

# **BUILDING LIFECYCLE REPORT**

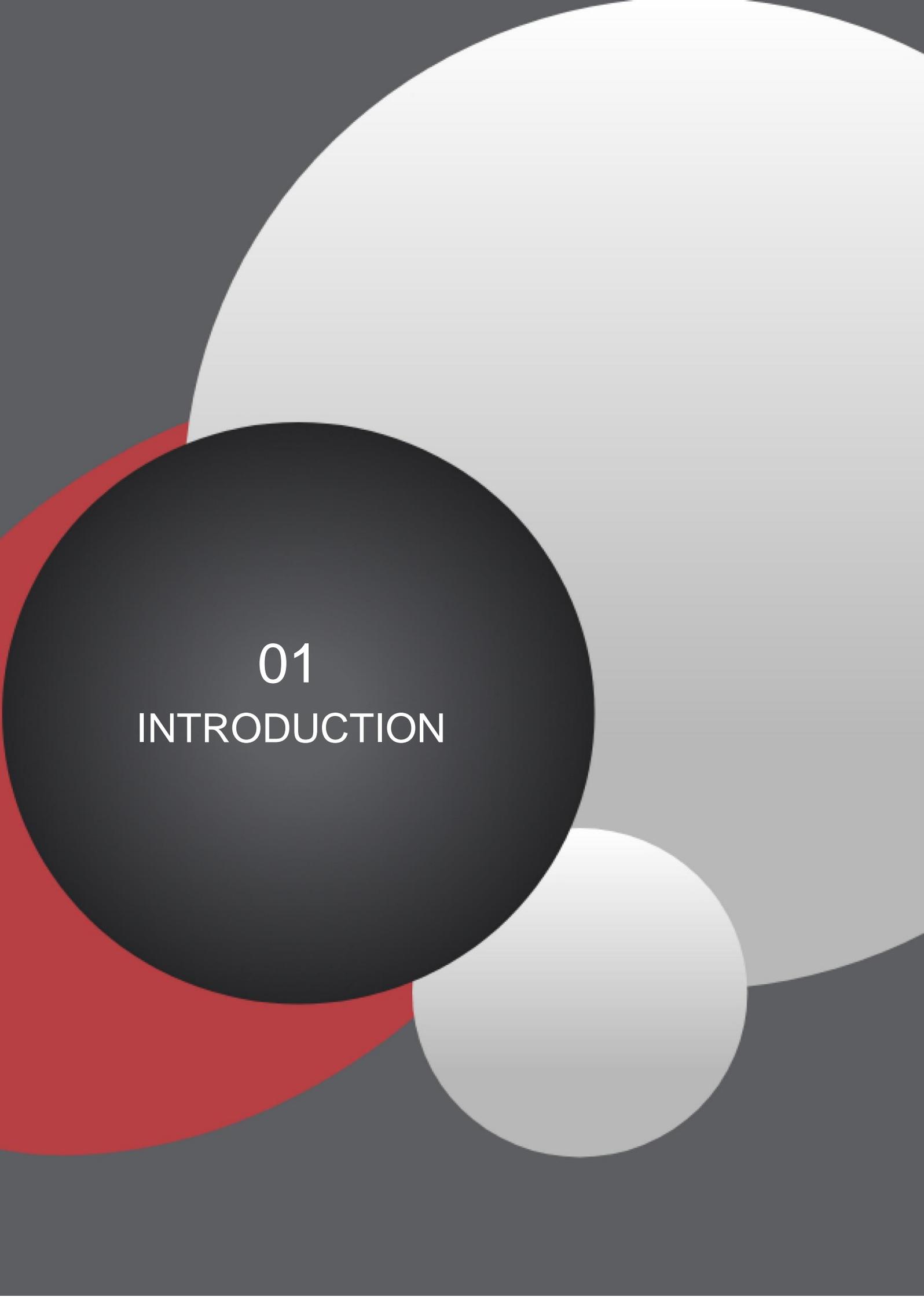
PROPOSED DEVELOPMENT:  
RICHMOND ROAD SHD  
DUBLIN 3



CLIENT:  
BIRKEY LIMITED

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01  
INTRODUCTION

## 1.0 INTRODUCTION

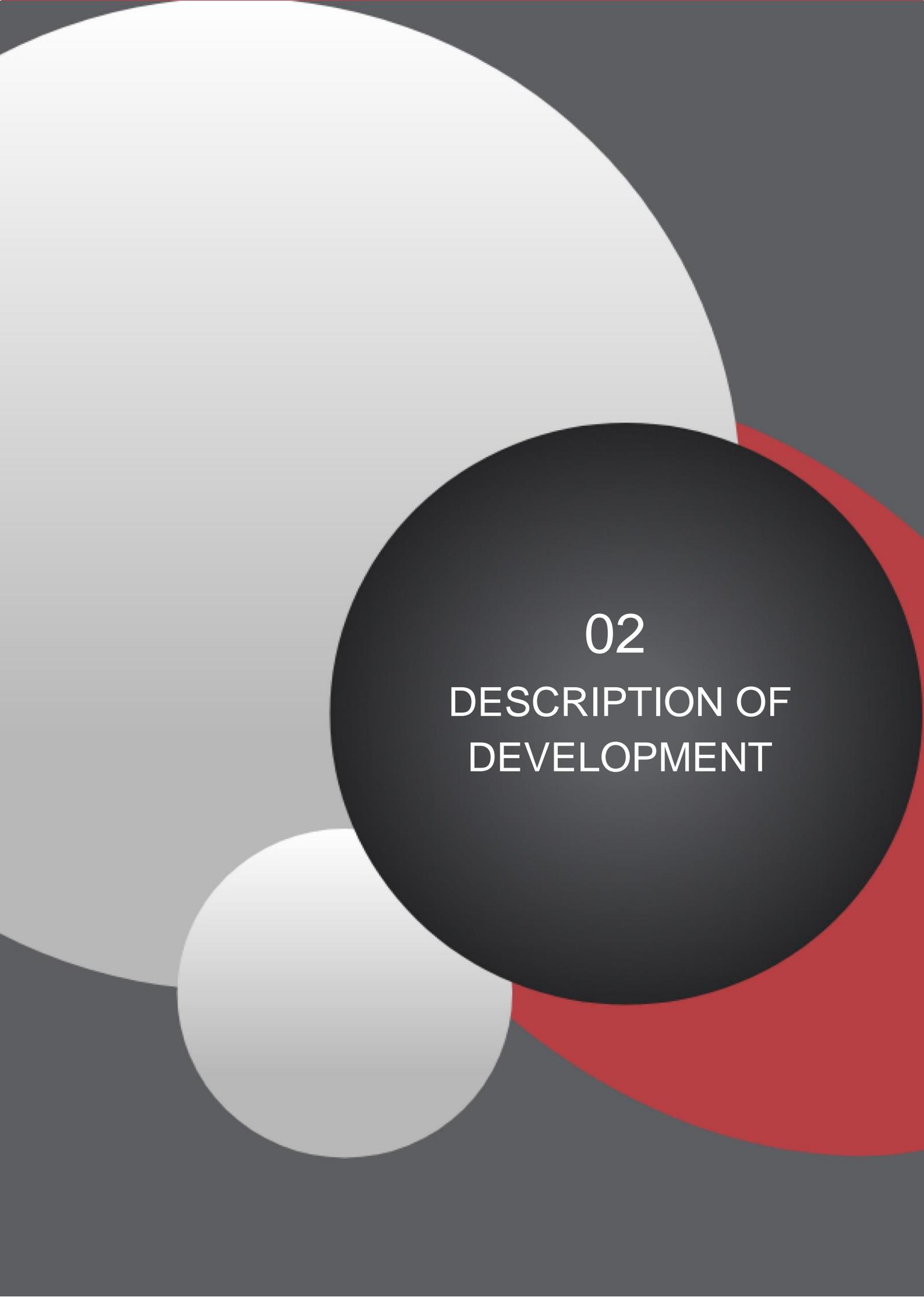
Aramark Property were instructed by Birkey Limited, to provide a Building Lifecycle Report for their proposed 'Build-to-Rent' residential development on lands at No. 146A and Nos. 148-148A, Richmond Road, Dublin 3.

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.”



02

DESCRIPTION OF  
DEVELOPMENT

## 2.0 DESCRIPTION OF DEVELOPMENT

Birkey Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.61 hectare (c. 6,067 sq m) site at No. 146A and Nos. 148-148A Richmond Road, Dublin 3 (Eircodes D03 W2H1, D03 T6P0, D03 Y8R9, D03 PX27, D03 K6F7, D03 E447 and D03 HR27). The site is bounded to the north-east by Richmond Road and the Leyden's Wholesalers & Distributor Site, to the north-west by an apartment development (Deakin Court), to the south-west by the Tolka River and to the south-east by a residential and commercial development (Distillery Lofts). Improvement works to Richmond Road are also proposed including carriageway widening and a new signal controlled pedestrian crossing facility on an area of c. 0.08 hectares (c. 762 sq m). The development site area and road works area will provide a total application site area of c. 0.69 hectares (c. 6,829 sq m).

The proposed development will principally consist of: the demolition of all existing structures on site (c. 2,346 sq m) including warehouses and 2 No. dwellings; and the construction of a part 6 No. to part 10 No. storey over basement development (with roof level telecommunications infrastructure over), comprising 1 No. café/retail unit (157 sq m) at ground floor level and 183 No. Build-to-Rent apartments (104 No. one bedroom units and 79 No. two bedroom units). The proposed development has a gross floor area of c. 16,366 sq m over a basement of c. 2,729 sq m. The proposed development has a gross floor space of c. 15,689 sq m.

The development also includes the construction of a new c. 126 No. metre long section of flood wall to the River Tolka along the site's southern boundary. The new flood wall is positioned at the top of the existing riverbank and will connect to existing constructed sections of flood wall upstream and downstream of the site. The top of the wall will be set at the required flood defence level resulting in typical wall heights of c. 1.2 to 2 metres above existing ground levels. The development will also include the repair and maintenance of the existing river wall on site adjacent to the River Tolka.

The development also provides ancillary residential amenities and facilities; 71 No. car parking spaces including 8 No. electric vehicle spaces, 4 No. mobility impaired spaces and 1 No. car share space; 5 No. motorcycle parking spaces; bicycle parking; electric scooter storage; a drop off space; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level including shrouds, antennas and microwave link dishes; balconies facing all directions; public and communal open space; a pedestrian/bicycle connection along the north-western boundary of the site from Richmond Road to the proposed pedestrian/bicycle route to the south-west of the site adjoining the River Tolka; roof gardens; hard and soft landscaping; boundary treatments; green roofs; ESB Substation; switchroom; comms rooms; generator; lift overruns; stores; plant; and all associated works above and below ground.



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 'Build-to-Rent' residential development on lands at No. 146A and Nos. 148-148A, Richmond Road, Dublin 3 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.

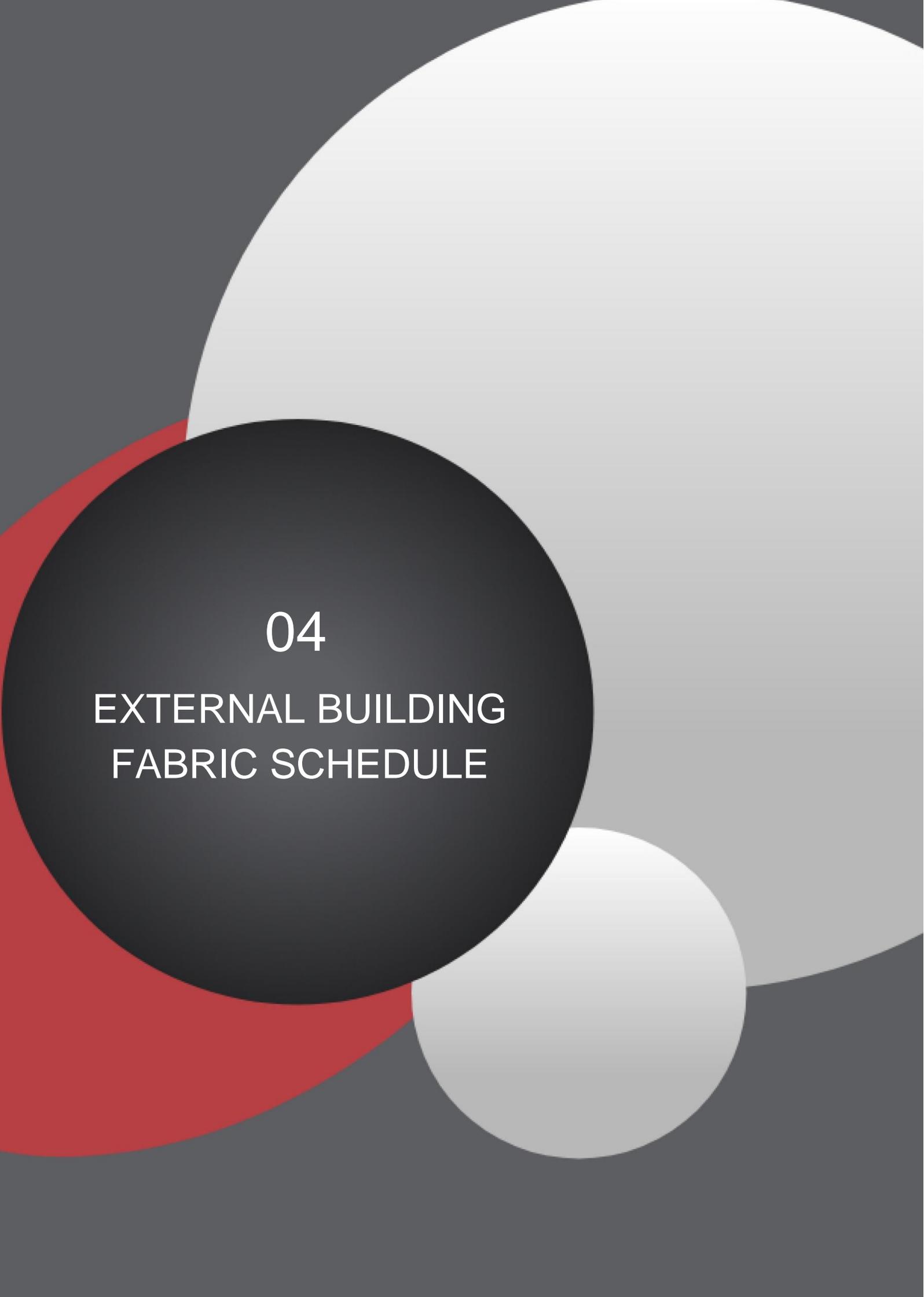
Building materials proposed for use on elevations and in the public realm achieve a durable standard of quality that will not need regular fabric replacement or maintenance outside general day to day care. The choice of high quality and long-lasting materials, as well as both soft and hardscape in the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



04

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>	RKD Architects' planning drawings & Design Statement.

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

<i>Location</i>	Communal Terrace
<i>Description</i>	<ul style="list-style-type: none"> <li>• Light weight precast concrete/stone paving slabs on support system.</li> <li>• Roof build up to architects' and engineers' instructions.</li> </ul>
<i>Lifecycle</i>	Average lifecycle of 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>	Regular maintenance visits to include inspection of drainage outlets and removal of any blockages. General repair works, watching out for displacement of slabs, mortar decay and removal of organic matter. Power-washing of hard surfaces.
<i>Year</i>	Quarterly / annual
<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>	RKD Architects' drawings & design statement.

#### 4.1.3 Fall Arrest System (Manufacturer / Supplier TBC)

<i>Location</i>	All 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 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). 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> Cast aluminium downpipes/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>	RKD Architects' drawings & design statement.

### 4.3.2 Metal Cladding

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> <li>• PPC aluminium parapet capping to select finish.</li> <li>• PPC aluminium recessed and head panels to select finish.</li> <li>• Metal rainscreen cladding to select finish.</li> <li>• Balcony metal side panels to select finish.</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>	RKD Architects' drawings & design statement.

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

<i>Location</i>	Façades (Window Detailing and Shadow Gap)
<i>Description</i>	Dark stone cladding on support system to Engineers' design and specification.
<i>Lifecycle</i>	Stone cladding 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>	RKD Architects' planning drawings & Design Statement.

## 4.4 External Windows & Doors

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> <li>• Dark Grey full height, clear glazed aluminium windows.</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. 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 favorably when compared to the above, extending timber windows typical lifespan of 35-50 years by 10-15 years.
<i>Reference</i>	RKD Architects' drawings & design statement.

## 4.5 Balconies

### 4.5.1 Structure

<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

<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>	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 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>	Residential amenity (e.g. Gymnasium, co-working, 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, 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 / 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 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 / 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 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>	Residential Amenity (e.g. Gymnasium, co-working, 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 areas & tenant amenity areas
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard ceiling on metal frame ceiling. 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

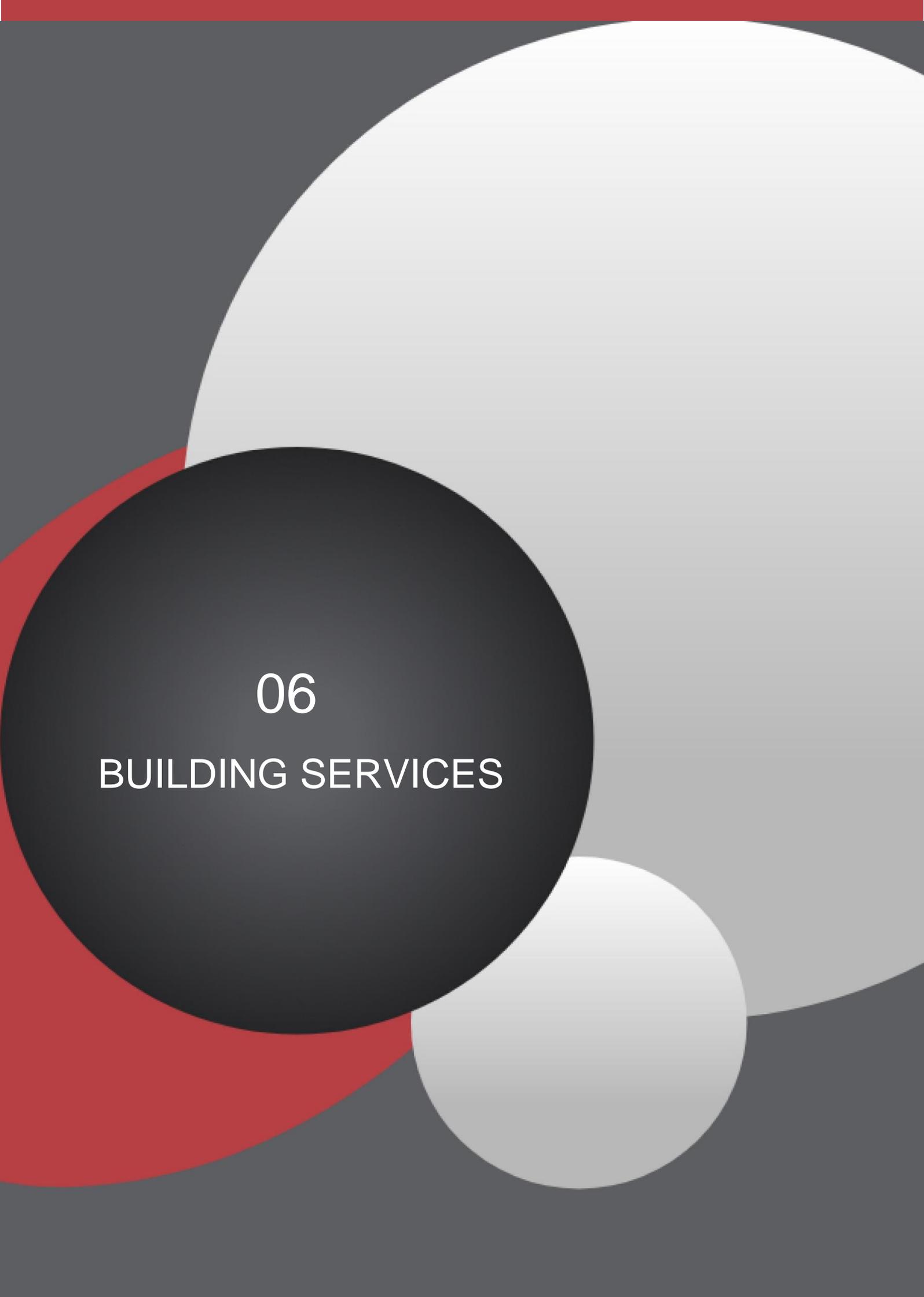
<i>Location</i>	All buildings
<i>Description</i>	<ul style="list-style-type: none"> <li>Selected white primed and painted/varnished solid internal doors, or hardwood veneered internal doors</li> <li>All fire rated doors and joinery items to be manufactured in accordance with B.S. 476. Timber saddle boards.</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 of Exhaust Air Source Heat Pumps, 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 / Inspection to Heating System</li> <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 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 / Bathrooms etc
<i>Description</i>	Soils and Wastes Pipework – uPVC above basement and 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 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

### 6.1.3 Water Services

<i>Location</i>	Apartments
<i>Description</i>	<p>Exhaust Air Heat Pump (EAHP)</p> <ul style="list-style-type: none"> <li>• The water services installation in the Landlord 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 EAHP.</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

### 6.1.4 Ventilation Services

<i>Location</i>	Apartments
<i>Description</i>	<ul style="list-style-type: none"> <li>• Demand Control Ventilation with centrally operated Extract System</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 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 Medium Voltage Switchgear Annually and Low Voltage 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, IS10101:2020, 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 IS3217:2013 + A1 2017, Part M and DAC Requirements.
<i>Reference</i>	N/A

### 6.2.3 Lighting Services External

<i>Location</i>	All Areas – External
<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 IS3217:2013 + A1 2017, 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 IS3218:2013 + 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 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

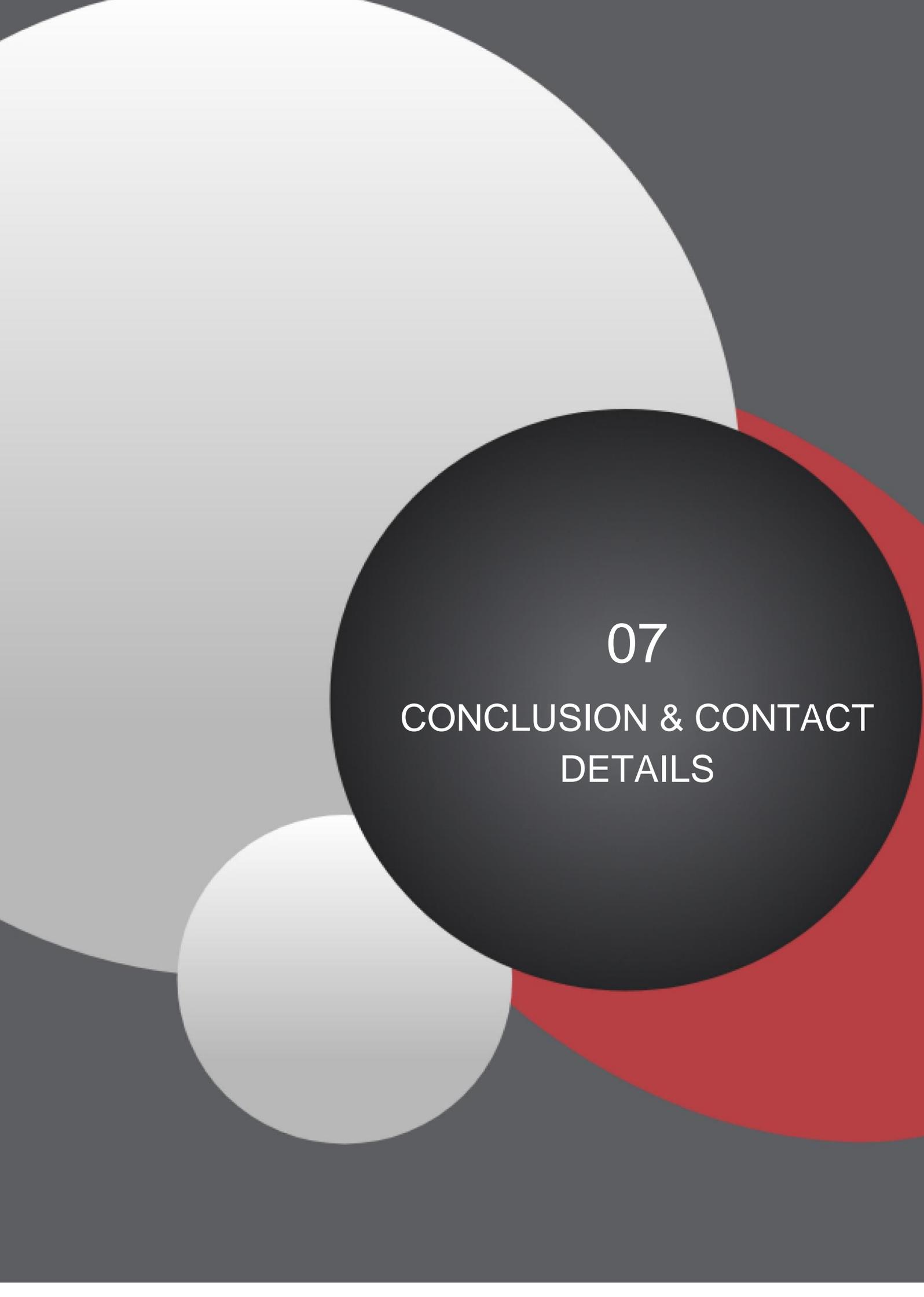
<i>Location</i>	Common Area Cores of apartments
<i>Description</i>	Dry Risers
<i>Lifecycle</i>	Weekly / Annual Inspection
<i>Required maintenance</i>	Visual Weekly Checks of Pipework and Landing Valves with Annual testing and certification by specialist.
<i>Year</i>	Annually
<i>Priority</i>	Cost for 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 & 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

### 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 Exhaust Air 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 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 and the future occupiers.

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### Aramark Key Service Lines



## DOCUMENT CONTROL SHEET

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