



# **Turnkey & Part V Projects**

## **Specification & Finishes Version**

### **1.4 January 2026**



## **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

- External Wall Construction: The external wall build-up shall be designed and constructed to ensure a minimum 40 mm residual cavity at all times. Insulated Concrete Formwork (ICF) systems may be considered; however, the specific ICF product/system, together with its quality management procedures, third-party certification, and full construction details, must be submitted to Tipperary County Council for approval prior to use. In particular, detailed drawings for all openings (windows, doors, service penetrations, etc.) shall be prepared and circulated to Tipperary County Council for review and approval in advance of agreement.
- 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. All properties to allow for installation of a dishwasher within the kitchen units. A unit is to be installed in the space allocated for the dishwasher that may be removed by the tenant to install a dishwasher if they wish. This unit is not to be counted in the calculation for minimum storage space within the kitchen.  
**Kitchen layout and design must be approved by Tipperary County Council prior to installation.**
- All properties to allow for installation of a washing machine and separate dryer either in the kitchen area or in a storage space adjacent to same. All electrical and plumbing for same to be easily accessible and ready for connection. All waste connections to be trapped/sealed to prevent odour.
- 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.
- Any units which require a bin store (IE do not have access through a side gate to rear gardens) – Bin store provided is to be of masonry construction with finishes to match the dwelling with lockable galvanised and painted gates to same. Bin Stores to be designated per property where required. Any alternatives to same to be agreed with TCC
- Non-Slip R11 rated floor tiling to bathroom floors.
- Non-Slip tiles or 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 thermostatic, Antiscald bath taps with 300-450mm 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)
- 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 Heat Pump manufacturers room stats for up/down temperature control.
- Pump 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. Units to be in a location that has appropriate spacing as specified by the manufacturer and not to be facing onto a patio area.
- Galavanised steel protection cage to be provided around Air to water external units. Cage to be easily removed for servicing of the units.

- All outdoor heat pump units to be fitted with a condensate drain off pipe which is to be piped directly to a specific soak pit for same below ground level.
- 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.
- Domestic House should conform to NZEB and TGD L of the 2019 Building Regulations and achieve a A2 BER Rating (achieving this will include a number of measures)
- Safety files including full inspection plan signed by Design and Assigner certifiers and Builder to be provided for each development or unit – required for District Maintenance staff
- Units to conform to Universal Design principles to ensure future proofing and for the benefit of all users
- Heating system to incorporate radiators configured into zones as required. Underfloor heating not to be used.
- Developers should consider provision of “built in Wardrobes” in each bedroom to meet minimum storage requirements. Design to be approved by TCC
- Development should be compliance with provision of e charging points and parking requirements as set out in Volume 3 Appendix 6 of the County Development Plan 2022-28
- External side gates to be provided to any units with side/rear access Galvanised frame with Composite sheeting on side gates, open from both sides and lockable
- Photo voltaic system inverters are not to be placed in attics or inside the dwelling, to be placed outside in a GRP IP67 Rated enclosure.
- 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

- All joinery to be painted white throughout unless an alternative is agreed.
- 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.
- Internal Painting to be of a high quality throughout with internal finished colour to be agreed with TCC
- 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
- External taps to be provided to the rear of properties but must include some form of frost protection
- 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
- Waste pipes for grey water (Internal Air to water unit, sinks, Baths and showers) to be brought externally individually and separate to the toilet waste pipe. These should be discharged into trapped hoppers/ swan neck gullies before entering the foul system where possible to ensure no odour enters the property from the foul sewer network.
- 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



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