered to effectively manage and reduce costs for the benefit of the residents. This is achieved by producing a Building Lifecycle Report.

This Building Lifecycle Report has been developed on foot of the revised guidelines for Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000 (as amended) December 2020. Within the new guidelines, new guidance is being provided on residential schemes.

Section 6.13 of the Operation and Management of Apartment Development Guidelines (December 2020) requires that:

*“planning applications for apartment development shall include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.”*

## 2.0. DESCRIPTION OF DEVELOPMENT

The Strategic Housing Development, which will be accessed from Porterstown Road, will consist of the following:

- i. The construction of a residential development of 198 no. Build to Rent apartment units (120 no. one beds, 59 no. two beds and 19 no. three beds) in 8 no. blocks (ranging in height from four/five to seven storeys in height) as follows:
  - Block A containing a total of 22 no. apartments (16 no. 1 bed units, 5 no. 2 bed units and 1 no. three bed units) measuring 4 to 5 storeys in height with all apartments provided with private balconies/terraces.
  - Block B containing a total of 21 no. apartments (11 no. 1 bed units, 6 no. 2 bed units and 4 no. three bed units) measuring 5 storeys in height with all apartments provided with private balconies/terraces.
  - Block C containing a total of 27 no. apartments (15 no. 1 bed units, 8 no. 2 bed units and 4 no. three bed units) measuring 6 storeys in height with all apartments provided with private balconies/terraces.
  - Block D containing a total of 31 no. apartments (15 no. 1 bed units, 10 no. 2 bed units and 6 no. three bed units) measuring 7 storeys in height with all apartments provided with private balconies/terraces.
  - Block E containing a total of 37 no. apartments comprising (27 no. 1 bed units and 10 no. 2 bed units) measuring 7 storeys in height with all apartments provided with private balconies/terraces.
  - Block F containing a total of 31 no. apartments comprising (23 no. 1 bed units and 8 no. 2 bed units) being 6 storeys in height with all apartments provided with private balconies/terraces.
  - Block G containing a total of 11 no. apartments comprising (3 no. 1 bed units and 8 no. 2 bed units) measuring 5 to 6 storeys in height with all apartments provided with private balconies/terraces.
  - Block H containing a total of 18 no. apartments comprising (10 no. 1 bed units, 4 no. 2 bed units and 4 no. three bed units) measuring 4 to 5 storeys in height with all apartments provided with private balconies/terraces and
- ii. internal/external refurbishment and alterations to the existing Protected Structure (Former Clonsilla School - RPS No. 700) to allow for its change of use and conversion to provide a management office with ancillary community use for residents and

- iii. the construction of 1 no. childcare facility located within the ground and first floor levels of Block G.

A total of 100 no. car parking spaces are proposed including 96 no. spaces serving the proposed apartments, (32 no. standard spaces at undercroft level at Blocks B to H, 58 no. standard spaces at surface level at Blocks A, C, D, E, F and G and 6 no. disabled spaces at undercroft level at Blocks B, D and F), 3 no. spaces for the staff of the proposed childcare facility at undercroft level at Block G and 1 car-share space at surface level at the Old Schoolhouse.

A total of 392 no. bicycle parking spaces are proposed, including 312 no. spaces at undercroft levels and 80 no. spaces at surface level.

Planning permission is also sought for landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substation, open space areas including playground, boundary treatments, internal roads and footpaths (including a Greenway Cycle Path), upgrade to existing access from Porterstown Road and all associated site works to facilitate the development.

### 3.0. EXECUTIVE SUMMARY – BUILDING LIFE CYCLE REPORT

#### **Measures to effectively manage and reduce costs for the benefit of residents**

The following document reviews the outline specification set out for the proposed build-to-rent residential scheme at Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15 and explores the practical implementation of the design and material principles which has informed design of building roofs, façades, internal layouts and detailing of the proposed development.

Building materials proposed for use on elevations and in the public realm achieve a durable standard of quality that will not need regular fabric replacement or maintenance outside general day to day care. The choice of high quality and long-lasting materials, as well as both soft and hardscape in the public, semi-public and private realm will contribute to lower maintenance costs for future residents and occupiers.

**Please note that detailed specifications of building fabric and services have not been provided at this stage. This report reflects the outline material descriptions contained within C+W O'Brien Architects' planning drawing pack received January 2021.**

**For any elements where information was not available, typical examples have been provided of building materials and services used for schemes of this nature and their associated lifespans and maintenance requirements. All information is therefore indicative subject to further information at detailed design stage.**

As the building design develops this document will be updated and a schedule will be generated from the items below detailing maintenance and replacement costs over the lifespan of the materials and development constituent parts in a summary document. This will enable a robust schedule of building component repair and replacement costs which will be available to the property management company so that running, and maintenance costs of the development are kept within the agreed Annual operational budget, this will take the form of a Planned Preventative Maintenance Schedule (PPM)\* at operational commencement of the development.

*\*PPM under separate instruction*

## 4.0. EXTERNAL BUILDING FABRIC SCHEDULE

### 4.1. Roofing

#### 4.1.1. Green Roofs (Manufacturer / Supplier TBC)

<i>Location</i>	Selected Flat Roof Areas (maintenance access only)
<i>Description</i>	Extensive green roof system to engineer's specification.
<i>Lifecycle</i>	As used across the industry nationally and in the UK, long lifecycle typically achieved by robust detailing to adjoining roof elements, regular inspection and maintenance regime to ensure the upkeep of roofing product / materials.
<i>Required maintenance</i>	Quarterly maintenance visits to include inspection of drainage layer and outlets and removal of any blockages to prevent ponding. Inspection of vegetation layer for fungus and decay. Carry out weeding as necessary. No irrigation necessary with sedum blankets.
<i>Year</i>	Quarterly
<i>Priority</i>	Medium
<i>Selection process</i>	A green roof will add to the character of the overall scheme, as well as providing attenuation to storm water run-off and less burden on rainwater goods, increased thermal and sound insulation to the building and increased biodiversity. Natural soft finishes can provide visual amenity for residents where roof areas are visible or accessible from within areas of the scheme. Sedum roofs are a popular and varied choice for green roofs requiring minimal maintenance.
<i>Reference</i>	C+W O'Brien Architects' planning drawings & Design Statement.

#### 4.1.2. Roof Terraces (Manufacturer / Supplier TBC)

<i>Location</i>	Communal Terrace (Penthouse Level)
<i>Description</i>	<ul style="list-style-type: none"> <li>• Paving with light weight slabs on;</li> <li>• Patent pads on;</li> <li>• Cushion layer on;</li> <li>• Roof deck build up to architects' and engineers' instructions.</li> </ul> <p>As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.</p>
<i>Lifecycle</i>	Average lifecycle of 30 years. Generally, tend to be a long-lasting material with robust proven detailing to adjoining roof elements, if well maintained and installed appropriately.
<i>Required maintenance</i>	Regular maintenance visits to include inspection of drainage outlets under decking and removal of any blockages. General repair works, watching out for displacement of slabs, mortar decay and removal of organic matter.
<i>Year</i>	Annually
<i>Priority</i>	Medium

<i>Selection process</i>	Paving slabs provide a robust and long-lasting roof terrace surface, requiring considerably less maintenance when compared to timber decking or gravel surfaces.
<i>Reference</i>	C+W O'Brien Architects' planning drawings & Design Statement.

#### 4.1.3. **Fall Arrest System for Roof Maintenance Access (Manufacturer / Supplier TBC)**

<i>Location</i>	Flat roof areas to all blocks (maintenance access only)
<i>Description</i>	<ul style="list-style-type: none"> <li>• Fall Protection System on approved anchorage device.</li> <li>• Installation in accordance with BS 7883 by the system manufacturer or a contractor approved by the system manufacturer.</li> </ul>
<i>Lifecycle</i>	25-30 years dependent on quality of materials. Generally steel finishes to skyward facing elements can be expected to maintain this life expectancy. As used across the industry nationally and the UK, long lifecycle is typically achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check and reset tension on the line as per manufacturer's specifications. Check all hardware components for wear (shackles, eye bolts, turn buckles). Check elements for signs of wear and/or weathering. Lubricate all moving parts. Check for structural damage or modifications.
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	Fall protection systems are a standard life safety system, provided for safe maintenance of roofs and balconies where there is not adequate parapet protection. Fall protection systems must comply with relevant quality standards.
<i>Reference</i>	N/A

#### 4.1.4. **Roof Cowls (Manufacturer / Supplier TBC)**

<i>Location</i>	Roofs ( <i>specific locations TBC</i> )
<i>Description</i>	Roof Cowl System to be supplied with weather apron for flat roofs.
<i>Lifecycle</i>	25-35 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check fixings annually, inspect for onset of leading-edge corrosion if epoxy powder coat finish and treat.
<i>Year</i>	Annually
<i>Priority</i>	Low
<i>Selection process</i>	Standard fitting for roof termination of mechanical ventilation system.
<i>Reference</i>	N/A

#### 4.1.5. Flashings (Manufacturer / Supplier TBC)

<i>Location</i>	All flashing locations
<i>Description</i>	Lead to be used for all flashing and counter flashings.
<i>Lifecycle</i>	Typical life expectancy of 70 years recorded for lead flashings. Recessed joint sealing will require regular inspections. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check joint fixings for lead flashing, ground survey annually and close-up inspection every 5 years. Re-secure as necessary.
<i>Year</i>	Ground level inspection annually and close-up inspection every 5 years
<i>Priority</i>	Medium
<i>Selection process</i>	Lead has longest life expectancy of comparable materials such as copper (60 years) and zinc (50 years). Lead is easily formed into the required shapes for effective weathering of building junctions according to Lead Sheet Association details.
<i>Reference</i>	N/A

#### 4.2. Rainwater Drainage (Manufacturer / Supplier TBC)

<i>Location</i>	All buildings
<i>Description</i>	<ul style="list-style-type: none"> <li>• <i>Rainwater outlets:</i> Suitable for specified roof membranes</li> <li>• <i>Pipework:</i> Metal / uPVC downpipes</li> <li>• <i>Below ground drainage:</i> To M&amp;E/ Structural Engineers design and specification</li> <li>• <i>Disposal:</i> To surface water drainage to Structural Engineers design</li> <li>• <i>Controls:</i> To M&amp;E/ Structural Engineers design and specification</li> <li>• <i>Accessories:</i> allow for outlet gradings, spigots, downspout nozzle, hopper heads, balcony and main roof outlets</li> </ul>
<i>Lifecycle</i>	Metal gutters and downpipes have an expected life expectancy of 40 years in rural and suburban conditions (25 years in industrial and marine conditions), this is comparable to cast iron of 50 years and plastic, less so at 30 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	As with roofing systems routine inspection is key to preserving the lifecycle of rainwater systems. Regular cleaning and rainwater heads and gutters, checking joints and fixings and regularly cleaning polyester coated surfaces (no caustic or abrasive materials).
<i>Year</i>	Annually, cleaning bi-annually
<i>Priority</i>	High
<i>Selection process</i>	As above, metal fittings compare well against cast iron (in terms of cost) and plastic (in terms of lifespan and aesthetic).
<i>Reference</i>	N/A

#### 4.3. External Walls

##### 4.3.1. Brick (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	Contrasting light and dark tone brickwork.
<i>Lifecycle</i>	Selected colour bricks have a high embodied energy, they are an extremely durable material. Brickwork in this application is expected to have a lifespan of 50-80 years. The mortar pointing however has a shorter lifespan of 25-50 years. Longer lifecycle achieved by regular inspection and maintenance regime.
<i>Required maintenance</i>	In general, given their durability, brickwork finishes require little maintenance. Most maintenance is preventative: checking for hairline cracks, deterioration of mortar, plant growth on walls, or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Aesthetic, lightweight, cost-efficient and low maintenance cladding option, indistinguishable from traditional brick construction.
<i>Reference</i>	C+W O'Brien Architects' planning drawings & Design Statement.

##### 4.3.2. Metal Cladding (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> <li>• Insulated Metal Cladding Panels – dark grey.</li> <li>• Metal Brise Soleil – dark-painted.</li> <li>• Dark Metal Capping.</li> </ul>
<i>Lifecycle</i>	Lifespan expectancy generally in excess of 40 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Selected cladding requires little maintenance and is resistant to corrosion. It can contribute to lower ongoing maintenance costs in comparison to exposed porous materials which may be liable to faster deterioration. Long term cleaning requirements should be taken into consideration.
<i>Year</i>	Inspection annually; cleaning 5 yearly
<i>Priority</i>	Low
<i>Selection process</i>	Selected cladding protects the building's structure from rainwater and weathering. Metal cladding systems are also chosen for their aesthetic impact, durability and weathering properties.
<i>Reference</i>	C+W O'Brien Architects' planning drawings

#### 4.4. External Windows & Doors (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> <li>Aluminium powder-coated window and door frames to approved colour or uPVC to approved colour.</li> <li>All units to be double/triple-glazed with thermally broken frames.</li> <li>All opening sections in windows to be fitted with suitable restrictors. Include for all necessary ironmongery; include for all pointing and mastic sealant as necessary; fixed using stainless steel metal straps screwed to masonry reveals; include for all bends, drips, flashings, thermal breaks etc.</li> </ul>
<i>Lifecycle</i>	Aluminium has a typical lifespan of 45-60 years in comparison to uPVC which has a typical lifespan of 30-40 years. Timber windows have a typical lifespan of 35-50 years, aluminium cladding can extend this lifespan by 10-15 years. As used nationwide and in the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check surface of windows and doors regularly so that damage can be detected. Vertical mouldings can become worn and require more maintenance than other surface areas. Lubricate at least once a year. Ensure regular cleaning regime. Check for condensation on frame from window and ensure ventilation.
<i>Year</i>	Annual
<i>Priority</i>	Medium
<i>Selection process</i>	Aluminium is durable and low maintenance with an average lifespan of 45-60 years, exceeding uPVC (30-40 years). Alu-clad timber windows compare favourably when compared to the above, extending timber windows typical lifespan of 35-50 years by 10-15 years.
<i>Reference</i>	C+W O'Brien Architects' planning drawings

#### 4.5. Balconies

##### 4.5.1. Structure (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> <li>Concrete balcony system to engineer's detail, or</li> <li>Powder-coated steel frame balcony system to engineer's detail</li> <li>Thermally broken farrat plate connections to main structure of building.</li> </ul>
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>Metal structure has a typical life expectancy of 70 years dependent on maintenance of components.</li> <li>Precast concrete structures have a high embodied energy; however, it is an extremely durable material. Concrete frame has a typical life expectancy of 80 years.</li> </ul> <p>As used across the industry nationally and the UK, longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.</p>

<i>Required maintenance</i>	Relatively low maintenance required. Check balcony system as per manufacturer's specifications. Check all hardware components for wear. Check elements for signs of wear and/or weathering. Check for structural damage or modifications.
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Engineered detail; designed for strength and safety.
<i>Reference</i>	N/A

#### 4.5.2. Balustrades and Handrails (Manufacturer / Supplier TBC)

<i>Location</i>	Balconies
<i>Description</i>	<ul style="list-style-type: none"> <li>• Frosted Toughened Glass Balustrading</li> <li>• Glass supported on framing system positioned behind glass.</li> <li>• Approved toughened safety glass and steel including fixings in accordance with manufacturer's details.</li> </ul>
<i>Lifecycle</i>	General glass and metal items have a lifespan of 25-45 years. Longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Annual visual inspection of connection pieces for impact damage or alterations.
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Metal and glass options will have a longer lifespan and require less maintenance than timber options (10-20 years).
<i>Reference</i>	N/A

## 5.0. INTERNAL BUILDING FABRIC SCHEDULE

### 5.1. Floors

#### 5.1.1. Common Areas

<i>Location</i>	Entrance lobbies / Common corridors
<i>Description</i>	<ul style="list-style-type: none"> <li>Selected anti-slip porcelain or ceramic floor tile complete with inset matwell.</li> <li>Selected loop pile carpet tiles.</li> </ul>
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>Lifespan expectation of 20-25 years in heavy wear areas, likely requirement to replace for modernisation within this period also.</li> <li>10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also.</li> </ul>
<i>Required maintenance</i>	Visual inspection, intermittent replacement of chipped / loose tiles
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Durable, low maintenance floor finish. Slip rating required at entrance lobby, few materials provide this and are as hard wearing.
<i>Reference</i>	N/A

<i>Location</i>	Stairwells, landings / half landings
<i>Description</i>	Selected carpet covering. Approved anodised aluminium nosings to stairs.
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also.</li> <li>20-year lifespan for aluminium nosings.</li> </ul>
<i>Required maintenance</i>	Visual inspection with regular cleaning.
<i>Year</i>	Quarterly inspection and cleaning as necessary.
<i>Priority</i>	Low
<i>Selection process</i>	Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

<i>Location</i>	Lift Lobbies
<i>Description</i>	Carpet/vinyl and porcelain tiles to match adjacent apartment and lobbies.
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>Lifespan expectation of 20-30 years in heavy wear areas, likely requirement to replace for modernisation within this period also.</li> <li>10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also.</li> </ul>
<i>Required maintenance</i>	Visual inspection, intermittent replacement of chipped / loose tiles.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Slip rating required for lifts, few materials provide this and are as hard wearing.
<i>Reference</i>	N/A

### 5.1.2. Tenant Amenity Areas

<i>Location</i>	Communal Facilities and Creche
<i>Description</i>	<ul style="list-style-type: none"> <li>• Timber laminate / parquet flooring, or</li> <li>• Carpet covering</li> <li>• Provide for inset matwell</li> </ul>
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Laminated / parquet timber flooring has an expected life expectancy of 25-35 years dependent on use</li> <li>• 10-15 year lifespan for carpet</li> <li>• Likely requirement to replace for modernisation within this period also</li> </ul>
<i>Required maintenance</i>	Visual inspection. Sweep clean regularly ensuring to remove any dirt. Clean up spills immediately and use only recommended floor cleaners.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Materials chosen for aesthetics, durability and low maintenance.
<i>Reference</i>	N/A

<i>Location</i>	All wet areas (e.g. Changing Rooms, WC's)
<i>Description</i>	Selected anti-slip ceramic floor tile.
<i>Lifecycle</i>	Lifespan expectation of 20-25 years in heavy wear areas, likely requirement to replace for modernisation within this period also.
<i>Required maintenance</i>	Visual inspection, intermittent replacement of chipped / loose tiles.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Slip rating required at entrance lobby, few materials provide this and are as hard wearing.
<i>Reference</i>	N/A

## 5.2. Walls

### 5.2.1. Common Areas

<i>Location</i>	Entrance lobbies / Common Corridors
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required, damp cloth to remove stains and replacement when damaged
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

<i>Location</i>	Lobbies / corridors / stairs
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required, damp cloth to remove stains and replacement when damaged
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

### 5.2.2. Tenant Amenity Areas

<i>Location</i>	Communal Rooms and Creche
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required, damp cloth to remove stains and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

<i>Location</i>	Wet areas (e.g. WC's)
<i>Description</i>	Selected ceramic wall tile to plasterboard (moisture board to wet areas).
<i>Lifecycle</i>	Typical life expectancy of 35-40 years, less in wet room areas to 20-25 years. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Bi-annual inspection to review damage, local repairs as necessary, particular detailed inspection in wet room areas.
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	Wet room application requires moisture board and tiling.
<i>Reference</i>	N/A

### 5.3. Ceilings

<i>Location</i>	Common areas & tenant amenity areas
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard ceiling on M/F frame. Acoustic ceiling to lift core and apartment lobbies. Moisture board to wet areas.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required, damp cloth to remove stains and replacement when damaged
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish
<i>Reference</i>	N/A

<i>Location</i>	Tenant amenity wet areas (e.g. WCs)
<i>Description</i>	Selected paint finish with primer to skimmed moisture board ceiling.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required, damp cloth to remove stains and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

### 5.4. Internal Handrails & Balustrades

<i>Location</i>	Stairs & landings
<i>Description</i>	Metal balustrade option
<i>Lifecycle</i>	25-30 years typical lifecycle. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular inspections of holding down bolts and joints
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	Hard-wearing long-life materials against timber options
<i>Reference</i>	N/A

## 5.5. Carpentry & Joinery

### 5.5.1. Internal Doors and Frames

<i>Location</i>	All buildings
<i>Description</i>	<ul style="list-style-type: none"> <li>Selected white primed and painted/varnished solid internal doors, or hardwood veneered internal doors</li> <li>All fire rated doors and joinery items to be manufactured in accordance with B.S. 476. Timber saddle boards.</li> <li>Brushed aluminium door ironmongery or similar</li> </ul>
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low, unless fire door High
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

### 5.5.2. Skirtings & Architraves

<i>Location</i>	All buildings
<i>Description</i>	Painted timber/MDF skirtings and architraves
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

### 5.5.3. Window Boards

<i>Location</i>	All buildings
<i>Description</i>	Painted timber/MDF window boards
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

## 6.0. BUILDING SERVICES

### 6.1. Mechanical Systems

#### 6.1.1. Mechanical Plant

<i>Location</i>	Plant Rooms
<i>Description</i>	Heating plant is proposed to consist primarily of Exhaust Air Heat Pumps with back up heater. Full specification to be further details to be provided by the M&E Consultant at detailed design stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Annual Maintenance of Exhaust Air Heat Pumps, Hot Water Heat Pump</li> <li>• Annual Maintenance / Inspection to Pumps.</li> <li>• Annual Maintenance / Inspection to Water Tanks.</li> <li>• Annual Maintenance / Inspection to Water Booster - sets.</li> <li>• Annual Maintenance / Inspection to DHS Tanks.</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> <li>• Replacement of equipment at (End of Life) EOL to be determined at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the CIBSE recommended lifecycles.
<i>Reference</i>	N/A

#### 6.1.2 Soils and Wastes

<i>Location</i>	All Areas / Kitchens Pods etc
<i>Description</i>	PVC Soils and Wastes Pipework
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Annual inspections required for all pipework within landlord areas.</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the CIBSE recommended lifecycles.
<i>Reference</i>	N/A

### 6.1.2. Water Services

<i>Location</i>	Apartments
<i>Description</i>	EAHP for domestic Hot Water with Copper Water Services Pipework and associated fittings and accessories.
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Annual Inspection of EAHP and Copper Cylinder</li> <li>• Annual inspections required for all pipework within landlord areas.</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual Inspections, including legionella testing to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the CIBSE recommended lifecycles.
<i>Reference</i>	N/A

### 6.1.3. Ventilation Services

<i>Location</i>	Apartments
<i>Description</i>	Centralised Mechanical Extract Ventilation System (MEV) Ducting & Grilles
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Annual inspection of MEV and grilles</li> <li>• Annual Inspection of operation of fan and boost / setback facility.</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the CIBSE recommended lifecycles.
<i>Reference</i>	N/A

## 6.2. Electrical / Protective Services

### 6.2.1. Electrical Infrastructure

<i>Location</i>	Switch rooms / Risers
<i>Description</i>	Maintenance of Electrical Switchgear
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Annual Inspection of Electrical Switchgear and switchboards.</li> <li>• Thermographic imaging of switchgear 50% of MV Switchgear Annually and LV switchgear every 3 years.</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual / Every three years to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet and exceed ESB, ETCl, CIBSE recommendations and be code compliant in all cases.
<i>Reference</i>	N/A

### 6.2.2. Lighting Services internal

<i>Location</i>	All Areas – Internal
<i>Description</i>	Lighting – LED throughout with Presence detection in circulation areas and locally controlled in apartments.
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Annual Inspection of All Luminaires</li> <li>• Quarterly Inspection of Emergency Lighting.</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required per above remedial works.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current IS3217, Part M and DAC Requirements.
<i>Reference</i>	N/A

### 6.2.3. Lighting Services External

<i>Location</i>	All Areas – Internal
<i>Description</i>	Lighting – All LED with Vandal Resistant Diffusers where exposed.
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Annual Inspection of All Luminaires</li> <li>• Quarterly Inspection of Emergency Lighting</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the PPM schedule.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current IS3217, Part M and DAC Requirements.
<i>Reference</i>	N/A

### 6.2.4. Protective Services – Fire Alarm

<i>Location</i>	All areas – Internal
<i>Description</i>	Fire alarm
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Quarterly Inspection of panels and 25% testing of devices as per IS3218 requirements.</li> <li>• Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the PPM schedule.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current IS3218 and the Fire Cert
<i>Reference</i>	N/A

### 6.2.5. Protective Services – Fire Extinguishers

<i>Location</i>	All Areas – Internal
<i>Description</i>	Fire Extinguishers and Fire Blankets
<i>Lifecycle</i>	Annual Inspection
<i>Required maintenance</i>	Annual with Replacement of all extinguishers at year 10
<i>Year</i>	Annually
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	All fire extinguishers must meet the requirements of I.S 291:2015 Selection, commissioning, installation, inspection and maintenance of portable fire extinguishers.
<i>Reference</i>	N/A

**6.2.6. Protective Services – Apartment Sprinkler System (Where Applicable by Fire Certificate)**

<i>Location</i>	Apartment
<i>Description</i>	Apartment Sprinkler System
<i>Lifecycle</i>	Weekly / Annual Inspection
<i>Required maintenance</i>	Weekly Check of Sprinkler Pumps and plant and annual testing and certification of plant by specialist.
<i>Year</i>	All
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	The Apartment sprinkler system shall be installed in accordance with BS 9251:2005 – Sprinkler Systems for Residential and Domestic Occupancies – Code of Practice
<i>Reference</i>	N/A

**6.2.7. Protective Services – Dry Risers**

<i>Location</i>	Common Area Cores
<i>Description</i>	Dry Risers
<i>Lifecycle</i>	Weekly / Annual Inspection
<i>Required maintenance</i>	Visual Weekly Checks of Pipework and Landing Valves with Annual testing and certification by specialist.
<i>Year</i>	
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	The system shall be installed in accordance with BS 5041 & BS 9999
<i>Reference</i>	N/A

**6.2.8. Fire Fighting Lobby Ventilation (To Fire Consultants Design and Specification)**

<i>Location</i>	Common Area Lobbies
<i>Description</i>	Smoke Extract / Exhaust Systems
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>• Regular Tests of the system</li> <li>• Annual inspection of Fans</li> <li>• Annual inspection of automatic doors and AVOs</li> <li>• All systems to be backed up by life safety systems.</li> </ul>
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Weekly / Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the CIBSE recommended lifecycles.
<i>Reference</i>	N/A