

# **BUILDING LIFECYCLE REPORT**

PROPOSED DEVELOPMENT:

KILMONEY ROAD, CARRIGALINE,  
Co. CORK.



CLIENT:

RESIDE  
INVESTMENTS  
LIMITED

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01  
INTRODUCTION

## 1.0 INTRODUCTION

Aramark Property were instructed by Reside Investments Limited, to provide a Building Lifecycle Report for their proposed mixed-use residential development comprising 2 No. blocks, ranging in height from 6 to 7 storeys, consisting of 202 No. apartments and 22 No. townhouse/duplex style units, 3 No. single storey retail units and a creche/childcare facility at a greenfield site of approximately 2.8 Ha located to the west of Carrigaline main street, Kilmoney Road to the South and Owenabue River to the North.

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 these guidelines, current guidance is being provided on residential schemes.

Section 6.13 of the Apartments and the Development Management Process guidelines for Sustainable Urban Housing: Design Standards for New Apartments (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.”



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DESCRIPTION OF  
DEVELOPMENT

## 2.0 DESCRIPTION OF DEVELOPMENT

The proposed development will consist of the following components:

- The construction of 224 no. residential units consisting of 202 no. proposed apartments in 2 no. blocks, ranging in height from 6 to 7 storeys and 22 no. townhouse/duplex units;
- A 184 m2 creche/childcare facility;
- The provision of landscaping and amenity areas to include 1 no. local play area, 1 no. kick about areas, an activity trail/greenway along the river, a gathering area/amphitheatre with tired seating areas, a civic space/promenade and 2 no. courtyard areas;
- The provision of 3 no. retail units, residential amenity and management spaces at ground and first floor level; and
- All associated ancillary development including vehicular access on to the Kilmoney Road Lower, and a cycle/pedestrian connection on to the R611 (via an activity trail/greenway along the river), lighting, drainage, roads boundary treatments, ESB Substation, bicycle & car parking and bin storage.



03

EXECUTIVE SUMMARY

### **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 mixed-use 'Build-to-Sell' residential development comprising 2 No. blocks, ranging in height from 6 to 7 storeys, consisting of 202 No. apartments and 22 No. townhouse/duplex style units, 3 No. single storey retail units and a creche/childcare facility at a greenfield site of approximately 2.8 Ha located to the west of Carrigaline main street, Kilmoney Road to the South and Owenabue River to the North 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 Henry J. Lyons Architect's planning drawings received.

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





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EXTERNAL BUILDING  
FABRIC SCHEDULE

## 4.0 EXTERNAL BUILDING FABRIC SCHEDULE

### 4.1 Roofing

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

<i>Location</i>	All flat roof areas (maintenance access only)
<i>Description</i>	Extensive green roof system to engineer's specification.
<i>Lifecycle</i>	Average lifecycle of 35 years on most green roofs. 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>	Henry J. Lyons Architect's planning drawings & Design Statement.

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

<i>Location</i>	Selected Flat Roof Areas (maintenance access only)
<i>Description</i>	<ul style="list-style-type: none"> <li>• Single layer membrane roof system to engineer's specification.</li> <li>• Selected membrane and brick cappings.</li> </ul>
<i>Lifecycle</i>	Average lifecycle of 15-25 years on most membrane roofs. Lifecycle will be extended with robust proven detailing to adjoining roof elements and appropriate and regular maintenance of the roof materials.
<i>Required maintenance</i>	Half-yearly maintenance visits to include inspection of membrane material for puncture / cracks on sheeting; seams and flashing details; around drainage and ventilation outlets and removal of any vegetation/moss blockages to prevent ponding.
<i>Year</i>	Half-Yearly / Annual
<i>Priority</i>	Medium
<i>Selection process</i>	A membrane roof with appropriate built-up system will provide durability, lacks water permeability and easily maintain without shutting down building operations during application.
<i>Reference</i>	Henry J. Lyons Architects' drawings & design statement.

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

<i>Location</i>	Flat roof areas (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 7883:2019 (Anchor System designed to protect people working at height) 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>	Selected Flat Roof Areas
<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</i>	Lead has longest life expectancy of comparable materials such as

<i>process</i>	copper (60 years) and zinc (50 years). Provided appropriate safety precautions are taken, lead is the recommended choice for large residential, commercial or industrial builds. Lead is easily formed into the required shapes for effective weathering of building junctions according to standard 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> Mixture of zinc/aluminium/uPVC downpipes</li> <li>• <i>Below ground drainage:</i> To Engineers' design and specification</li> <li>• <i>Disposal:</i> To surface water drainage to Engineers' design</li> <li>• <i>Controls:</i> To 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

<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>	Henry J. Lyons Architects' drawings & design statement.

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

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> <li>• Standing Seam Zinc cladding at Penthouse Level.</li> <li>• Polyester Powder Coated (PPC) aluminium framed curtain walling system to retail units.</li> <li>• Stage Green PPC metal fins at select locations.</li> <li>• PPC pressed metal parapet capping at roof level.</li> <li>• PPC spandrel window panels at select locations.</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 paneling 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 paneling protects the building's structure from rainwater and weathering. Metal paneling systems are also chosen for their aesthetic impact, durability, and weathering properties.
<i>Reference</i>	Henry J. Lyons Architect's drawings & design statement.

#### 4.3.3 Stone (Manufacturer / Supplier TBC)

<i>Location</i>	Facades
<i>Description</i>	Blue Limestone Panelling on support system at ground Level.
<i>Lifecycle</i>	Stone is expected to have a lifespan in the region of 60-80 years.
<i>Required maintenance</i>	In general, given its durability, stone requires little maintenance and weathers well. Most maintenance is preventative; check for deterioration of mortar, plant growth, or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Stone is a natural and highly durable material offering a robust aesthetic. Has a high durability and has similar mechanical properties to precast concrete.
<i>Reference</i>	Henry J. Lyons Architect's planning drawings & Design Statement.

#### 4.3.4 Concrete (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	Shade Grey Techrete Single Skin Panels (reinforced precast concrete)
<i>Lifecycle</i>	While concrete has a high embodied energy, it is an extremely durable material. 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>	In general concrete requires little maintenance. Most maintenance is preventative: checking for hairline cracks, vegetation growth on facades, or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual

<i>Priority</i>	Low
<i>Selection process</i>	Concrete is a durable product which is chosen for its structural properties, aesthetic, cost efficiency and rapid construction.
<i>Reference</i>	Henry J. Lyons Architects' planning drawings & Design Statement.

#### 4.3.5 Render

<i>Location</i>	Façades
<i>Description</i>	Self-colouring render to select finish.
<i>Lifecycle</i>	Renders in general are expected to have a lifecycle of circa 25 years. Longer lifecycle achieved by regular inspection and maintenance regime.
<i>Required maintenance</i>	Regular inspections to check for cracking and de-bonding. Most maintenance is preventative. Coloured render requires less maintenance than traditional renders.
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	Appropriate detailing will contribute to a long lifespan for this installation. Insulated render is a durable and low-maintenance finish with the added benefit of this product being British Board of Agrément (BBA) certified against other render systems.
<i>Reference</i>	Henry J. Lyons Architect's drawings & design statement.

#### 4.4 External Windows & Doors

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> <li>• Anthracite full height, clear glazed windows with PPC aluminium frame.</li> <li>• All units to be double 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. 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).
<i>Reference</i>	Henry J. Lyons Architect's drawings & design statement.

## 4.5 Balconies

### 4.5.1 Structure

<i>Location</i>	Apartment Blocks 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

<i>Location</i>	Balconies
<i>Description</i>	<ul style="list-style-type: none"> <li>• Metal balustrade with PPC steel handrail to selected finish.</li> <li>• Fixings in accordance with manufacturer's details.</li> </ul>
<i>Lifecycle</i>	Typical life expectancy of over 40 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>	Regular visual inspection of connection pieces for impact damage or alterations
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Designed for strength and safety. Metal finish are chosen for their aesthetic impact, durability and weathering properties.
<i>Reference</i>	N/A



05

INTERNAL BUILDING  
FABRIC SCHEDULE



## 5.0 INTERNAL BUILDING FABRIC SCHEDULE

### 5.1 Floors

#### 5.1.1 Common Areas

<i>Location</i>	Apartment Blocks Entrance
<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 with regular cleaning, intermittent replacement of chipped / loose tiles
<i>Year</i>	<ul style="list-style-type: none"> <li>Annual for floor tiles.</li> <li>Quarterly inspection and cleaning of carpets as necessary</li> </ul>
<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. Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<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 common 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 with regular cleaning, 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. Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

### 5.1.2 Tenant Amenity Areas

<i>Location</i>	Resident's work lounge, creche, gymnasium & community lounge
<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. 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. Gymnasium WCs)
<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>	Apartment Blocks Entrance
<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 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>	Lift cores / 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 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>	Resident's work lounge, creche, gymnasium & community lounge
<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 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. Gymnasium, 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.
<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 and tenant's 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 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
<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 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>	Mild steel painted balustrade and handrail.
<i>Lifecycle</i>	Over 40 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 (Fire tests on building materials and structures). 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
<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



06

BUILDING SERVICES

## 6.0 BUILDING SERVICES

### 6.1 Mechanical Systems

#### 6.1.1 Mechanical Plant

<i>Location</i>	Residential
<i>Description</i>	Water Heating plant is proposed to consist primarily of Air to Water Source Heat Pumps (AWSHP). 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 Air Source Heat Pumps.</li> <li>• Annual Maintenance / Inspection to Heating and Water Pumps.</li> <li>• Annual Maintenance / Inspection to Water Tanks.</li> <li>• Annual Maintenance / Inspection to Booster-sets.</li> <li>• Annual Maintenance / Inspection to DHS Tanks.</li> <li>• Annual Maintenance / Inspection of district heating system pipework, valves, accessories and insulation.</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 (PPM) 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 Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

#### 6.1.2 Soils and Wastes

<i>Location</i>	All Areas / Kitchens / Bathrooms etc
<i>Description</i>	Soils and Wastes Pipework – uPVC above basement and High-Density Polyethylene (HDPE) in basement.
<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 (PPM) 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 Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

### 6.1.3 Water Services

<i>Location</i>	Residential
<i>Description</i>	Air to Water Source Heat Pump (AWSHP) for domestic Hot Water <ul style="list-style-type: none"> <li>The water services installation within the common basement and core areas will be copper.</li> <li>Within the apartments, the water services installation will be completed using a pre-insulated multi-layered Alu-Plex type system.</li> </ul>
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>Annual inspection of AWSHP.</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 (PPM) 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 Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

### 6.1.4 Heating Services

<i>Location</i>	Apartments
<i>Description</i>	Air to Water Source Heat Pump (AWSHP) for domestic Heating
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>Annual Inspection of AWSHP in each unit.</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 (PPM) 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 Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

### 6.1.5 Ventilation Services

<i>Location</i>	Apartments
<i>Description</i>	Mechanical Extract Ventilation (MEV) <ul style="list-style-type: none"> <li>Continual extract from wet, utility and kitchen areas.</li> <li>Controllable trickle vents shall be provided to each habitable room.</li> <li>Separate extract to each cooker hood.</li> </ul>
<i>Lifecycle</i>	<ul style="list-style-type: none"> <li>Annual inspection of extract fan and grilles.</li> <li>Annual Inspection of operation of fan and boost / setback facility if provided on units.</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 (PPM) 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 Chartered Institution of Building Services Engineers of Ireland's (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 Medium Voltage (MV) Switchgear Annually and Low Voltage (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 (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet and exceed the Electricity Supply Board (ESB), the National Standards Authority of Ireland's National Rules for Electrical Installations (I.S.10101:2020), Chartered Institution of Building Services Engineers of Ireland's (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 – Light-Emitting Diode (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 National Standards Authority of Ireland's National Rules for Emergency Lighting Installations (IS3217:2013 + A1 2017), Part M and Disability Access Certificate (DAC) Requirements.
<i>Reference</i>	N/A

### 6.2.3 Lighting Services External

<i>Location</i>	All Areas – Internal
<i>Description</i>	Lighting – All Light-Emitting Diode (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 Planned Preventative Maintenance (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 IS3217:2013 + A1 2017, Part M and Disability Access Certificate (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 IS3218:2013 + A1 2019 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 Planned Preventative Maintenance (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 IS3218:2013 + A1 2019 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 Cert)

<i>Location</i>	Apartments only.
<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 of apartments
<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>	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>	The system shall be installed in accordance with BS 5041 – Fire Hydrant Systems Equipment & BS 9999 – Effective Fire Safety in the Design, Management and Use of Buildings.
<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 Automatic Opening Vents (AOV)</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 (PPM) 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 Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

### 6.2.9 Sustainable Services

<i>Location</i>	Apartment
<i>Description</i>	Heat Pump
<i>Lifecycle</i>	<ul style="list-style-type: none"><li>• Annual Maintenance of Air to Water Source Heat Pumps</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 Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A



07

CONCLUSION &  
CONTACT DETAILS

## 7.0 CONCLUSION & CONTACT DETAILS

Based on the information provided, Aramark Property have considered the schemes proposals. From our experience to date of similar schemes we manage, we have set out an overview of how we believe the overarching management of the scheme can be successfully managed in best practice for the benefit of the owners of this scheme, the future occupiers, and the wider community.

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### Aramark Key Service Lines



## DOCUMENT CONTROL SHEET

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