

SECTION 1 – ELECTRICAL PARTICULAR SPECIFICATION



MANCHESTER
CITY COUNCIL

Victoria Baths – Fire Alarm Replacement

AMP/45355

MCC Electrical Particular Specification

Victoria Baths – Fire Alarm Replacement

Date: June 2022



Manchester City Council
Capital Programmes Division
PO Box 532 Town Hall
Manchester
M60 2LA

AMP/45355

PARTICULAR SPECIFICATION

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Victoria Baths – Fire Alarm Replacement

ADDRESS:

Victoria Baths
Hathersage Road
Manchester
M13 0FE
Tel:

SCOPE OF CONTRACT

Victoria Baths is a Grade II* listed building, opened to the public in 1906. The baths closed in 1993 and the building was left empty. A restoration project began in 2007. Victoria Baths is now open for guided tours, conferences, open days, wedding receptions, photoshoots and filming, food and drink festivals, arts and crafts exhibitions and performances. Victoria Baths is licenced to serve alcohol and host wedding ceremonies.

The building contains three separate swimming pool areas named as

1st Class Males – Empty pool (filled for 1week of the year)

2nd Class Males – Pool boarded over (includes drinks bar)

Females – Empty Pool (not filled, original stone steps into pool)

The contract covers the supply, delivery, erection, testing and commissioning of the complete Fire Alarm Installation as described in this Specification and on the contract drawings. New wired fire alarm system, devices and panel to be installed to cover all areas including voids to provide L2 coverage. The new system should be installed alongside the existing wiring and devices, when the new system is operational and a soak test has been carried out the old fire alarm system can be completely removed.

The Electrical Contractor shall complete these works in accordance with the Standard specification for electrical engineering services (January 2018) attached, BS7671, BS5839 and any associated British or Harmonised European Standards therein.

ELECTRICITY SUPPLY

The existing electricity supply to the existing panel to be modified to serve the new fire alarm control panel. Provisional location for new panel to be the entrance lobby of reception (adjacent to the office)

BUILDERS WORK

The Electrical Contractor is to include in his tender price the cost of all associated builders works and that of any supporting trades which may be required in the execution of the works.

All plasterwork/wall finishes which is disturbed during this work (including holes left after stripping out) is to be made good, finished smooth and level with the existing plasterwork and general wall finishes.

The asbestos surveyors have carried out temporary repairs to the building fabric where access has been made to carry out asbestos surveys, the temporary patches are to be removed and the building fabric patch repaired and painted.

Likewise, where paintwork and general decorations are damaged, removed etc. shall be made good to match existing. The making good to decoration damage will be restricted to patch repairs only.

The contractor is to match the patch painting/decorating to the existing finishes, if this is not possible the contractor is to paint the entire wall affected by the decoration damage.

Any wall tiles damaged in the kitchen or left damaged following strip out are to be replaced with new white wall tiles to match the existing grouted with white waterproof tile grout.

The existing fire alarm control panel in the main entrance is surface mounted, once removed the contractor is to make good the wall and patch paint the area as required.

SITE COMPOUND

A site compound for the works is not required. Site storage area for materials to be agreed at prestart meeting.

The contractor is to keep the areas clean and provide there own cleaning and toilet products. Toilets within the building can be used

NOISE

Noise must be kept to a minimum during any night shifts, all drilling and noisy works are to be carried out before 9-00PM to minimise disturbance to neighbours.

ASBESTOS

The R and D asbestos survey is to be carried out for asbestos containing materials.
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CLEANLINESS OF SITE

The building must be kept clean at all times, the contractor must keep working areas clear from dust and debris at all times to minimise the transfer of dust and debris into the areas being used.

All equipment and furniture within the working area must be protected against damage and dust, the contractor must have available sufficient **CLEAN** dust-sheets to protect all furniture and equipment in the working areas.

All areas must be cleaned prior to handing over to the school, this will not be just sweeping the areas, and the room must be in a suitable condition to be occupied by the school. The floors must be mopped/vacuumed out and all dust and debris cleaned from wall finishes and door-frames etc.

If any of the electrical installation is to be installed in a flush manor, to minimise the dust and building debris any chasing out shall be carried out with electrically powered chasing machines with vacuum dust collection/filtration attachments.

The contractor must not use the schools cleaning equipment but is to provide their own cleaning equipment and materials including industrial vacuum cleaners.

AS FIXED DRAWINGS

The Contractor shall include in his tender price for the preparation of “As Fitted” drawings.

At the commencement of the Contact, the Contractor will be provided with one complete set of drawings in addition to those issued for the execution of the works.

The “As Fitted” drawings shall be to a scale consistent with that used for the tender drawings and shall indicate:-

- exact locations of all electrical equipment and appliances installed. routes of main cable and
- trunking routes. circuit references, designations and arrangements. the size, type, route and
- date of laying of all underground cables. circuit loop arrangements of analogue/addressable fire
- alarm systems. distribution and final circuit diagrams of the installation. complete schematic, addresses/labels of all devices to be shown on drawings for all devices installed.
- “As Fitted” drawings shall conform in all respects to the complete installation to provide an
- accurate record of the installation and all distribution and control wiring diagrams shall indicate

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The Contractor shall supply the following:-

Two copies of “As Fitted” drawing on disc (Latest Autocad dwg format).

Two Copies of black and white prints within the O & M Manual.

Operating and Maintenance Manuals

The Contractor shall supply TWO copies of the operating and maintenance manual (or series of manuals, if required by the extent of the installations).

The manual shall be loose leaf A4 sized, hard backed sub-divided for each section with a ready means of reference and detailed index. Each section shall be presented in a systematic form and the binder shall be no more than 70% capacity to facilitate ease of use.

The manual shall have the full project title mounted on the front cover and shall include the following:-

- a) Description of the installation, itemising the main items of plant.
- b) Manufacturer's literature/operating instructions.
- c) Complete schematic line diagrams of the installation.
- d) Complete control panel wiring diagrams.
- e) Methods of adjustment, typical fault analysis routines of the various systems in the installation (i.e. Fire Alarm etc).
- f) Regular maintenance description of all items of plant.
- g) Full list of spares.
- h) Commissioning and completion certificates for the whole installation.
- i) As installed drawings.

In addition, two copies of the O & M Manual shall be supplied on disc.

The Contract shall be deemed incompleteness until the above have been supplied and approved.

Demonstrations

All systems must be fully demonstrated to the building end user.

This should be presented electronically on a disk for each project.

Consideration should be given to the contractor providing a DVD of the Hand-Over & Demonstrations.

SUPERVISION OF THE ELECTRICAL WORK

The Foreman Electrician shall not just be employed on site as an Electrician, he shall be employed to carry out the role of Foreman. He should be allowed sufficient time and be given sufficient facilities to organise and run the contract.

In addition to the Site Foreman Electrician, the Electrical Contractor shall include for an Engineer to supervise the work at site level. The Electrical Contractor's Foreman and Engineer will be responsible for resolving day to day practical problems and checking the quality of the work, the Electrical Contractor shall not rely on the Clerk of Works to do this.

The Electrical Contractor's Supervising Engineer should visit the site at least once a week and more if the contract warrants it.

CONTRACT PROGRAMME

The Electrical contractor shall agree a programme of works at the pre-contract meeting to the approval of the C.A. which meets the employer's completion dates and must be strictly adhered to.

The working hours will be as required to complete works to the agreed programme which will be agreed at the pre-start meeting, evening and weekend working will be included if required.

The contractor is to ensure that sufficient labour is available to complete the works in the available time, evenings, nights and weekends may be worked if required to ensure works are completed in accordance with the agreed programme of works.

The contractor will include in his cost for any overtime working as required to complete the works in line with the draft programme included in this section, the client will not issue instructions for additional cost of overtime works.

The contractor is also to include in his cost for any site supervision as required whenever the sub-contractors are on site, instructions for additional site supervision will not be issued by the contract administrator.

RELOCATION OF EQUIPMENT

Furniture and equipment will remain in the rooms whilst works are carried out, the contractor will re-locate equipment in rooms as required to carry out his works and protect any equipment in rooms from damage and dust/dirt as required, any damaged equipment will be replaced at the contractor's expense.

If it is necessary to move any equipment or furniture out of the rooms whilst the works are carried out the contractor must move the equipment/furniture out of the room and re-instate the equipment/furniture to its original locations once works are complete.

Any equipment/furniture taken out of rooms is to be securely stored.

MAINTENANCE OF SERVICES

Electricity supplies must be maintained to all areas at the start of each day. The heating, fridges, freezers, Fire alarm, data network, telephone system, Intruder alarms, door security are to be kept operational at all times.

Intruder and fire alarm systems are to be kept operational at all times, whilst being installed Intruder and Fire Cover must still be maintained by keeping the existing systems operational until new equipment is installed, commissioned and working.

If there are issues/faults which prevent the Intruder or fire alarm being kept in operational service the contractor is not to leave the site unattended and is to have a suitable management process in place to address the issues.

As a minimum a watchman will be on site at all times who will patrol the building.

The existing data cabinets and servers are to be kept operational at all times during the day.

All existing circuits are to remain in use until the new circuits are made live. Where existing circuits extend beyond the areas to be worked on the Contractor shall install temporary wiring to maintain these services.

EXISTING INSTALLATION

The Electrical Contractor shall disconnect, take down and remove from site the redundant parts of the existing Fire Alarm made redundant by the works when the new system is operational and a soak test has been carried out

Where such removal would cause unnecessary structural damage and disruption, then that part of the existing wiring shall be disconnected, cut back, made safe and made good afterwards.

SWITCHGEAR AND DISTRIBUTION

The existing switchgear and distribution boards are to remain and be reused.

FIRE ALARM

The Electrical Contractor shall supply and install additional fire alarm devices as detailed on the drawings and in this Specification.

The whole installation shall comply with the current edition of BS.5839 / BSEN54 and associated British and Harmonised European Standards therein.

The existing fire alarm system is to remain and consists of Advanced MxPro4 panel which is located in the main entrance lobby with Apollo devices with sounder and VAD bases.

The existing fire alarm equipment and wiring in the building is to remain. New devices to be connected to the existing loop wiring.

New wiring to be run-in ceiling voids where possible and clipped as required. Areas with no void access to be surface installed with PVC mini-trunking.

The old fire plan adjacent to the panel was found to be out of date. New A3 colour laminated fire zone chart and building layout requires creating and fitting by the contractor.

FIRE ALARM CONTROL PANEL

New Advanced MxPro5 panel to be installed in the reception lobby area with 1no. repeater panel (location of repeater panel to be agreed)

DETECTION EQUIPMENT

Fire alarm detection and sounder/Beacons are to be as manufactured by the following:

Apollo Fire Detectors Ltd
36 Brookside Road
Havant
Hampshire
PO9 1JR
Tel: 023 9249 2412

All new equipment is to be from their Discovery range.

MANUAL CALL POINTS

Generally manual call points shall be of the surface mounting type, cables shall be clipped surface mounted down the wall to the back box enclosed in white PVC mini-trunking. The back boxes are to be as the MK red alert accessory boxes coloured red.

Call points are to be of the type without glasses and once operated are simply reset with a key without the need to fit any replacement elements or glasses.

Generally new manual call points will be installed 1200mm above finished floor level in the same location as existing to minimise decoration damage, to accommodate this existing call points will be loosened and left temporally supported whilst the works are carried out.

All call points are to be complete with drop down plastic call point covers to prevent accidental operation of the call points.

The contractor is also to supply 2 number STI Fire Stopper surface call point covers complete with integral sounders, these are to be fitted to call points as agreed with the school.

If not required at time of install the unused fire stoppers are to be handed to the school with the spares.

The contractor is to supply and install a fire alarm call point sign above each fire alarm call point, the sign is to be mounted 1.7 to 2 meters above the floor level to ensure the signs are visible if the call point is obscured.

HEAT DETECTORS

Generally Heat detectors shall be of the fixed temperature type with an operating temperature of 90 degree C complete with mounting base.

MULTI SENSORS

Multi Sensors are to be combined optical/heat detectors complete with mounting base.

SOUNDER BASES

Sounder bases are to be installed as indicated on the drawing and are to be combined sounder and VAD bases.

Sound outputs are to be a minimum of 90db at 1 meter and the VAD is to be EN 54-23 Certified Category O VAD.

SOUNDERS

Generally sounders will be sounder/strobe bases installed as indicated on the drawing with a variable sound output from 55 to 91 db @ 1 metre.

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In the Boiler House, Assembly Hall's and Kitchen loop powered high output sounder/strobes are to be installed these are to have a minimum sound output of 100 db @ 1 metre.

Sounders and strobes will be wall mounted generally 150mm below ceiling height (Assembly and Dining Hall sounders at same height as others), sounders are to be mounted on white MK Red Alert circular pattern boxes if round pattern or accessory boxes if square.

Any cables dropping from high level to sounders are to be installed in white PVC mini trunkings.

As loop powered sounders are used the first device from the control panel must be a sounder with a short circuit isolate unit after as required by BS 5839.

SHORT CIRCUIT ISOLATE UNITS

Short circuit isolate units shall be installed to separate the wiring into `zones` as indicated on the drawings.

If possible, they will be installed within detectors otherwise separate isolators shall be installed located in storerooms if practicable. Positions of short circuit isolate units must be shown on the as fitted drawings.

INPUT/OUTPUT UNITS

The input output units are to be single channel units as shown on the drawings to control the equipment indicated, the units are to be in a surface enclosure.

Final connections to the controlled equipment is to be made with heat resistant LSF/LSF flex.

Generally output units are to be complete with mains rated voltage free change over relay output.

MIMIC DIAGRAM'S

Scaled mimic diagram's A3 size printed on light stabilised paper shall be mounted in a frame with black finished wood surround and impact resistant glass adjacent to the control panel, the frame's will be screw fixed to the wall's adjacent to the fire alarm control panel's. They must clearly indicate all rooms and zones with titles.

In the main entrance the mimic diagram will be fixed over where the old control panel has been removed and a larger frame may be used to cover the resulting decoration damage.

A drawing of the mimic diagram shall be submitted to the CA prior to manufacture.

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The mimic diagrams title blocks shall consist of the school name and description of the drawing only. The Electrical Contractor shall not include his name or logo on the mimic diagram.

A copy of the mimic diagrams shall be included in the as fitted drawing as an AutoCAD drawing file as well as paper copies.

METHOD OF WIRING

The Electrical Contractor shall carry out all Fire Alarm wiring in 1.5mm **RED** standard fire resisting cables which meet the PH 30 classification when tested in accordance with BS EN 50200 and the 30-minute survival time when tested in accordance with BS 8434-1 and must also be Basec approved.

Power supply and control panel network wiring is to be carried out in enhanced fire resisting cables which meet the PH120 classification when tested in accordance with BS EN 50200 and the 120-minute survival time when tested in accordance with BS 8534-2 and must also be Basec approved.

Generally the fire alarm wiring is to be installed fixed to the cable trays routed through the corridor areas, when not on these trays the wiring is generally to be in white PVC mini trunking.

In loft spaces and ceiling voids the wiring is to be installed to steel basket/cable tray. In the Boiler House and Plant rooms the fire alarm wiring may be surface clipped when not on cable tray/basket and standard manual call point boxes may be used.

All cable ties to tray/basket will be made with fire retardant cable ties (steel) using a purpose manufacturer fitting tool to prevent sharp edges.

Cables in trunking are to be independently fixed within the trunking's with fire retardant fixings as required by BS5839. Manual call point boxes are to be finished in RED whilst all detector and sounder boxes are to be finished in white.

Where surface wired in PVC mini trunking all detectors and sounders are to be mounted on MK Red Alert circular accessory boxes single or 2 entry as required.

Corridor detectors are to be routed from the cable trays as indicated on the drawings with the cable leaving the rear of the cable tray through a grommited hole into the mini trunking which will then extend to the detector location circular accessory box.

The loft space multi sensors are to be installed wired from the main basket/tray runs surface clipped to the loft timbers, the detectors are to be mounted on galvanised malleable iron conduit boxes fixed within 150mm of the loft apex.

Remote indicators are to be installed directly below the loft/ceiling void detectors to show which detector has been activated.

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All ceiling mounted equipment accessible from the rear (suspended ceiling and loft spaces) are to be installed to galvanised malleable iron conduit boxes complete with an extension ring, the box is to be installed with the front lip finishing level with the front to the ceiling finish, a timber frame will be installed to the rear of each box to ensure that the box is securely fixed.

To allow fire alarm protection to be maintained throughout the works the contractor will install the new system zone by zone and changeover parts from old to new system as the works proceed.

Once the new system is installed throughout the now redundant control panels and the associated equipment is to be stripped out.

The contractor will allow in his cost for the necessary re-programming of the new systems as works proceed to ensure full fire alarm protection is provided throughout as required by Manchester City Councils insurers.

All cables are to be terminated in accordance with the manufacturer's instructions using cable glands throughout other than where MK Red alert boxes are used.

At the control panel's the contractor will install the cables surface fixed from ceiling void/high level to control panel with the cables glanded off into the control panel, on completion the cables are to be boxed in with the boxing in painted out to match the existing wall finishes.

Routes of surface mounted cables are to be agreed with the C.A. on site prior to installation.

All cables must be fixed with fire resistant fixings (metal tie bands or 'P' clips) as required by BS5839.

The PVC mini-trunkings will be sized by the electrical contractor, the minimum size will be 25mm x 16mm.

To hold cables firmly at accessory boxes the cables must be securely fixed within 50mm of the accessory box in the mini-trunking using a proprietary metallic fixing which must be screw fixed to the building structure.

COMMISSIONING/TESTING

On completion of the fire alarm installation the system is to be checked and tested by the Electrical Contractor.

All wiring and connections shall be tested in accordance with BS.7671 for continuity, insulation and polarity during the progress of installation. Test certificates to be issued on completion.

Whilst carrying out the sound level checks all sounder outputs shall be set to ensure that excessive sound pressures are not present in any parts of the

building.

Sounders will be set to a sweep sound, the sounder setting must be agreed with the CA on site.

When testing the system the contractor must check not only the operation of all output units but also that the connected equipment is functioning correctly, doors release, Assembly Hall sockets turn off, communication is achieved with control centre etc.

The Electrical Contractor or Commissioning Engineer shall complete, sign and hand to the C.A. all certificates as referred to in BS.5839, Part 1, and provide a log book comprising front and back covers and 20 no A4 size pages of certificates of testing as referred to in BS.5839 Part 1 upon completion.

LABELS

All labels as required by BS.5839 Part 1, shall be fitted throughout the installation. The labels shall be engraved "Traffolyte" and shall have black lettering on white background for information and red lettering for warning. The labels shall be clearly marked having lettering not less than 4 mm in height. The labels shall be fixed in position by machine screws with domed heads and nuts plus washers.

Self-adhesive labels are not to be used.

The outline size of the labels shall be consistent throughout the installation to permit interchangeability.

OPERATIONAL: INSTRUCTIONS FOR FIRE ALARM INSTALLATION

On completion of the fire alarm installation the Electrical Contractor shall:

Instruct and inform the staff at the school on the operation of the system.

Hand over copies of the users data, supplied by the manufacturer, to the staff on site.

All documents relating to the service visits during the first twelve months are to be forwarded to the CA as they occur.

DOOR HOLDERS

Door holders are to be fitted to the corridor doors as indicated on the drawings, the existing hydraulic door closers are to be removed and new electromagnetic hold open door closers as manufactured by Dorma or Briton fitted to the doors.

The door holders are to be selected which are appropriate for the doors in the school and are to be fitted by a joiner.

The electrical contractor will supply and install the door holder power supply units in the locations shown on the drawings wired from the local power distribution boards.

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Main output units are to be installed adjacent to the power supply units which will disconnect the power supply to the doors when the fire alarm is activated.

Door holders are to be wired from the power supply in fire retardant cable fixed to the same tray as the fire alarm wiring, final connections to the holders is to be with a flex outlet plate and heat resistant LSF/LSF flex.

A spring return switch is to be installed at high level local to the doors (one per pair of doors) which when operated will break the power supply to the doors to allow them to close, the switch is to be labelled 'Door Holder'.

CAUSE AND EFFECT

The cause and effect will be agreed with the commissioning engineer prior to programming the fire alarm system, it is expected that the system will be programmed so that operation of any device operates all sounders and the communicator.

Operation of the plant shutdowns and door releases is to be agreed. The evacuation procedure will be an 'all out on fire alarm activation'.

MINI-TRUNKING

PVC mini-trunking's will be white sized by the electrical contractor and will be a minimum size of 25 by 16mm.

All bends, stop ends etc. must be made with manufacturer's accessories and all trunking must be screw fixed at intervals no greater than 1 meter apart with a fixing within 100 mm of the end of any piece of trunking.

Short lengths of trunking must incorporate a minimum of 2 fixings.

Self-adhesive trunkings are not to be used.

Accessory boxes are to be of the high impact type and are to be the same manufacture as the trunking's used connected to the trunking system with a purpose manufactured adaptor.

The trunking's used shall be the same manufacture throughout and will be manufactured by either MK, Marshall Tufflex or MITA.

All cables installed within PVC trunking systems must be independently fixed with fire retardant fixings as required by BS7671.

Appendix 1 - Fire Alarm Design Certificate



**FIRE ALARM SYSTEM
DESIGN CERTIFICATE**

Certificate of design of the fire alarm system at:
Victoria Baths
Address – Hathersage Road, Manchester, M13 0FE

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the design of the fire alarm system, particulars of which are set out below, CERTIFY that the said design for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations of Section 2 of BS 5839-1:2017 for the system Category described below, except for the variations, if any, stated in this certificate.

Name (in block letters): Andrew Fyfe

Position: Electrical Engineer

Signature: *A. Fyfe*

Date: 20th June 2022.

For and on behalf of: Manchester City Council, Capital Programmes Division.

Address: Level 8, Town Hall Extension, Manchester

Postcode: M2 5EB

The extent of liability of the signatory is limited to the system described below.

System Category (see BS 5839-1:2017, Clause 5): L2.

Variations from the recommendations of Section 2 of BS 5839-1:2017 (see BS 5839-1:2017, Clause 7):

Extent of system covered by this certificate: All building areas

Brief description of areas protected (not applicable for Category M, L1 or P1 systems):

All building rooms leading onto escape routes and escape routes. Automatic detection also installed in loft spaces. No detection installed in suspended ceiling voids below 800mm deep.

Measures incorporated to limit false alarms. Account has been taken of the guidance contained in Section 3 of BS 5839 1:2017 and, more specifically (tick as appropriate).

- ☐ The system is manual. Type and siting of manual call points takes account of the guidance contained in Section 3 of BS 5839-1:2017.
- ☒ The system incorporates automatic fire detectors, and account has been taken of reasonably foreseeable cases of unwanted alarms, particularly in the selection and siting of detectors.
- ☒ An appropriate analogue system has been specified.
- ☒ An appropriate multi-sensor system has been specified.
- ☐ A time-related system has been specified. Details:
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- ☐ Fire signals from automatic fire detectors result initially in staff alarm, which delays a general alarm/transmission of signals to an alarm receiving centre (delete as applicable) for mins.
 - ☒ Appropriate guidance has been provided for the user to enable limitation of false alarms.
 - ☐ Other measures as follows:
.....
.....

Installation and commissioning

It is strongly recommended that installation and commissioning be undertaken in accordance with the recommendations of Section 4 and Section 5 of BS 5839-1:2017 respectively.

Soak Test

- ☒ In accordance with the recommendations of 35.2.6 of BS 5839-1:2017, it is recommended that, following commissioning, a soak period of 1 Week should follow.

Due to nature of building the soak test will not be a 1 week period following installation, equipment will be transferred onto new system and a modified soak test as per the specification undertaken.

(Enter a period of not less than one week).

Verification

Verification that the system complies with BS 5839 – 1:2017 should be carried out, on completion, in accordance with Clause 43 of BS 5839-1:2017:

Yes ☒ No ☐ To be decided by the purchaser or user ☒

Maintenance

It is strongly recommended that, after completion, the system is maintained in accordance with Section 6 of BS 5839-1:2017.

User responsibilities

The user should appoint a relevant member of the premise management to supervise all matters pertaining to the fire detection system and fire alarm system in accordance with the recommendations of Section 7 of BS 5839 – 1:2017.

The contractor should identify any further known risks to the project.

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Tender Breakdown

[illegible]