



ELECTRICAL

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.

- b) **Clearing**
The Contractor is responsible for clearing up and safe removing waste materials arising from execution of the Works, as part of this Trade Specification.

Waste materials must be removed as work progresses, ensuring that all waste materials have been removed following the completion of the works and taken to waste segregation area for sorting by subcontractor.

Failure to comply with this requirement resulting in the Company’s labour performing this task will result in contra charges.

- c) **Contract Conditions**
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.

- d) **Defective Workmanship**
All defects arising from poor workmanship by the Contractor or, by the Contractor not carrying out the Works in accordance with this Trade Specification are to be remedied by the Contractor at no cost to the Company.

Failure by the Contractor to carry out this contractual obligation, resulting in an alternative Contractor being instructed to carry out such remedial work, will incur the Contractor with the cost thereof.

- e) **Governing Documents**
The documents below must be used for reference in compliance with the Company’s standard working drawings and construction best practice guide. The Contractor is to ensure that all current versions are followed.

All materials, equipment, accessories and workmanship shall fully comply with the latest edition of the I.E.T. Regulations for electrical installations and current amendments and shall be as specified in the schedule of materials including but not limited to:

- Building Regulations Part L
- Building Regulations Part M
- Building Regulations Part P
- I.E.T. Regulations 18th Edition from January the 1st 2019

All manufacturers used must hold the current BS 5750: Part 2: 1979, ISO:9002/1987 or in the case of cables BASEC certification. It is the Contractors responsibility to certify that they have viewed a copy of the relevant certificates showing compliance.

All Electrical installation must be completed in accordance with BS 7671, BS 3456 and BS 3955.

f) **Group Suppliers**

The Contractor should be aware that the Company operates National Commodity Agreements with a number of nominated suppliers, as listed below. It is the Contractors responsibility to ensure that these agreements are adhered to. Failure to do so may lead to the Company making a claim from the Contractor for any loss of rebate.

Electrical Accessories, Smoke Detectors
and Downlights –

Deta Electrical Co Ltd

Kingsway House
Laporte Way
Luton
Bedfordshire
LU4 8RJ

Consumer Units –

Hager Ltd

Hortonwood 50
Telford
Shropshire
TF1 7FT

Mechanical Ventilators,
Ducts and Terminations –

EnviroVent Ltd

EnviroVent House
Hornbeam Business Park
Hookstone Road
Harrogate
HG2 8PA

External Lighting –

Green Lighting Ltd

Unit 18, Great Western Business Park
McKenzie Way
Worcester
WR4 9PT

Replacement Light Bulbs –

BJ Lighting Supplies Ltd

Unit 3, The Raylor Centre,
York,
YO10 3DW



Door Entry Systems –

Comelit Group UK Ltd

Unit 4 Mallow Park Watchmead
Welwyn Garden City Herts
AL7 1GX
Tel: +44 (0)1707377203
Fax: +44 (0)1707377204

www.comelitgroup.co.uk
sales@comelitgroup.co.uk

laura.hickson@comelitgroup.co.uk

No other manufacturer's products are to be specified unless otherwise stated in the following Schedule of Materials.

g) **Health & Safety**

All operatives are to be inducted on site in accordance with Barratt Health and Safety Policy.

It is the responsibility of the contractor to provide their own PPE Equipment which must be worn at all times while on site. All necessary PPE based on your assessment of risk or where required by statutory provision or site rules to be supplied by contractor.

All operatives are to be in possession of a valid CSCS Card.

No 230v tools are allowed on site.

Disc Cutters must only be operated by trained and qualified skilled persons.

Where ladders are used, they must be suitable for the work to be carried out.

The installation of power to plots must be done in co-operation and conjunction with the Site Manager.

The Contractor shall provide a suitable means of access for alarm installation works.

All Electrical work in new dwellings must comply with Part P Building Regulation requirements, and be carried out by skilled persons.

Evidence of compliance with Part P will be that the work has been carried out by a skilled person and the provision, to the building control body of BS 7671 'Requirements for electrical installations' certificate for the installation.

Both the skilled person and the electrical contractor must be a member of, one of the five, Government approved, skilled person self-certification schemes.

h) **Materials**

It is the Contractors responsibility for checking materials delivered directly to site for any damage, colour variation and correct quantities prior to unloading. Should significant quantities of damaged materials be identified, these must be reported to the supplier before accepting the consignment.

The Contractor is responsible for unloading, protecting and safe storing of all of their own materials to avoid damage and surface contamination.

The Contractor must ensure that all materials are satisfactory for use and have not been subject to deterioration and conform to the relevant BSS, if applicable or Agrément Certificates, NHBC and Local Authority requirements. Failure resulting from the Contractor using unsuitable or damaged materials will result in the Contractor being liable for any costs in rectifying the same.

i) **Manufacturers Products**

The Contractor must make themselves aware of Manufacturer's products and fixing instructions at the tendering stage as no claim for want of knowledge will be entertained. All technical issues must be resolved before work commences on site.

j) **Site Conditions**

The Contractor is to examine the drawings, visit the site in order to ascertain position of site office, compound, electricity and water supplies.

Accessibility may vary depending on the location, weather conditions and such like. These factors must be taken into consideration at tender stage as no claims will be entertained for additional costs due to adverse site conditions.

k) **Sub-Contractor**

The Contractor must not further sub-contract any part of the Works to another Contractor without the prior knowledge and written approval of the Company.

It is essential that the Contractor liaises with all other trades associated with the Works to ensure the sub-structure is installed correctly and appropriately prior to work being carried out, including but not limited to:

Plumber

Ensure that the wiring is provided in the correct location for the heating programmable room thermostats. Fitting only of heating control programmers.

Roof Insulation Contractor

Where works require the Electrical Contractor to enter the loft space after the loft insulation has been installed, ensure that where loft insulation is required to be temporarily moved to allow works to be completed in this area, that the loft insulation is not damaged and is fully reinstated to its original position prior to the Electrical Contractor leaving the area.

No other works in roof spaces are permitted – Loft access shall be gained only with the use of proprietary crawl boards.

1. QUOTATION

1.1 The Contractor must provide a fully inclusive lump sum (labour and materials) fixed price quotation per House Type for the design and installation of **ELECTRICAL** works.

1.2 All works are to be completed in accordance with the House Type working drawings, kitchen layouts and Sales specification supplied with this specification document. The Contractors

particular attention is drawn to the importance of following this information.

- 1.3 Your quotation for the Works is deemed to include all necessary,
- (i) all equipment and materials necessary for the complete electrical installation,
 - (ii) labour,
 - (iii) supply of materials to Site,
 - (iv) protecting materials on Site,
 - (v) distributing materials to Plots
 - (vi) installation,
 - (vii) connecting up,
 - (viii) testing,
 - (ix) commissioning,
 - (x) leaving in a serviceable condition,
 - (xi) providing record drawings,
 - (xii) inspection and
 - (xiii) completion certificates.

- 1.4 All Works must be completed in accordance with the above listed Governing Documents, current codes of practice, [I.E.T. 18th Edition changes](#) and manufacturers recommendations.

2. ACCESSORIES

- 2.1 All accessories shall be manufactured to the appropriate British standards (as latest edition I.E.T. Regulations) and shall be as listed in the schedule of materials.
- 2.2 All switch socket outlets shall be of the D.P. switched type and where a fused connection unit is fitted this shall be of D.P. switched type.
- 2.3 For compliance with Part L of the Building regulations all fixed lamp holders, pendants and battens must be of safety type, to enable the safe removal by decorators, compliant with BS EN 61184, fitted with low energy lamps (with a better efficacy than 40 lumens per circuit) all in accordance with the working drawings with the exception of garages, lofts, cupboards and outhouses which are excluded from the low energy requirement.
- 2.4 All fuse spur switches in the kitchen and utility are to be durably marked/engraved for identification purposes i.e. “dishwasher”, “fridge”, “washing machine” etc. to BS7671.
- 2.5 All socket outlets for integrated appliances are to be accessible after the appliance is fitted.
- 2.6 Particular attention shall be paid to the fixing of all accessories to ensure that they are correctly aligned and suitably mounted to accord with plaster or other finishes.

- 2.7 Unless otherwise specified by the Company mounting heights are to be in accordance with Part M of the Building Regulations and as indicated on working drawings.
- 2.8 Wherever appropriate, accessories of the same type (e.g. light switches) shall be mounted at the same height above finished floor level.

3. APPLIANCES

- 3.1 Fixed electrical appliances such as ovens and hobs must be earth bonded to ensure that in the event of a fault, the circuit breaker and/or RCD is tripped at the consumer unit to prevent electrocution.
- 3.2 All appliance fitting must be carried out in accordance with I.E.T. Regulations.

4. BONDING ETC

- 4.1 The making off of all bonding conductors etc, will be affected by means of purpose made clamps or terminals.
- 4.2 Each complete circuit will be provided with a separate protective conductor brought back to a common earthing bar at the consumer's main switchboard.
- 4.3 Attention is also drawn to the requirements for bonding of other services and full compliance with I.E.T. Regulations is essential.
- 4.4 Supplementary bonding will be carried out in accordance with I.E.T. Regulations.
- 4.5 Particular attention will be paid to the requirements in bathrooms as detailed in I.E.T. Regulations.

5. BROADBAND

- 5.1 Where BT Openreach Superfast Fibre Access is to be installed, all equipment will be supplied by BT Openreach (BTOR).
- 5.2 The BTOR installation engineer will drill a 12mm hole in the wall of the property and install the cable lead-in protector (CLI) provided by BTOR and trim it flush to the external wall and the inside face of the internal backbox of the customer splicing point (CSP).
- 5.3 The Electrical Contractor is to feed the EZ Bend fibre optical cable (provided by BTOR) from the customer splicing point (CSP) to the optical network termination unit (ONT) within the property shown on the working drawing marked BTOR. Where this is not on an outside wall of the property the Contractor is to wire only the EZ Bend fibre optic cable at first fix stage, so that it is behind the finished plastered surface of the wall, to the location shown on the working drawing marked BTOR.
- 5.4 The Electrical Contractor is to provide and install a Cat 6 module wired with Cat 6 cable in a 'star pattern' from the location of the BT Openreach equipment to all BT outlets and lounge 'media plate' as indicated on the working drawings to enable the socket to be used for both data and telephony, if required.

6. BUILDERS WORK

- 6.1 Electrical contractors are responsible for all their own builders work; this includes Diamond Core Drilling brickwork/Blockwork where applicable to facilitate mechanical ventilation units.
- 6.2 Install required noggins at first fix for timber frame house types.

7. CABLE INSTALLATION

- 7.1 All buried wiring must be installed to a minimum depth of 50mm and must be protected by an RCD. Wiring between floors and in roof voids shall traverse joists etc. by means of holes drilled through the centre of such joists (to NHBC requirements): - Adequate support must be provided in compliance with all current requirements of the I.E.T. Regulations.
- 7.2 Where wiring is in contact with, or enclose by, thermal insulation, consideration must be given to the requirements of the I.E.E Regulations .
- 7.3 Where standard circuit arrangements are appropriate the requirements of Appendix S for socket outlets must be fully complied with and Appendix 4 must be employed for the calculation of maximum demand and diversity.
- 7.4 Cables are to run in 'safe zones' as detailed by NHBC and BS 7671. Concealed cables (lighting and power) which are installed at a depth of less than 50mm will require RCD protection. Any cable (irrespective of depth) within a partition which has metallic parts (excluding fixings) must be protected by an RCD.
- 7.5 All cables in airing cupboards to be routed and clipped so as to avoid hazard to user.
- 7.6 Where electrical cables are located within timber stud partition walls and / or bulkheads, the cables are to be protected within the wall construction with a metal plate to prevent plasterboard fixing screws from penetrating the cables.

8. CENTRAL HEATING ZONES

- 8.1 In accordance with 2010 Building Regulations wiring must be provided for 2-zones to a programmable room thermostat and standard room thermostat and wiring connections to zone valves.
- 8.2 The Contractors is to install zone thermostats provided by the Plumbing Contractor.

9. CONDUCTORS

- 9.1 Unless otherwise specified, all conductors shall be single core PVC insulated or twin and earth PVC insulated to BS 6004.
- 9.2 As part of the Approved Cable Initiative (ACI) all cable must be marked BASEC approved, the Company will not accept non BASEC approved cable. The Approved Cables Initiative is addressing the issue of unsafe, non-approved and counterfeit cable entering the UK marketplace. If you have information or concerns about a suspected faulty or counterfeit cable the organisation will test samples and if found to be unsafe details will be passed to

relevant industry regulators and legislators. ACI can also provide guidance where appropriate to installers.

- 9.3 In accordance with the I.E.T. Regulations, the minimum conductor sizes to be used will be as follows:-

Lighting circuits	1 mm ²	
Ring main circuits	2.5 mm ²	
Immersion heater	2.5 mm ²	
Electric Showers up to 10.5kW	10mm ² - 16 mm ²	(Nb. MCB rating: Up to 9.5kW – 40A or 10.5kW – 50A) (Nb. 10mm ² up to 50m cable runs)
Cooker circuit	6.0 mm ²	
Hob circuit	6.0 mm ²	(Nb. Where a separate hob exists to the cooker.)
Lighting tiexibles	0.5 mm ²	
Meter tails	25 mm ²	
Main earth connection	16 mm ²	
Supplementary bonding	2.5 mm ²	(PROTECTED)
	4.0 mm ²	(UNPROTECTED)

- 9.4 Wiring shall be carried out in the loop in system. Joints are not permitted. A minimum length of 225mm of conductor or cable shall be left at each outlet for connection of the accessories or fittings.

10. CONSUMER UNITS

- 10.1 A consumer unit of the non-combustible type (as listed in the **SCHEDULE OF MATERIALS** section below) shall be mounted adjacent to the supply authority's equipment and suitably located for ease of access. The mounting height of the consumer unit must be such that the switches are between 1350mm and 1450mm above floor level in accordance with Approved Document P 6th April 2013. It must be complete with suitable single core tails for connection to the authority's meter and earthing conductor.
- 10.2 The equipment shall include a 100AMP rated main isolator and have capacity for either 10 or 16 ways as listed in the schedule of materials.
- 10.3 Combination RCCB/MCB units shall be to BS:4293 and to 'DIN' 57644 PTI/VDE 0664, PTI/5.81 CLI 1 as applicable to pulsating D.C. and superimposed D.C. earth fault currents. Combination RCCB/MCB units shall take up no more than 1 individual MCB way in the consumer unit.
- 10.4 Where a residual current device is to be included in the consumer unit the device must be an integral part of the consumer unit. Where the consumer unit is designed to feed circuits controlled by a 100AMP isolator and additionally circuits controlled by a residual current device the consumer unit will be of the factory assembled split busbar pattern to BS:5486.

- 10.5 Individual amperage ratings will be as listed in the schedule of materials.
- 10.6 Where applicable the RCDs shall hold an ASTA type test certificate.
- 10.7 Each unit shall be complete and factory assembled with the appropriate number of circuit ways and earthing terminals for protective conductors including equipotential bonding conductors. Attention is drawn to I.E.T. Regulations. Permanent labels shall be affixed to each consumer unit in accordance with I.E.T. Regulations.
- 10.8 The Contractor is to provide consumer unit installation schedules in accordance with BS:7671.
- 10.9 All consumer units are to be fitted with Locking Brackets to allow the units to be locked-off during the construction phase of the installation. Following which, the hole should be replaced by a bung to close the hole at handover stage. Refer to the Schedule of Materials for the part specification for the locking device.

11. DOWNLIGHTERS

- 11.1 Proprietary acoustic and fire rated downlighters are to be used in order to ensure the acoustic and fire integrity of the ceiling. The specified Deta products and codes are fully detailed within the "Schedule of Materials" incorporated within this document.
- 11.2 Where downlighters are fitted to ceilings with loft space above, the insulator separator (part of the downlight) allows loft insulation to be laid over the top of the fitting.
- 11.3 The downlight must be installed in conjunction with Standard Detail no: [DB-SD09-003](#) "Fire Rated Downlight", dated October 2014.
- 11.4 Remote gearboxes and transformers must be situated clear of the insulation, in accordance with the manufacturers fitting instructions.

12. ELECTRICITY SUPPLIES

- 12.1 A 230v 50HZ single-phase supply will be provided by the supply authority to each dwelling terminating at an agreed position. Details of the fault level and the external impedance's may be available from the supply authority. If such information is not available the tenderer must quote the value assumed in his calculation for the fault level. Including the external impedance, at the origin of each installation.
- 12.2 In addition, the assessed values of earth fault loop impedance shall be quoted in respect of each circuit and the clearance times as required by I.E.T. Regulations.

13. EXTERNAL LIGHTS

- 13.1 For compliance with Part L of the Building regulations that all external light fittings (Security, bulk head and/or lantern styles), where fitted, must be operated by means of a movement sensitive PIR photocell that will extinguish when there is sufficient daylight and when not required at night.

- 13.2 Where this movement sensitive PIR photocell is not incorporated (integral) within the external light fitting, then a remote one must be fitted.

14. FINAL CIRCUITS

- 14.1 Unless otherwise specified, two final circuits shall be installed for socket outlets and one lighting circuit for each floor. Two-way circuits for staircases shall be associated with lower floors in each case. Generally, BS 1363 socket outlets shall be installed on ring main final circuits, and all will be single pole switching.
- 14.2 Attention is drawn to the requirements for socket outlets, which may be utilised for portable equipment to be used outside the equipotential zone.
- 14.3 All sockets in homes must be protected by an RCD in accordance with the latest edition of the I.E.T. regulations. These also must be single pole switched.

15. MECHANICAL VENTILATION

- 15.1 All fans are to be of approved type as listed in this Trade Specification under [Schedule of Materials](#).
- 15.2 Fans can be of either a centrifugal type, recessed, ceiling mounted or, axial type, wall mounted, where the maximum length of duct to the outside wall is not greater than 1.5m.
- 15.3 Kitchen (Where no hood extract)
Fans in this location must be capable of giving extraction at a rate not less than 60 litres/second extraction, , ducted to outside through sleeve, duct should be built in brickwork as work proceeds or 30l/s if the fan is placed over the hob.
- 15.4 Bathrooms and Ensuites
Fans in this location must be capable of giving extraction at a rate not less than 15 litres/sec. Top Floor extract fans are to include a condensation trap if they ducted through an unheated roof space.

Switch to be situated on outside of the Bathroom/En-suite (i.e. on landing or relevant adjoining room). Where a bathroom or ensuite does not have an openable window, the extract fan must be light switch operated with a 15 minute overrun.

Were the fan is ducted to a roof tile vent the EnviroVent condensation kit must be used, flexible ducting to be pulled taught and to be kept to a minimum as per the domestic ventilation compliance guide.

- 15.5 Utility
Fans in this location must be capable of giving extraction at a rate not less than 30 litres/sec. Top Floor extract fans are to include a condensation trap if they ducted through an unheated roof space.

Were a utility fan is ducted to a roof tile vent the EnviroVent condensation kit must be used,

flexible ducting to be pulled taught and to be kept to a minimum as per the domestic ventilation compliance guide.

15.6 Internal Cloakroom (Where shown on layout)

Fans in this location must be capable of giving extraction at a rate not less than 6 litres/sec, wired to light switch, with a 15 minute overrun and ducted to the outside wall and does not require a condensation trap.

15.7 Ducts and Terminators

The standard specification for ductwork when parallel to 'I' joist spans is rigid ductwork all in accordance with the Group Supplier agreement for mechanical extractors/ductwork.

Aluminium flexible ducting is only to be used for runs going through the joist webs. A rigid angled boss is to be installed as standard on the back of fans to prevent flexible ducting being pulled too tightly/squashed and reducing flow rate.

All ducts must be securely fixed to fans ventilation tile, fixed wall grille or air brick.

Where Building Regulations require the protection against fire passage, the use of rigid ducting is required in accordance with the materials noted in [Schedule of Materials](#) provided by the preferred [Group Supplier](#) noted above or where provided in the enquiry documentation.

Ducting through external walls should be built-in with appropriate sleeve in accordance with the preferred Group Supplier listed above as brickwork/blockwork proceeds.

Extract ducting, must be insulated with minimum 25mm quilt insulation where:

- (i) The duct extracts to an extract tile within the Roof Tiling.
- (ii) The duct extracts to an eaves position and is positioned on top of the roof insulation.

All of the above equipment to be manufactured by Envirovent Limited.

15.8 Condensation Traps

A condensation trap and drain is required to be supplied and fitted where: -

- (i) Insulated ducting is run vertically through an unheated roof space.

A condensation trap is not required if: -

- (ii) Insulated ducting is run on top of the insulation and falls to the outside (refer to BRE Guide - Thermal Insulation - avoiding risks, 2002 edition).

16. PLASTIC CONDUIT

16.1 Plastic Conduit must be installed to protect electrical cables running over the surface of exposed (non-plaster-boarded) Brick and Block walls, where wiring is indicated on the working drawings, including, but not limited to, garages.

16.2 This shall be of high impact gauge PVC in accordance with BS 4607 and shall be installed in accordance with the manufacturer's recommendations.

- 16.3 When installing the 'hockey stick' plastic conduit for meter boxes the Contractor is to supply and install a clip, to ensure the hockey stick is fixed vertically to the outside wall.

17. PROTECTIVE CONDUCTORS

- 17.1 The latest edition of the I.E.T. Regulations places special significance on the installation of protective conductors and no deviation from the requirements will be permitted.
- 17.2 The Contractor will be required to submit documentary evidence to confirm that the requirements have been complied with to satisfy the shock and thermal constraints, particular attention is drawn to I.E.T. Regulations and Appendices.

18. SITE CLEANLINESS

- 18.1 The electrical Contractor shall, at all times, be responsible for ensuring that his areas of work are maintained in an uncluttered condition.
- 18.2 All rooms and garages shall be cleaned out upon completion and left free from excess materials.
- 18.3 Waste materials are to be removed from site or to an appropriate on-site re-cycling area. **Failure to do so will result in contra-charges being made.**
- 18.4 Upon completion of the contract (or defined sections thereof) the Contractor will clear from site all stored materials, equipment, site accommodation, etc, no longer required, without delay.

19. SMOKE DETECTORS

- 19.1 Smoke detectors must be of the optical type to the ground floor (or first floor if the house type has a first floor kitchen) linked with each further optical alarm (one at each floor level or as indicated on working drawings), 230v mains supply with 9v battery backup and fully integrated to meet the requirements of the "Smoke Detector Act 1991", BS 5446 part 1, BS 5839-6 circulation areas and current Building Regulations (section B1 Means Of Escape).
- 19.2 Smoke detectors should be wired within the lighting circuit to prevent them from being disabled separately to other circuits.

20. CARBON DIOXIDE DETECTOR

- 20.1 A mains operated Carbon Dioxide detector must be installed to locations indicated on working drawings in Scotland only, in accordance with the model noted in the Schedule of Materials.

21. FIRE PROTECTION

- 21.1 Fire protection must be supplied and fixed to flush-mounted accessories (including switches, sockets, flex outlet plates, television, data and telephone points etc.) by the contractor in plasterboard partitions, which enclose protected entrance halls/protected stairways within private parts of dwellings.
- 21.2 Electrical sockets must be installed in accordance with Standard Detail no: DB-SD09-019 “electrical sockets + FP”, dated December 2017. To incorporate a fire proof insert to back boxes.
- 21.3 Electrical sockets for Built-in Ovens and Integrated Dishwashers must be installed adjacent to these appliance locations in accordance with Standard Details no’s: DB-SD09-020 and DB-SD09-021. Barratt Standard Details are available from the Divisional Commercial Department or Site Offices upon request.
- 21.4 Installation will require you to remove the face plate of the electrical socket box, mould the pre-formed putty pads into the back of the box and around the cables and secure the face plate.

22. STATUTORY REQUIREMENTS

- 22.1 The Contractor shall comply with all statutory regulations of government e.g. Health and Safety Act, local authority, electrical supply authority, fire prevention office or any other interested parties.

23. SUPPLY CONNECTION

- 23.1 Upon agreed completion of an installation the Contractor shall supply the electricity authority with formal notice of completion and attend the final connection up of the installation.
- 23.2 Electrical contractors are warned to comply with I.E.T. Regulations, which states that particular attention shall be given to the presence and shall be isolated so that they are not damaged by the test voltage.

24. TELEVISION

- 24.1 The Contractor shall supply and install CT100 Co-Axial cable from the location of the media plate or Co-Axial outlet, as noted in the Sales and Construction Specification, to the roof void with 5m of cable left in a coiled loop to allow future installation of a Television aerial (by the purchaser).
- 24.2 Where the purchaser has paid for additional locations for Television aerials, these must also be wired with CT100 Co-Axial cable to the roof void.
- 24.3 Where satellite TV is required to Apartments the Contractor shall supply and install a communal satellite dish and wire accordingly to each apartment with CT100 Co-Axial cable.
- 24.4 For the connection of Sky and Virgin Media Plates. The contractor must refer to the latest requirements, detailed in the Sky and Virgin pre-wiring specifications.

25. TESTING

- 25.1 The full requirements of the I.E.T. Regulations, including all Appendices, shall be complied with unless it is agreed that circumstances exist which prevent this, E.G. non-availability of suitable commercially available testing equipment.
- 25.2 In accordance with the I.E.T. Regulations, including all Appendices, inspection and testing will be carried out to ensure that:
- (i) the external impedance and fault level at the origin of the installation do not obviate the design proposals,
 - (ii) insulation to earth and between conductors meets requirements,
 - (iii) earth loop impedance satisfies the design requirements,
 - (iv) all single pole switches are in the phase conductors,
 - (v) supplementary bonding conductors are adequately installed and connected,
 - (vi) polarity is correct,
 - (vii) ring main circuits are correctly installed,
 - (viii) residual current circuit breakers operate as required and that the manufacturer's instructions are clearly displayed regarding the periodical testing procedures,
 - (ix) air flow test measurements and checklists for extractor fans need to be carried out as per the domestic ventilation compliance guide 2010 issued to building control inspectors.
- 25.3 The results of all tests shall be recorded and signed using the suggested type of certificate in accordance with the I.E.T. Regulations.
- 25.4 The completion and inspection certificates must be provided to the Company and should be forwarded to the Surveying Department on completion.

26. WIRE ONLY WORKS

- 26.1 The Contractor is to include the wiring only of electric showers – to be supplied and installed by the Plumbing and Heating Contractor.
- 26.2 The contractor is to include the wiring only of all heating controls – to be supplied by the Plumbing and Heating Contractor.

27. SCHEDULE OF MATERIALS

Consumer Units – Hager Ltd

Note: All consumer units are to be comply with BS7671:2018 18th Edition from the 1st of January 2019

Part Number	Specification Addition – 18 th Edition Compliant Consumer Units (D30 & D50)
BDA10HBM	10 Way Hi Integrity c/w. 2 x 100A Type A RCCB's surface mounted
BDA10KHBM	10 Way Hi Integrity c/w. 2 x 100A Type A RCCB's & 'knockouts' surface mounted
BDC10KHBM	16 Way Hi Integrity c/w 2 x 100A Type A RCCB's & 'knockouts' surface mounted
BDC10SPDHBM	14 Way Hi Integrity c/w 2 x 100A Type A RCCB's – Surge Protection surface mounted
BDC10KSPDHBM	14 Way Hi Integrity c/w 2 x 100A Type A RCCB's – Surge Protection - 'knockouts' surface mounted
BDA10FHBM	10 Way Hi Integrity 'flush' c/w 2 x 100A Type A RCCB's Flush
BDC10FHBM	16 Way Hi Integrity 'flush' c/w 2 x 100A Type A RCCB's Flush
BDC10FSPDHBM	14 Way Hi Integrity 'flush' c/w 2 x 100A Type A RCCB's – Surge Protection Flush
MTN106	6 AMP TYPE MCB
MTN110	10 AMP TYPE B MCB
MTN116	16 AMP TYPE B MCB
MTN120	20 AMP TYPE B MCB
MTN132	32 AMP TYPE B MCB
MTN140	40 AMP TYPE B MCB

In addition to the products detailed above, Hager has a further range of consumer units and devices for individual plot requirements, which will be specific to some developments. This includes surge or overload protection where applicable.

Part Number	Locking Device for Consumer Units
BD002LK	Bag of 6 Locking Brackets
BD003BUNG	Bag of 10 spare consumer unit bungs

Mechanical Ventilation – Envirovent Ltd.

Part Number	Description
SIL100S	Bathroom/Ensuite 4" axial fan standard with shutter
SIL100T	Bathroom/Ensuite 4" axial fan standard with shutter and timer
SIL150S	Kitchen 6" axial fan standard with shutter
OZEO	Apartment fan

Door Entry systems

Part Number	Description
BAV1 (1 Apartment) to BAV12 (12 Apartments)	Video Building Kit - Surface Wall Mounted Panel - Audio & Video , Ikall Functional - Inc.: Entrance Panel, PSU & 1 x Mini Handset monitors (replace the highlighted number by the number of apartments in block).
BAA1 (1 Apartment) to BAA12 (12 Apartments)	Audio 2 wire kit - Surface Wall Mounted Panel - Audio only, Ikall Functional - Inc: Entrance Panel, PSU & 1 x Mini Audio Handset (replace the highlighted number by the number of apartments in block).
1224A Switcher	1224A SWITCHER + 1200 PSU - USED WHEN 2 OR MORE ENTRANCE PANELS ARE USED. 1 REQUIRED PER ADDITIONAL ENTRANCE PANEL.
1200 PSU	N.B. A switcher is need when linking entrance panels on the same system
BAPA 8	Surface Wall Mounted video and audio only Panel - Ikall functional with 8 buttons inc. 1595 power supply
BAPA 10	Surface Wall Mounted video and audio only Panel - Ikall functional with 10 buttons inc. 1595 power supply
BAPA 12	Surface Wall Mounted video and audio only Panel - Ikall functional with 12 buttons inc. 1595 power supply
1404 Switcher	1404 SWITCHER - USED WHEN 2 OR MORE ENTRANCE PANELS ARE USED. 1 REQUIRED PER ADDITIONAL ENTRANCE PANEL.
BAPV 8	Surface Wall Mounted video and audio only panel – Ikall functional with 8 buttons inc. 1210 power supply
BAPV10	Surface Wall Mounted video and audio only panel – Ikall functional with 10 buttons inc. 1210 power supply
BAPV 12	Surface Wall Mounted video and audio only panel – Ikall functional with 12 buttons inc. 1210 power supply
BA2708W - Mini audio	Internal Audio Only handsets (Mini Handset)
BA6701W - Mini Handset	Internal Audio & Video handsets (Mini monitor)

Electrical Accessories – Deta Electrical Co Ltd

Deta Slimline White Wiring Accessories

Part Number	Description
S1200	1 Gang Blank Plate
S1202	1 Gang 1 Way 10a Plate Switch
S1203	1 Gang 2 Way 10a Plate Switch
S1204	2 Gang 2 Way 10a Plate Switch
S1205	3 Gang 2 Way 10a Plate Switch
S1206	1 Gang 13a Unswitched Socket
S1207	1 Gang 13a Switched Socket
S1209	2 Gang 13a Switched Socket
S1215	20a Cable Outlet
S1217	45a Cable Outlet
S1244	4 Gang 2 Way 10a Plate Switch
S1246	Intermediate Switch
S1247	Triple Pole Fan Isolator
S1264	Single Co-Axial Tv Outlet Isolated
S1299	2 gang switched and 3 USB charging ports
S1300	86 x 86 45a Dp Red Switch
S1301	146 x 86 45a Dp Tall Red Switch
S1302	45a Cooker Control Unit with Neon Power Indicator
S1305	115-230v Shaver Socket
S1325	2 Gang 2 Way 10a Intermediate Switch
S1352	Single Master Telephone Outlet
S1353	Single Secondary Telephone Outlet
S1360	13a Unswitched Connection Unit
S1370	13a Switched Spur
S1371	13a Switched Spur With Neon Power Indicator
S1373	13a Dp Switch With Flex Outlet And Neon Power Indicator
S1422	1 Gang Data Plate
S1424	2 Gang Data Plate
S1429	Blank Plate
S1390	20a Dp Switch
S1390WH	20a Dp Switch Engraved "Water Heater"
S1391	20a Dp Switch With Neon Power Indicator
S1987	Barratt Lounge Multi Media plate complete with modules Quadplexer, Co-Ax female and BT secondary built in, plus 4 blank modules
S19887	As above with Co-ax male and BT secondary built in, plus 6 blank modules



Deta Slimline White Wiring Accessories Continued...

Part Number	Description
G3301	1 Module Grid Plate Cover
G3302	2 Module Grid Plate Cover
G3303	3 Module Grid Plate Cover
G3304	4 Module Grid Plate Cover
G3305	6 Module Grid Plate Cover
G3306	8 Module Grid Plate Cover

Deta Traditional Polished Chrome – Décor Range

Part Number	Description
SD1200	1 Gang Blank Plate
SD1203	1 Gang 2 Way 10a Plate Switch
SD1204	2 Gang 2 Way 10a Plate Switch
SD1205	3 Gang 2 Way 10a Plate Switch
SD1207	1 Gang 13a Switched Socket
SD1209	2 Gang 13a Switched Socket
SD1360	13a Unswitched Connection Unit
SD1370	13a Switched Connection Unit
SD1371	13a Switched Spur With Neon Power Indicator
SD1373	13a Dp Switch With Flex Outlet And Neon Power Indicator
SD1244	4 Gang 2 Way 10a Plate Switch
SD1299	2 Gang switched and 3 USB charging ports
SD1300	86 X 86 45a Dp Switch
SD1301	146 X 86 45a Dp Tall Switch
SD1302	45a Cooker Control Unit With Neon Power Indicator
SD1305	115-230v Shaver Socket
SD1390	20a Dp Switch
SD1391	20a Dp Switch With Neon
SD1264	Single Co-Axial Tv Outlet Isolated
SD1246	Intermediate Switch
SD1247	Triple Pole Fan Isolator
SD1352	Single Master Telephone Outlet
SD1353	Single Secondary Telephone Outlet
SD1422	1 Gang Data Plate
SD1424	2 Gang Data Plate

Deta Lounge/media plates, Modules and Grid range Part Number	Description
S1217	45a Cable Outlet
SD1977CH/SC/C H/SS	Barratt Lounge Multi Media Plate complete with modules Quadplexer , Co-ax female BT Secondary and 2 blank modules (new stainless steel finish)
SD1978SC/CH/S S	Barratt Lounge Multi Media Plate complete with modules Co-Ax male, BT Secondary and 4 blank modules
S1440	Quadplexer Module (Sky x2, TV + Radio to apartments only)
S1435	Co-ax male
S1431	BT Secondary
S1433	Cat5 Module
S1429	Blank Plate (x 3 houses and x1 apartments)
G3341	1 Module Grid Plate Cover
G3342	2 Module Grid Plate Cover
G3343	3 Module Grid Plate Cover
G3344	4 Module Grid Plate Cover
G3345	6 Module Grid Plate Cover
G3346	8 Module Grid Plate Cover

Deta Traditional Décor Grid

Part Number	Description
G3421	1 Module Grid Plate Cover
G3422	2 Module Grid Plate Cover
G3423	3 Module Grid Plate Cover
G3424	4 Module Grid Plate Cover
G3425	6 Module Grid Plate Cover
G3426	8 Module Grid Plate Cover

Note: for all Décor grid product codes add CH for polished chrome to end of product code i.e. G3426CH



Data Ceiling Accessories Including Bulkheads

Part Number	Description
S106/6T2	6" Safety Pendant Set with decorators cover
S96/HO/T2	Safety Batten Holder with decorators cover
L1021CH	Chrome Bulkhead Light
L1021WH	White Bulkhead Light
V1297	6a 1 Way Ceiling Switch

Data Back Boxes

Part Number	Description
DB2547	Single Lipless Backbox Dryliner
DB2548	Double Lipless Backbox Dryliner
DB184	Media Plate Metal Backbox

Data Multigrid items for Appliance Control Panels

Part Number	Description
G3511	20a Dp Switch
G3544	Blank Module
G3401	1 Module Grid Yoke
G3402	2 Module Grid Yoke
G3402	3 & 4 Module Grid Yoke
G3560	20a Dp Switch - Cooker Hood
G3556	20a Dp Switch - Dishwasher
G3553	20a Dp Switch - Extractor Hood
G3562	20a Dp Switch - Fridge Freezer
G3557	20a Dp Switch - Fridge
G3558	20a Dp Switch - Freezer
G3561	20a Dp Switch - Microwave
G3555	20a Dp Switch - Tumble Dryer
G3554	20a Dp Switch - Washing Machine



Deta Smoke Alarms

Part Number	Description
1163	230v Ac Mains Optical Alarm
1165	230v Ac Heat Alarm

Deta Carbon Dioxide Detector

Part Number	Description
1142	Carbon Dioxide Detector

Deta Downlighters

Part Number	Description
L1701CH3	LED Low Energy Fire Rated IP65 Dimmable Downlight - Chrome With LED Lamp
L1701SC3	LED Low Energy Fire Rated IP65 Dimmable Downlight - Satin Chrome With LED Lamp
L1701WH3	LED Low Energy Fire Rated IP65 Dimmable Downlight - White With LED Lamp
L1701CH4	LED Low Energy Fire Rated IP65 Dimmable Downlight - Chrome With LED Lamp
L1701SC4	LED Low Energy Fire Rated IP65 Dimmable Downlight - Satin Chrome With LED Lamp
L1701WH4	LED Low Energy Fire Rated IP65 Dimmable Downlight - White With LED Lamp

Note – After WH/CH/SC the reference '3' refers to warm white lamp type 2800K brightness and '4' refers to cool white lamp type 4000K brightness.

ELECTRICAL

TRADE SPECIFICATION AGREEMENT

This Specification Agreement relates specifically to the Company's development at

.....

I confirm that I have read and understood the foregoing Specification and that my prices include for all items contained therein and will "Remain Fixed" for a period of:..... as outlined in the Enquiry letter.

SIGNED:

FOR AND ON BEHALF OF:

.....

DATE:

N.B. The contractor is to sign this Agreement and return it with his Quotation. Any prices received without this Agreement will be excluded from consideration.

Revised:	Rev A – 6 September 2001	Rev T – 1 September 2012
	Rev B – 28 June 2002	Rev U – 1 February 2013
	Rev C – 1 August 2002	Rev V – 1 June 2013
	Rev D – 30 May 2003	Rev W – 1 October 2013
	Rev E – 1 December 2003	Rev X – 1 March 2014
	Rev F – 30 June 2004	Rev Y – 6 October 2014
	Rev G – 30 November 2004	Rev Z – 20 October 2014
	Rev H – 1 June 2005	Rev AA – 1 February 2015
	Rev I – 22 December 2006	Rev AB – 1 June 2015a
	Rev J – 20 July 2007	Rev AC – 1 January 2016
	Rev K – 3 January 2008	Rev AD – 1 July 2016
	Rev L – 22 July 2007	Rev AE – 1 October 2016
	Rev M – 30 September 2008	Rev AF – 1 January 2017
	Rev N – 20 November 2009	Rev AG – 1 July 2017
	Rev O – 27 January 2010	Rev AH – 1 January 2018
	Rev P – 1 August 2010	Rev AI – 1 July 2018
	Rev Q – 1 November 2010	Rev AJ – 1 January 2019
	Rev R – 28 February 2011	Rev AK – 20 September 2019
	Rev S – 28 April 2011	Rev AL – 1 August 2020