

Specification of works

Pierremont Hall,
Broadstairs & St Peter's Town
Council

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1.0 CONTRACTOR'S OBLIGATIONS

1.1 Site Management

The Contractor shall allow for all on and off-site management costs including:

- 1.1.1 A competent foreman, who shall attend site visits by the Project Manager.
- 1.1.2 The presence of a competent and responsible tradesman chargehand on site at all times throughout the Contract.
- 1.1.3 The Project Manager shall be kept informed as to who these persons are, and they shall not be removed or changed during the duration of the contract without the prior written approval of the Project Manager. Any verbal instructions given to either shall be deemed to have been given to the Contractor, provided that written confirmation is given with seven days.

1.2 Building Regulations

The Contractor shall be responsible for compliance with the Building Regulations and shall allow access for the Approved Inspector when required to do so. The Contractor shall not act upon instructions issued by the Approved Building Inspectors, until they are confirmed by the Project Manager, unless the works are required for urgent safety reasons.

1.3 Programme

The Contractor shall include for preparation of a fully detailed programme in an acceptable form indicating upon which dates upon which it is proposed to commence and complete the various operations in order to comply with the contract period.

Prior to commencement two copies of the programme are to be submitted to the Project Manager and one to be retained on site. The Contractor is to monitor progress of the project on the site copy. If any circumstances arise which may affect the progress of the work, he must put forward proposals or take other action as appropriate to minimise any delay and recover any lost time. In the event of progress becoming ahead or behind the programme (or any previous amendments or revisions to the same) the Contractor shall update the programme and issue two copies to the Project Manager.

1.4 Financial Budget

At the same time as he provides the programme, the Contractor shall also provide a financial budget showing the anticipated value of work done month by month and the total anticipated value up to the end of the Contract Period.

1.5 Certificates and Payments

The Contractor will be required to submit a detailed statement based on his priced specification in support of each application for an interim payment.

The Contractor shall include with any application for an interim payment, detailed invoices from specialist sub-contractors, in support of any sum included in their account.

1.6 Schedules of Conditions

Before commencement on site, Schedules of Condition of the following areas are to be agreed between the Project Manager and the Contractor:

- Access drive and all areas surrounding the works.

On completion of the Contract, the Contractor is to reinstate the same to their original condition at their own expense.

1.7 Progression of the Works

The works are to be progressed diligently and regularly. There shall be no working days when the contract works are not being progressed except by order of the Client. Should a day inevitably arrive when this condition cannot be met, the Project Manager is to be advised in advance.

1.8 General Execution

Except where specified to the contrary, include all labour, materials, package, cartage, risk, unloading, storage under cover, moving, locating, hoisting and fixing in the required positions and the use of all tools, implements, tackle, scaffolding and all other plant, tarpaulins, the temporary enclosure of openings and other items for the protection and security of the structure.

1.8.1 The term 'the works' shall mean the whole of the works envisaged by this contract, including the works of sub-contractors, suppliers, local authorities and statutory undertakings.

1.8.2 Wherever the words 'approved', 'directed', 'selected' or 'required' appear they are to be interpreted as approval, direction, selection or requirement of the Project Manager.

1.8.3 'To match existing' means use products, materials and methods to closely match all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible.

1.8.4 'Remove', 'strip out' or 'take out' means remove existing work so described and all associated accessories, fastenings, linings and bedding materials, without damaging adjacent work to be retained and made good.

1.8.5 'Form' or 'cut' openings etc. means remove as necessary.

1.8.6 'As necessary' to be interpreted as the Contractor shall allow for the full extent of all works necessary for the approved and proper completion of each item.

1.8.7 'Re-fix' means:

- Carefully remove existing work required to be re-fixed.
- Remove fastenings and bedding materials from products/materials and clean and repair as necessary.
- Set aside and adequately protect until required.
- Re-locate accurately and fix securely as specified elsewhere.

1.8.8 'Make good' means carry out local remedial work, including the following as appropriate and necessary to leave the work sound and neat to approval:

- Remove any defective parts of existing finishes and components and around any stated features.
- Fill, dress-down, piece-in, patch, extend existing finishes, make minor repairs and adjustments.
- Re-fix or re-stick.
- Re-decorate.

1.8.9 'Renew' means carefully removing existing work and replace:

- With materials/products similar in appearance to those removed but, in accordance with this specification.
- Using methods similar to those used in constructing the new works or approved alternatives.

1.8.10 'Fix only' means all labour in unloading, handling, storing and fixing in position, including use of all plant but, excluding the supply of the basic material.

1.9 Dimension, Component Sizes, Levelling

1.9.1.1 All dimensions for ordering or manufacturing purposes shall be taken on site from completed or existing work.

1.9.1.2 Dimensions for construction shall never be scaled off drawings and only figured dimensions shall be used. Should there be a cumulative or divergence in figured dimensions, the Project Manager shall be notified before the work is executed.

1.9.1.3 The Contractor shall be solely responsible for setting out the works level and plumb as necessary for the proper execution of the work.

2.0 MATERIALS AND WORKMANSHIP

General:

2.0.1 Description of materials and workmanship shall apply to the whole works, regardless of headings under which they have been described.

2.0.2 Unless otherwise specified all materials shall be in accordance with the latest relevant British Standard Specifications, and Workmanship shall not be inferior to that laid down in the latest relevant British Standard Code of

Practice. For the purposes of this Contract where the word 'should' occurs in a Code of Practice, it is deemed to read 'shall'.

2.1 Stripping Out and Alterations:

- 2.1.1 Materials arising out of the works, are, unless stated otherwise, to become the property of the Contractor and he is to allow credit for the same in his Tender are to allow for well watering down to avoid dust.
- 2.1.2 In all items of pulling down, demolition and cutting holes in floors, allowance is to be made for properly shoring up and supporting as necessary, all surrounding and adjoining works and including any cutting away and making good found to be required, in connection therewith and for providing all necessary fans, screens, tarpaulins and other coverings and for altering, adapting and maintaining all such temporary works from time to time to suit the progress of the works and for clearing away at completion or when no longer required. All damage that may arise either directly or indirectly by reason of such pulling down or demolition is to be made good by the Contractor at his expense.
- 2.1.3 All items of removing, taking out or pulling down shall include for disposal, either on or off site unless otherwise described.
- 2.1.4 Where materials are described as placed in store, the Tender is to include for taking to the Employer's store where directed on site and such materials are to remain the property of the Employer.
- 2.1.5 All items shall include for making good in all Trades with new materials and workmanship of similar quality to the existing work and where existing finishes are to remain, the making good shall be with new materials to match existing and making out shall be with new materials.
- 2.1.6 Where existing services are described to be taken out, the Contractor is to remove pipe work, brackets and fixings and make good holes in walls and floors, facings and holes in roof and finish.

2.2 Carpentry and Joinery:

- 2.2.1 Timber: Timber for carpentry shall be to the approval of the Design Consultant, suitable for the purpose for which it is intended and is to be well seasoned (moisture content not to exceed 22%) and sawn square all round free from splits, excess of wane or discoloured sapwood, injurious open shakes, large loose or dead knots decay and live insect attack and with a relatively small percentage of sound knots. The materials and workmanship for structural timber shall comply with B.S. 5268 Part 2.
- 2.2.2 Timber for carcassing shall be Douglas Fir, Western Hemlock or European Whitewood complying with B.S. 881 & 559 and B.S. 4978 and timber for joinery shall be Red or Yellow Deal complying with B.S. 1186 Part 1.

- 2.2.3 All timber shall be stored in a dry place and the moisture content when delivered is too such as is appropriate to the use and location of the work. Tanalised timbers shall be used in roof construction and where exposed or built into brick work.
- 2.2.4 Ply Wood: Ply wood shall comply with B.S. 6566 and exterior quality shall be used for all external purposes.
- 2.2.5 Chipboard: Chipboard for flooring to be graded to B.S. 5669 Type II. Minimum of 18mm thick and all edges are to be supported. All chipboard to be kept dry.
- 2.2.6 'Selected': Selected timber shall be specifically selected as being suitable for either leaving without decoration or for a transparent finish such as oiling, varnishing or polishing and prices shall include for matching adjacent pieces to the same colour without recourse to staining.
- 2.2.7 Sizes: Unwrot timbers shall hold the full dimensions specified. Where finished sizes are specified, timbers must hold up to the sizes given.
- 2.2.8 Keep Clean: All wrot surfaces shall be finished with a glass papered or scrapped surface for decorations as required.
- 2.2.9 Defective Work: All joinery that splits, shrinks or warps from that of seasoning, unsoundness of bad workmanship shall be removed and replaced without charge.
- 2.2.10 Preparation: Framed work shall be prepared and knocked together loosely, as soon as practicable after the Contract has been signed and glued up when required for use. Joinery to be painted shall be knotted and primed before leaving the shop.
- 2.2.11 Fixing:
- Where soft wood or hard wood is to be planted on, nails shall be punched and the hole stopped.
 - All screws used for fixing soft wood or hard wood are to be brass screws for exterior works or steel screws to be used for interior works.
 - All work described as plugged shall be fixed with 'Philplug' or approved cold caulking compound well rammed into drilled holes and finished flush.
 - Unless otherwise described, plugging for fixing timber shall be at such intervals as will provide adequate fixing to the approval of the Project Manager.
 - The quality of the available types of timber and the quality of the workmanship in joinery shall be in accordance with B.S. 1186 Parts 1 and 2.
 - Timber shall be sound, well-conditioned, properly seasoned to suit the particular use, free from defects or a combination of defects rendering it unsuitable for the purpose intended.
 - Softwood shall be 'Douglas Fir No. 1. Clear land Better'. Dimensions in soft wood shall comply with B.S. 4471.

2.2.12 Structural Timbers:

All structural timbers shall be to B.S. 4978 and B.S. 5268 Part 2 and shall be treated with anti-wood worm fluid.

2.2.13 Hardwood:

- Sample of each type of hardwood or representative sections for use in the works shall be previously submitted by the Contractor for the Design Consultant's approval.
- Hardwood shall be best quality oak, mahogany, walnut (English or African) or Beech in solid and veneers to first class quality where required on drawings. A balancing veneer will be used on the backs of all veneered work.
- Blockboard shall be grade 'S' bonded internally in accordance with B.S. 3444.
- Laminboard shall comply with B.S. 3444.

2.2.14 Suspended Ceilings: Carpenter to provide suitable soft wood frame work to support plaster board and skim coat suspended ceiling. Provide timber hangers at a maximum of 1.000 metre centres to support suspended ceilings and prevent sagging.

2.2.15 Packing and Fitting: The Contractor shall allow for all packing and fixing to provide rigidity in new suspended floor joists and suspended ceiling frames and shall allow for providing noggins at perimeters of all plaster boards edges, chipboard floor finishes or junctions between such sheet materials.

2.2.16 Stud Partitions: All stud partitions to have head and sole plates and shall be soundly constructed with studs at a maximum of 400mm centres and noggins at 600mm centres and at plasterboard edge junctions. Allow for providing noggins at suitable heights to provide fixings for sanitary fittings, cupboards, etc. as indicated on the drawings.

2.2.17 New Openings in Existing Stud Partitions: Where new openings are to be cut into existing stud, walls and new frames are to be installed, the Contractor is to carry out the work with the minimum of disturbance to the wall.

2.2.18 New Door Linings: Door linings generally, unless otherwise stated, shall be 38mm soft wood with 25mm x 50mm planted softwood stops.

2.2.19 Skirting Boards: The Contractor is to allow for providing new MDF. skirtings, where necessary to match existing.

2.2.20 Joinery Standards:

- All joinery shall be properly wrought and executed to the detailed drawings and fitted together with approved adhesive with all joints well-constructed and fitted joints wedged up solid. All glued joints to be cross tongued together in the best possible manner where shown. Any joinery that splits, shrinks, flues or warps is to be removed and replaced at the Contractors expense.
- Where joinery is to be nailed, these are to include for punching home nail heads and stopping off flush with the general surface.

- All joinery where exposed to view, is to be wrought and finished to a smooth surface with glass papers, so that plane marks do not show.
- All screw fixings are to be strictly in accordance with the detailed drawings of the joinery fittings.
- All timber is to be sawn, planed, drilled or other machined or worked to the correct sizes and shapes shown on the drawings.
- When natural finish or finish for staining is specified, the timber in adjacent pieces shall be matched or uniform in colour and grain.
- Any fixing required on site shall be carried out by means of 'Rawlplugs' or other equal and approved methods at 300mm centres.
- Loose joints must be used where provision must be made for shrinkage or other movements acting other than in the direction of the stresses or fixing or loading.
- Glued joints are to be used where provision need not be made for shrinkage or other movements in the connections and where sealed joints are required.
- Members in construction to be jointed by gluing are to be of similar conversion. All surfaces to be glued are to be kept clean, free from dirt, dust, oil and other contamination. Adequate pressure should be applied to glued joints to ensure intimate contact and maintained whilst the glue is setting.
- Mixing, application and setting conditions shall be in accordance with the glue makers instructions.
- All molded work shall be accurately worked to the details supplied by the Design Consultant. All moldings shall be worked on the solid, except where otherwise stated.
- Where 'bending' is specified, the work is to be performed by saw-kerfing, keying, backing veneer, laminating or steaming to the satisfaction of the Project Manager.
- Circular work shall be built up with an appropriate number of pieces cut to the required shapes.
- Pieces shall be put together in two or three thicknesses so that they break joint and shall be secured with oak keys and wedges.
- Veneering shall be carried out in an approved manner, and to the entire satisfaction of the Project Manager.
- Facilities are to be given for the Design Consultant to inspect all work in progress in shops and on the site.
- Joinery is to be kept safe and waterproof during transit. It is to be handed and stacked carefully to avoid damage, to the entire satisfaction of the Project Manager.
- All arises on exposed timber in the finished work shall be rubbed down with glass paper.
- All items of joinery shall have packing blocks fixed to bases which shall not be removed until items are in their final position.
- Adequate packing shall be provided between the factory of the manufacturer and the final site.

2.2.21 Adhesives: Adhesives shall comply with B.S. 1204 type WBP.

2.2.22 Screws, Nails, Bolts etc.:

- Screws shall comply with B.S. 1210 and nails with B.S. 1202. Other fixing accessories shall comply with B.S. 1494. Nails for fixing joinery having an external exposed face shall be sherardized in accordance with B.S. 1202 Part 1.
- All screws damaged in driving in shall be removed and replaced with new and matching screws.
- Where screwing is required on exposed surfaces they should be countersunk and pelleted with matching timber pellets, with grain and colour to match surrounding timber or veneer.
- Joinery items should be bracketed at joints with metal angles, etc. Where specified on the drawings.
- All nails, springs, etc. are to be punched and puttied.
- All cutting edges of tools are to be sharp to avoid 'burnishing'. The surface of any plywood to be glued should be lightly dressed with glass paper. Glass paper must not be allowed to clog and cause 'burnishing'.
- Priming shall comply with B.S. 2523.
- No priming is to be applied to glued surfaces. Prime and touch up surfaces as necessary during the progress of the work.

2.2.23 Ironmongery: Ironmongery shall be as specified on the drawings and fixed with brass or the relevant material screws. The Contractor must take into account the temperature and humidity differences between the place of manufacture and the building into which the items are to be placed so that no movement occurs in the joints. Any work that warps, cracks etc., will be rejected.

2.2.24 Structural Steel Work: All mild steel shall be of the best quality and shall conform in all respects to the requirements of B.S. 4360 and shall be free from rust, scale or pitting. Rolled sections shall conform in all respects to B.S. 4. If requested by the Project Manager, the Contractor shall provide the manufacturers test certificates to prove the quality of the steel. During fixing, precautions shall be taken to avoid damage to other persons and materials on site and the work shall be securely bedded and if necessary, temporarily braced in position and be correctly aligned in its final position.

2.3 Drainage:

2.3.1 Drainage work shall comply with the requirements of the Local Authority's Bye-Laws and shall be executed to the satisfaction of the local Public Health Inspector.

2.3.2 Sanitary Installation: The whole of the sanitary installation shall comply with bye-laws of the Local Authority and shall be carried out to the satisfaction of the Design Consultant and the Public Health Inspector.

2.3.3 Cast Iron Soil and Waste Pipes and Fittings: Cast iron soil and waste fittings to be to B.S. 416 as manufactured by Glynwed Foundries Ltd., or other equal or approved proprietary systems.

- 2.3.4 PVC Soil and Waste Pipes: If PVC soil and waste pipes are specified for works above ground internally and externally to the building these are to be supplied by Osma Ltd., or Terrain Ltd., or Marley Ltd. All manufacturer's instructions are to be followed.
- 2.3.5 All new external rainwater, soil and waste stacks and branches to be in black cast iron suitably painted.
- 2.3.6 Overflow Pipes: All sanitary fittings to be provided with PVC overflow pipes fitting at the top of the sanitary fitting the pipes to be run to and through outside wall to discharge 300mm from the face of the wall. Provide good fall to this pipe and the outlet.
- 2.3.7 Access for Rodding: The plumber to allow for providing at all bends and elbows in new soil and waste pipes access plates and cleaning eyes for rodding. The positions of these access points to be agreed between the plumber and the Design Consultant on site.
- 2.3.8 Rainwater Goods: Cast iron down pipes shall comply with B.S. 460 with ears on the spigots and sockets jointed with yarn and red lead, and ears fixed to brick walls with brass screws and plugged. All pipes and gutter to be securely fixed and manufacturers fixing instructions to be used where provided for a particular product.

2.4 Water Supplies:

- 2.4.1 Statutory Requirements: The Contractor shall ascertain the requirements of the Water Board's bye-laws and shall comply therein. The hot and cold-water installation shall be to the regulations of the Water Board or Local Authority with regard to stop costs, drain off points etc. The Contractor shall allow for testing all water pipes and wastes and fittings before and after they are covered by the trades.
- 2.4.2 Copper Tubes: Light gauge copper tubes for hot and cold-water services shall comply with B.S. 2871 Table. Pipes shall be jointed with approved compression type fittings or approved capillary type fittings complying with B.S. 864 Part 2.
- 2.4.3 Stop Cocks/Iso-valves: Provide and fix brass stop taps or iso-valves (appropriate to materials used) as indicated on the plans to isolate individual fittings or ranges of fittings. See B.S. 1010 Part 2.
- 2.4.4 Covering (lagging) to Pipes: Plumber to allow for providing adequate lagging to water pipes on the roof, in the roof spaces related to the property, or anywhere that frost could affect the pipes.
- 2.4.5 Tests: All new pipe runs are to be pressure water tested for a minimum of 24 hours prior to final decorations and floor finishes being applied. Any leaks to be repaired and pipes re-tested.

- 2.4.6 Heating System: To be provided by electric panel heaters by specialist design based on the following design criteria.
- 2.4.7 Temperatures: Room temperatures to provide 20°C temperature when external air is 0°C.

2.5 Electrical Installation:

- 2.5.1 Compliance with Regulations: All electrical work shall comply with the requirements of the UK Power Networks supply and the current edition of the regulations for the Electrical Equipment of Building issued by the Institution of Electrical Engineers. The design and installation to comply with BS 7670.
- 2.5.2 Position of Electrical Point etc.: The electrical layout drawings indicate the general requirements, but the electrician shall in all cases check with the Design Consultant the exact positions of all outlets, heights of switch plates etc. before proceeding with the installations.
- 2.5.3 Concealment of the Wiring: All wiring shall be concealed, and all accessories shall be flush within either the walls or partitions or purpose made trunking or ducting.
- 2.5.4 Sizes and Types of Cables: The minimum size of cable used for wiring ring circuits shall be in accordance with IEE Regulations. Cables for internal wiring shall be installed and sheathed with PVC and shall be twin with earth or three core with earth and shall comply with the latest edition of B.S. 6004 and 6500.

2.6 Plasterwork and Other Finishes

- 2.6.1 Cement: Cement shall be as described in BS12.
- 2.6.2 Sand: Sand shall be as naturally occurring as possible or consist of crushed rock or gravel or a combination thereof with naturally occurring sand. It shall be clean and shall comply with B.S. 1199 and 1200.
- 2.6.3 Water: Water shall be of suitable quality.
- 2.6.4 Plasterboard: Plasterboard shall be 12mm thick to B.S. 1230 fixed with 21mm sheradized nails. Joints shall be covered with jute scrim 50mm wide and filled with plaster and finished with a skim coat of 3.0 mm thick vermiculite gypsum plaster.
- 2.6.5 Mixing: All materials shall be stored, measured, mixed and used in accordance with recognized good practice, as set out in B.S. 5492. In particular, adequate time must be allowed for one coat to dry out before the next is applied. Portland cement/sand mixes for screed and plain face shall be used within two hours of mixing.

- 2.6.6 Workmanship Generally:
- All surfaces shall be cleaned down and the surfaces of brick work, concrete or similar materials shall be wetted before plastering.
 - All plastering and rendering shall be executed in a proper and workmanship like manner with true and even surfaces and all arises and angles shall be left perfect.
 - Prices for plastering and rendering shall include for raking out joints of brickwork and for finishing surfaces with a steel trowel or wood float as directed by the Design Consultant. Prices for old walls shall include for any necessary dubbing.
- 2.6.7 Wall Tiling: Glazed wall tiles are to comply with B.S. 6431 and are to be fixed with an approved adhesive and grouted in accordance with manufacturer's instructions.
- 2.6.8 Glazing: Glass shall comply with B.S. 952 and be of British manufacture. Sheet glass shall be ordinary or safety glazing to BS 6206 if in "critical locations" glazing quality.
- 2.6.9 Metal Work:
- The Contractor shall submit complete shop drawings when required by the Project Manager for his/her approval.
 - Mild steel shall conform to B.S. 4360: Weldable structural steels.
 - Mild steel plates, angles, flats etc., shall comply with BS4: part 1. Hollow steel sections of circular and rectangular profile shall comply with BS4: Part 2.
 - Electroplated coatings of chromium shall comply with B.S. 1224.
 - Brass shall be the best quality and brass for chroming will be the best for this purpose.
- 2.6.10 Marble and Stone:
- Stone is to be the best of its respective kind, laid on its natural or quarry bed. The Design Consultant will approve samples of the selected marble prior to cutting or working of the marble.
 - All exposed faces to be worked to a fine axed face.
 - All angles will be dressed. All moulded edges to be formed to Design Consultants drawings and instructions.
 - Protect the whole of the stone work surfaces with a coat of non-staining slurry and clean down on completion, leaving a perfect finish.
 - Cramp holes and mortices shall be carefully drilled or cut to avoid stunning or fracture of the material adjacent to the hole or mortice. Fillers shall be plasticated stone based fillers to match the facing material.
 - All steel pinning to be securely fixed in marble or stone where indicated on drawings.
 - The manufacture of all stone and marble items to be first class quality workmanship.
 - The marble shall be to the entire satisfaction of the Design Consultant. Samples to be submitted upon request for approval.

- Metal anchorages should be made from suitable non-ferrous metal phosphor -bronze. They shall be of such shape and dimension that they are adequate to carry the loads to be imposed upon them.
- Protect the marble against staining from timbers, oil, wet straw and other injurious substances.
- On completion thoroughly clean down the completed work and attend to any defects in the pointing and polishing before handing over to Client.
- Any screw fixings in the marble to be countersunk and filled with marble filler to match facing materials unless otherwise stated.

2.7 Painting and Decorating

- 2.7.1 Code of Practice: All works shall comply with the requirements of BS 6150:2006+A1:2014.
- 2.7.2 Workmanship: The contents of all cans and containers of all materials must be properly and thoroughly stirred before and during use and shall be suitable strained as and when necessary. All paints, wood stains etc. shall be used in strict accordance with the manufacturer's instructions.
- 2.7.3 The whole of the work shall be finished to a firm and even surface, free from brush marks and patches of irregularities, carefully cut into edges and all smears and over-runnings to be cleaned off. All blisters and other defects shall be thoroughly scraped off, rubbed down and re-painted.
- 2.7.4 Preparation:
- Every surface for decoration shall be prepared in a suitable manner as the paint manufacturer recommends.
 - The decorator shall fill minor defects in others work with suitable filler and rub down every surface thoroughly with glass paper, in order to paint the surface as perfect as is reasonable.
 - Before finishing coat is applied, base coats shall also be rubbed down lightly with glass paper.
- 2.7.5 Dust: Before painting in each space, dust shall be removed from floors and all other surfaces.
- 2.7.6 Weather: No painting shall be carried out in wet or foggy weather, when the temperature is below 4°C, or upon surfaces which are not perfectly dry.
- 2.7.7 Protection: All floors, joinery, fittings, equipment, specialist works etc. shall be protected from paint splashes by means of temporary sheets or coverings and any damage or marking shall be made good or replaced as necessary, at the Contractor's own expense.
- 2.7.8 Delivery and Storage of Materials: All materials shall be delivered to the site in unopened containers bearing the manufacturers printed labels and shall be stored so as to minimise exposure to extreme temperatures.

2.7.9 Colours: The range of colours available shall be that as defined in BS 4800:2011 plus the additional trade colours of individual manufacturers.

2.7.10 Cleaning:

- Touch up as necessary on completion, clear and cart away any rubbish and surplus materials from site.
- All spills and spots of paint shall be completely removed from all unpainted or differently coloured surfaces.
- The Contractor shall make good, at his own expense, any damage to the structure, fittings, glass or decorations resulting from his operations and leave the premises clean to the complete satisfaction of the Architect.

2.7.11 Materials:

- Paints: to be supplied by Dulux or, similar approved quality, and to be applied in the number of coats and manner recommended by the manufacturer. Undercoat and finishing paints shall comply with BS 7664:2000. Waterborne emulsion paints for interior use shall comply with BS 7719:1994.
- Fillers: for small defects in timber to be either an approved proprietary hard stopping or a mixture of saw dust, stopping and waterproof woodworking gluer, rubbed down to a smooth level surface. Powder fillers are not to be used on exterior surfaces.
- Primers: new surfaces to be painted with a primer suitable to the substrate and paint finish. Waterborne primers for woodwork shall comply with BS7956:2000 and solvent-borne primers to woodwork shall comply with BS7956:2000.
- Knots: to be treated with two coats of thin knotting, complying to BS 1336:1971 prior to primer. Large, loose or dead knots in other timbers to be decorated or cut out, replaced with hard filling, faced up and rubbed down.
- Linseed Oil/Danish Oil: Refined linseed oil shall comply with B.S. 6900. Boiled linseed oil shall comply with B.S. 6900.
- White Spirit: White spirit shall comply with B.S. 245.
- Turpentine: Turpentine shall be of approved standards.
- Primer for ironwork/steelwork: Primer for iron and steel work shall be: Calcium plumbate priming paint complying with B.S. 3698 Type A, or, lead based priming paint complying with B.S. 2523 Type B.
- In all cases the priming, undercoating and finishing paints comprising a paint system shall be obtained from the same manufacturer. The use of one manufacturers product over another's is not permitted.

3.0 DOORS AND WINDOWS

3.1 External Doors

Main entrance doors – to be overhauled and refurbished to ensure suitable working. Bolts and other hardware to be greased and lubricated as required.

- 3.2 Internal Doors
All internal door to be eased, decorated as necessary and be left in full working order unless otherwise specified. (see door schedule)
- 3.3 Windows
Windows to be repaired where necessary, decorated to match existing and be left in full working order. (only those that open)

4.0 DRAINAGE

- 4.1 Foul Drainage (Above Ground):
All pipework in uPVC with patent joint/seals. Soil Vent Pipes to terminate min. 1m above highest window opening with durable cage, or to tile vent. Stub stack to terminate above level of highest waste connected to it.

Waste pipe sizes:

- SVP, stub stack and WC branches - 110mm diameter.
- Basin (less than 1700mm run) - 32mm diameter.
- Kitchen sink (and basins with run exceeding 1700mm) up to 3m run - 40mm diameter.
- Kitchen sink with run up to 4m - 50mm diameter.
- All sanitary ware to have min. 75mm deep seal traps anti-siphon traps

All sanitary pipework and building drainage to comply generally with BS5572 & BS 8301 and Building Regulations Part H1.

5.0 PLUMBING

- 5.1 The Contractor is to provide and install all necessary pipework fittings, etc. for efficient complete working of hot water system. Provide adequate and correct bore pipework throughout.
- 5.2 All hot water from 210 litre hot water cylinder situated within the basement under the disabled WC. Hot water to be emersion with a pressurized system feeding the WC and tea making point. Fully pumped system with circulation to reduce drawn down time. (Kitchen to be supplied locally by Ariston Hot water system EP15UR 2kW)
- 5.3 Provide and install all necessary stopcocks on the services for the adequate control of the system.
- 5.4 Engineer to thoroughly test all his new pipework for leaks prior to re-decoration of floors and walls. Contractor will be held responsible for any damage caused by joint leaks to new pipework.
- 5.5 All pipework to be concealed within structure if possible. Exposed pipework is unacceptable, unless agreed by Project Manager beforehand.

- 5.6 All new hot water system is to be installed in accordance with materials and workmanship clauses in this specification and current Building Regulations.

6.0 ELECTRICS, LIGHTING AND FIRE ALARM

- 6.1 E Saunders Ltd have been nominated as the preferred sub-contractor for the electrical installation.
- 6.2 All new electrics to be carried out in accordance with IEE Regulations.
- 6.3 All new office suites to have uPVC trunking (Schneider Electric Cableline 40 system)
- 6.4 Where possible, all cables are to be concealed in the trunking and within new stud walls. No surface wiring will be allowed except where there is any external lighting, in which case this is to be confirmed by Project Manager on site.
- 6.5 Electrical contractor to agree with Design Consultant exact positions of all power points and light fittings prior to installation. See electrical drawings as a guide as to what is required. Location must comply with Building Regulation's requirements.
- 6.6 Electrical system to be sub metered in zones as shown on drawings
- 6.7 Supply and install lighting points and switching as indicated.
- 6.8 Note: Positions of any new lights switches to walls should be 1100mm (centre of switch) above floor. Positions of any new power points should be 450mm above floor throughout property (to underside of power point).
- 6.9 Ensure all pipework, sinks etc. are correctly earthed in accordance with I.E.E. Regulations.
- 6.10 Allow for all downlighters to be fitted with 60mins FR intumescent hoods as they are perforating the 1-hour fire resistant compartment.
- 6.11 New smoke detection system to be installed to BS5869 L3 system with combined detectors and sounders.
- 6.12 Fire alarm to be installed with manual call points at each storey exist and final exist- system designed and installed to BS 5839 Part 2.
- 6.13 Emergency lighting to be provide to all areas and escape routes to BS 5266 Part 1 2005
- 6.14 Escape signage to be provided on completion of works – signs to BS5499.

- 6.15 Allow for all builders work in conjunction with electrical and lighting installation.