

**STANDARD SPECIFICATION FOR MATERIALS
AND FINISHES FOR SOCIAL HOUSING**

Introduction

The purpose of this document is to set out the general quality of materials, finishes and fittings to be provided in a Social or Affordable Housing and/or Apartment Development, funded in whole or in part by the Department of Housing, Planning and Local Government (DHPLG) provided to Wexford County Council. It should be read in conjunction with Employer's Requirements Manual Quality Housing for Sustainable Communities (QHfSC published by the Department of Environment, Community and Local Government 2007) and the Design Manual for Quality Housing 2021 and associated documents.

All works to be constructed in accordance with the current Building Regulations, Code of Practices, and good building practices.

General

All works related to social housing projects (including Turnkey Acquisitions and Part V) units shall:

- 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)
- comply with other relevant planning guidelines
- meet the performance requirements of the Irish Building Regulations
- ensure that key elements of the construction have durability in the order of 60 years, with a normal level of maintenance
- 10 Year Homebond Structural Guarantee to be provided
- 5 Year Homebond Mechanical & Electrical latent Defect Insurance to be provided
- All units must be A rated NZEB compliant.

External

- Wall mounted Letterbox if there is no letter plate on the door.
- Door Numbers to be fitted.
- Side gate(s) to be fitted. All metal to be hot dipped galvanized.
- Cage fitted around Air to Water Unit and located at a wide footpath location.
- Adequate drainage installed Air to Water unit to prevent condensation/ drainage water running off onto footpath.

- External lights over all external doors.
- No external water taps.
- External socket near front door
- Bin storage to be considered if Terraced Housing or Apartments
- Concrete Footpath around entire perimeter to be installed. Width: 1 meter
- Front and rear gardens to be prepared and seeded
- Level access to house (Part M compliant)
- Radon sump box vent pipe to be located in a suitable position
- All external front doors to be composite, upvc rear doors and windows to be triple glazed and fully certified by the manufacturer to ensure all u-values are compliant.

Internal

General

Mechanical & Electrical

- Zoned programmable Air to Water heating system.
- Heat pump – with display unit to be located under stairs/in plant room – not visible to tenant, to include booster switch.
- Heating thermostats to be preferably non digital type.
- Pressurised Domestic Water System with integrated pump included.
- MVHR heat recovery ventilation
- Valves to be labelled in hot press and Plant rooms.
- At least two carbon monoxide alarms to be fitted in each dwelling as a precautionary measure. Preferably mains wired.
- Energy efficient light bulbs to be fitted in all internal and external lights.
- Spurs to be labelled.
- Earthing to be in place as required.
- No light to be fitted in roof space unless required for maintenance purposes.
- Water tank stands in roof space to be properly supported. Tank to be insulated and covered.

Finishes

- House interior to be painted in neutral colour with 2 coats emulsion paint
- Lightweight internal doors (Flat panel doors preferable). Painted white (undercoat and 2 coats satin wood finish topcoat) with good quality fittings.

- All skirting /architrave /window boards/stairs /attic trap door to be red deal. Painted white. Painting to be knotted, primed, stopped, 2 coats of undercoat and 1 coat of high gloss finish.
- No saddle boards to be fitted. 20mm gap to be left at the bottom of every internal door to allow for all types of floor coverings
- Thumb screw lock on doors to bathrooms and WCs.
- Door stoppers to be fitted to prevent door handles damaging walls.
- No gaps between skirting and floor these should be neatly sealed.
- Adequate storage needs to be provided
- Hot press to be fitted with shelving.
- Trap door to roof space to be insulated, air sealed and bolted.
- No chimney or fireplace

Bathrooms/WC's

Mechanical & Electrical

- Filter less humidity tracking extractor fan to be fitted in bathrooms that contain a bath and or a shower if designed mechanical ventilation system is not installed.
- A bath and separate power shower to be provided where possible. If space only allows for one – shower unit is preferable.
- If shower bath (i.e. Shower over bath) is being provided anti-slip provisions should be applied to the bath, handrail should be provided and shower screen should also be provided.

Finishes

- Good Quality white sanitary ware
- Tiled splashbacks over all WHBs.
- Bathroom windowsills to be tiled.
- Min. three rows of tiles over bath.
- Bath panel to be fitted.
- Shower stall to be tiled floor to ceiling and suitable tanking system applied.
- Shower door to be fitted
- Non-slip R11 floor coverings to be fitted in Bathrooms, Shower rooms, Wet rooms & WCs, with coved skirting or tile especially in Wet Rooms.
- Mirrors and shaver lights to be fitted over WHBs in WC's, Shower rooms, Wet Rooms & Bathrooms.

Kitchen

Mechanical & Electrical

- Sockets for appliances under worktop to be mounted on inside of kitchen cabinets or on the wall at low level. No trailing leads or sockets on the floor.
- Access to be provided to mains water stop valve if fitted behind kitchen cabinets.
- Minimum of two carbon monoxide alarms to be fitted in each dwelling as a precautionary measure. Preferably mains wired.
- Provision for three appliances in each dwelling where possible. (Washing machine, dishwasher & clothes dryer)
- Extractor fan ducting to be solid and fully insulated in cold spaces such as roof space.

Finishes:

- Tiled splashbacks over kitchen worktop (min 450mm)
- Kitchen windowsill to be tiled.
- Fire blanket to be fitted.
- Good quality standard Formica worktop (sample to be provided for approval)
- Good quality MDF cabinetry with MDF wrapped door finish (sample to be provided for approval)
- Kitchen and utility room plan to be submitted for approval. Where there is no utility room at least one tall press should be provided in the kitchen.