



Turnkey Projects Specification & Finishes

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Overview

Tipperary County Council can consider the purchase of a housing scheme or part thereof under a Turnkey Arrangement with a developer or builder of a site that currently has Planning Permission.

The procurement of such a scheme will be at the discretion of the Local Authority and will have regard for the business requirements of the Authority.

In the event of an agreement being reached to purchase a number of units it is on the understanding that the buildings will comply with all required planning and building requirements and standards. This document seeks to set out the finishes that are required that are specific to Tipperary County Council.

Specification Required

- Kitchen – Layout, Work Surfaces and Units supplied and fitted to comply with or exceed the requirements of the Quality Housing for Sustainable Communities document published by the Department of the Environment, Heritage & Local Government, Published 2007. Units to be supplied with solid doors. **Kitchen layout and design must be approved by Tipperary County Council prior to installation.**
- Electrical sockets throughout should comply with or exceed the amount required under the Quality Housing for Sustainable Communities document published by the Department of the Environment, Heritage & Local Government, Published 2007.
- Non- Slip R11 rated floor tiling to bathroom floors.
- Non -Slip Vinyl floor covering to be provided to all Kitchen/Dining Areas where both form part of the same room. Otherwise Kitchen only where it is a separate room.
- Tiling to be provided from floor to ceiling in any shower or bath area.
- A splash back over all wash hand basins in bathrooms/wet room's / ensuites. The splash back shall extend for the full width of the wash hand basin at a minimum height of 450mm where practical
- Shower hose off bath taps with 300mm fixed glass shower screen with shower curtain running the full length of the bath. Bath to be certified as a bath suitable for showering purposes.
- All bathroom floors to be sealed to prevent water leaking under the bath to lower floors
- Tiling to be provided in kitchen and utility rooms, between counter tops and wall units or 600mm above counters where there are no wall units.
- Kitchen Extractor to be extracted through an external wall.
- Shower doors to be provided where shower trays are installed.
- Shower curtains where wet rooms are provided. In this event, Shower curtains to be installed as to hang inside the shower area.
- All internal doors to be solid core flush doors (except where required to comply with fire regulations)

- All joinery to be painted white throughout unless an alternative is agreed.
- Storage area in hot press with Shelving.
- All mechanical valves and manifolds to be boxed out in an accessible box. Ensure all manifolds and motorised valves are contained within the hot-press and easily accessible.
- Mono bloc air to water heat system unless otherwise agreed by Tipperary County Council. The first servicing of the units is to be completed by the developer 12 months after contracts have closed.
- Heating system controlled by analogue dial room stats for up/down temperature control.
- Pumped pressurised plumbing system on water supply within dwellings, drip tray to be provided under any water storage tank including hot water cylinder.
- Air to water heat units to be ground mounted in all instances, footpaths to be widened to allow appropriate access around units.
- Continuous mechanical extract ventilation system to be installed for mechanical ventilation purposes in all dwellings unless alternative is proposed and agreed. System to be fitted with panel indicating operation of system in a visible location
- Thumb latch locks on bathroom doors. No lockable handles to be fitted to windows. All handles are to be keyless. Thumblock to be fitted to the front and rear external doors
- Service walkways are to be in place for all storage tanks or ventilation systems in attic for maintenance purposes. All sockets for the ventilation system are to be securely fitted and not to be lying on insulation. All cables in the attic to be installed in an orderly fashion and not the direct route to ventilation systems
- Gardens to have acco drain or landrain to take rainwater where the footpath meets the rear garden when gardens are level or fall back into the house. Gardens are to be levelled, raked, destoned and seeded well in advance of completion so that the garden has time to mature before Tenants get keys.
- All downpipes to be fitted to a 6" trapped gully head and not to acco drains
- Houses to be painted internally throughout, external finish is as per Planning Permission. However, where planning permission does not specify that the external plaster is a coloured render or painted, then the units shall be painted externally.
- Galvanised protection cage to be provided around all air to water heat units – Units not

to be facing onto patio area.

- External side gates to be provided to any units with side/rear access
Galvanised frame with timber sheeting on side gates, open from both sides and lockable
- All rear gardens to be secure to prevent animals and small children from leaving safe areas. All boundaries with adjoining lands to be min 2.0m high blockwork wall with joints raked.
- Any Apartment balcony to be waterproofed
- Any communal area to be minimised and eliminated where a solution is evident which will incorporate fencing at the developer's expense.



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