

SECTION 2 –
NBS/WORKMANSHIP SPECIFICATION
REV A

**SHAUN CHURCH
& ASSOCIATES**

Chartered Surveyors • Project Managers

2 Danehurst Avenue, Western Park,
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Website: www.scassociatesltd.co.uk

Project: **Refurbishment & Modernisation – The Byways, 11 Court Close, Kirby Muxloe, Leicester, LE9 2DD**

Client: **Kirby Muxloe Parish Council**

Job Number: **190106**

Demolition/Alteration/Renovation

1 SURVEY

- Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:
 - the structure or structures to be deconstructed/ demolished,
 - the site on which the structure or structures stand, and
 - the surrounding area.
- Report and method statements: Submit, describing:
 - Form, condition and details of the structure or structures, the site and the surrounding area.
 - Extent: Internal wall to bathroom.
 - Type, location and condition of features of historical, archaeological, geological or ecological importance.
 - Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/or dust generated during deconstruction/demolition.
 - Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
 - Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
 - Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
 - Proposed programme of work, including sequence and methods of deconstruction/ demolition.
 - Details of specific pre-weakening required.
 - Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - Arrangements for control of site transport and traffic.
 - Special requirements: None.

2 LOCATION OF SERVICES

- Services affected by the Works: Locate and mark positions.
- Mains services marking: Arrange with the appropriate authorities for services to be located and marked.



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3 WORKMANSHIP

- Standard: Demolish structures in accordance with BS 6187.
- Operatives: Appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/demolition to be used.

4 SITE HAZARDS

- Precautions: Prevent fire and/or explosion caused by gas and/or vapour from tanks, pipes, etc.
- Dust: Reduce by periodically spraying with an appropriate wetting agent, or contain.
 - Lead dust: Submit method statement for control, containment and clean-up regimes.
- Site operatives and general public: Protect from vibration, dangerous fumes and dust arising during the course of the Works.

5 ASBESTOS-CONTAINING MATERIALS – KNOWN OCCURENCES

- General: Materials containing asbestos are known to be present in the structure(s) to be demolished in the following locations: Please see Asbestos Refurbishment & Demolition Survey prepared by others.
- Remove/Repair/Encapsulate in accordance with the Asbestos Refurbishment & Demolition Survey prepared by others.

6 ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURENCES

- Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/demolition work. Avoid disturbing such materials.
- Removal: Submit statutory risk assessments and method statements of proposed methods for safe removal.

7 UNFORESEEN HAZARDS

- Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/demolition.
- Removal: Submit details of proposed methods for filling, removal, etc.



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8 CONTRACTOR'S PROPERTY

- Components and materials arising from the deconstruction/demolition work: Property of the Contractor except where otherwise provided.
- Action: Remove from site as work proceeds where not to be reused or recycled for site use.

9 RECYCLED MATERIALS

- Materials arising from deconstruction/demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.

Damp/Condensation Investigations

10 SURVEY AND REPORT

- Survey generally:
 - Purpose: To confirm presence and extent of rising damp and suitability of walls for treatment by the proposed dpc system.
 - Timing: Before starting dpc installation work carry out survey and submit survey report.
- Survey report content:
 - Extent of rising damp: Determine using methods recommended in the Property Care Association (PCA) 'Code of practice for the installation of remedial damp proof courses in masonry walls', clause 6.
 - Associated work: Investigate high moisture readings to the kitchen/hall, bathroom/corridor and the high condensation/damp to the heads of the windows and ceilings.
 - Limitations: Identify areas where a full survey could not be carried out.

11 CHEMICAL INJECTION DPC SYSTEM

- System: Agrément certified.
- Installation: To BS 6576 by a firm approved by the dpc system manufacturer.

12 MAKING GOOD TO EXPOSED INJECTION HOLES

- Mortar mix: As recommended by the dpc manufacturer to match existing masonry in colour and texture.
 - Installation: Fully fill holes. Finish neatly and flush.
- Approval of appearance: Obtain or first few holes before completing the remainder.



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13 GUARANTEES

- Type: Insured protection. Administered by an independent insurance protection company.
 - Guarantee period from completion of installation (minimum): 20 Years.
- Documentation: Provide certificates/ guarantees at completion of installation.

Fungus/Beetle Eradication

14 SURVEY AND REPORT

- Survey generally: Roof Trusses/Timber Facia Boards
 - Purpose: To ascertain nature and extent of fungal/ beetle attack. To ascertain sources and extent of any dampness.
 - Timing: Before starting eradication, work carry out survey and submit survey report.
- Survey report content:
 - Description of method of investigation.
 - Factors affecting execution of the work: Identify problematic site conditions and restrictions including the presence of bats, barn owls, other protected species or breeding birds.
 - Laboratory results identifying attacking organisms. Plan and section drawings or annotated photographs, defining extent of attack.
 - Proposals for eradication treatments and procedures, including measures to halt damp penetration and promote drying out.
 - Measurements of wood moisture content, with identification of instances above 20%.
 - Identification of neighbouring buildings that may be involved in attack.
 - Associated work: Nature and extent of repair/ replacement work required to load bearing constructions and to the building fabric in general.
 - Other information: Any considered relevant.

15 FUNGAL ATTACK

- Wet rot:
 - Decayed timber to be removed: Cut out until sound timber is reached.
- Infected/decayed material to be retained: Obtain instructions.

16 BEETLE INFESTATION

- Infected timber: Cut, scrape and trim back to sound timber. Remove debris immediately and dispose of safely.



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- 17 **TIMBER PRESERVATIVES/ MASONRY FUNGICIDES GENERALLY**
- Products: Registered by the Health and Safety Executive (HSE) and listed on the HSE website under non-agricultural pesticides.
 - Application: In accordance with statutory conditions of approval given on product labels and manufacturer's recommendations.
- 18 **GUARANTEES**
- Type: Insured protection. Administered by an independent insurance protection company.
 - Guarantee period from completion of installation (minimum): 20 Years.
 - Documentation: Provide certificates/ guarantees at completion of treatment.

Brick/Block Walling

- 19 **BASIC WORKMANSHIP**
- Bond where not specified: Half lap stretcher.
 - Mortar joints: Fill all vertical joints. Lay bricks, solid and cellular blocks on a full bed.
 - AAC block thin mortar adhesive and gypsum block adhesive joints: Fill vertical joints. Lay blocks on a full bed.
 - Clay block joints:
 - Thin layer mortar: Lay blocks on a full bed.
 - Interlocking perpend: Butted.
 - Quoins and advance work: Rack back.
 - Locations for equal levelling of cavity wall leaves:
 - Every course containing vertical twist type ties or other rigid ties.
 - Every third tie course for double triangle/ butterfly ties.
 - Courses in which lintels are to be bedded.
 - Lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.2 m above any other part of work at any time.
 - Daily lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.5 m for any one leaf.
 - Lift height (maximum) for walling using thin joint mortar glue: 1.3 m above any other part of work at any time.



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20 FACEWORK

- Commencement of facework: Not less than 150 mm below finished level of adjoining ground or external works level.
- Brick/ block selection: Do not use units with damaged faces or arrises.
- Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.
- Coursing brickwork and concrete blockwork: Evenly spaced using gauge rods. To produce satisfactory junctions and joints with built-in elements and components.

21 ALTERATIONS/ EXTENSIONS

- Coursing: Line up with existing work.
- Block bonding new walls to existing: Unless agreed otherwise cut pocket requirements as follows:
 - Width: Full thickness of new wall.
 - Depth (minimum): 100 mm.
 - Vertical spacing: As follows:
 - Brick to brick: 4 courses high at 8 course centres.
 - Block to block: Every other course.
 - Pocket joints: Fully filled with mortar.
- New and existing facework in the same plane: Bonded together at every course to achieve continuity of bond and coursing.
- Support of existing work: Fully consolidate joint above inserted lintel or masonry with semidry mortar to support existing structure.

22 REPOINTING

- Preparation: Cut out joints to form a rectangular recess of 15-20 mm depth. Clean and dampen joints sufficiently to control suction.
- Joint profile: to match existing.
- Mortar: As section Z21.



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Carpentry/Timber Framing/First Fixing

23 **TIMBER PROCUREMENT**

- Timber (including timber for wood-based products): Obtained from well managed forests/ plantations in accordance with:
 - The laws governing forest management in the producer country or countries.
 - International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:
 - Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or
 - Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.

24 **STRUCTURAL SOFTWOOD**

- Grading standard: To BS 4978, BS EN 14081-1, or other national equivalent and so marked.
 - Timber of a target thickness less than 100 mm and not specified for wet exposure: Graded at an average moisture content not exceeding 20% with no reading being in excess of 24% and clearly marked as 'DRY' or 'KD' (kiln dried).
 - Timber graded undried (green) and specified for installation at higher moisture contents: Clearly marked as 'WET' or 'GRN'.
- Strength class to BS EN 338:

25 **STRUCTURAL HARDWOOD**

- Grading standard: To BS 5756 and so marked.

26 **SELECTION AND USE OF TIMBER**

- Timber members damaged, crushed or split beyond the limits permitted by their grading: Do not use.

27 **NOTCHES, HOLES AND JOINTS IN TIMBER**

- Notches and holes: Position in relation to knots or other defects such that the strength of members will not be reduced.
- Scarf joints, finger joints and splice plates: Do not use without approval.



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28 MOISTURE CONTENT

- Moisture content of wood and wood-based products at time of installation: Not more than:
 - Covered in generally unheated spaces: 24%.
 - Covered in generally heated spaces: 20%.
 - Internal in continuously heated spaces: 20%.

29 ADDITIONAL SUPPORTS

- Provision: Position and fix additional studs, noggings and/ or battens to support edges of sheet materials, and wall/ floor/ ceiling mounted appliances, fixtures, etc. shown on drawings.
- Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

Interlocking Concrete Roof Tiling

30 BATTENS/ COUNTERBATTENS

- Timber: Sawn softwood.
 - Standard: BS 5534.
 - Moisture content at time of fixing and covering (maximum): 22%.
- Preservative treatment: As section Z12 and Wood Protection Association Commodity Specification C8.

31 BATTEN FIXING

- Batten length (minimum): Sufficient to span over three supports.
- Joints in length: Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support.
- Additional battens: Provide where unsupported laps in underlay occur between battens.



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32 TILE FIXING

- General: Fix tiling and accessories to make the whole sound and weathertight at the earliest opportunity.
- Setting out: To true lines and regular appearance. Align tails.
- Ends of courses: Use special tiles to maintain bond and to ensure that cut tiles are as large as possible.
- Perimeter tiles: Fix tiles in eaves and top courses, and at verges, abutments and each side of valleys and hips.
- Fixings: As recommended by tile manufacturer.

33 MORTAR BEDDING/ POINTING

- Mortar: As section Z21, 1:3 cement: sand, with plasticizing admixtures permitted.
 - Bond strength: To BS 5534.
- Weather: Do not use in wet or frosty conditions or when imminent.
- Appearance: Finish neatly and remove residue.

34 EAVES

- Ventilation components:
 - Manufacturer: Contractor's Choice.
- Gutter: Dress underlay or underlay support tray to form drip into gutter.
- Eaves filler units for profiled tiles: Fix to close underside of first course tiles.
- First course tiles: Fix with tails projecting 50 mm over gutter or to centre of gutter.

35 VENTILATOR TILES

- Ventilator tiles:
 - Manufacturer: Marley.

Plasterboard Dry Linings/Partitions/Ceilings

36 METAL STUDS

- Manufacturer: Manufacturer's choice.
- Stud types: Manufacturer's choice.
 - Centres: As per manufacturer's recommendations.
- Insulation: As per manufacturer's recommendations.

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37 SKIM COAT PLASTER FINISH

- Plaster type: Contractor's choice.
 - Thickness: 2-3 mm.
- Joints: Fill and tape except where coincident with metal beads.
- Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

38 INSTALLING BEADS/ STOPS

- Cutting: Neatly using mitres at return angles.
- Fixing: Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
- Finishing: After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

39 ADDITIONAL SUPPORTS

- Framing: Accurately position and securely fix to give full support to:
 - Partition heads running parallel with but offset from main structural supports.
 - Fixtures, fittings and services.
 - Board edges and lining perimeters.

40 MINERAL WOOL INSULATION

- Fitting insulation: Closely butted joints and no gaps. Prevent slumping.
- Electrical cables overlaid by insulation: Size accordingly.

41 SEALING GAPS AND AIR PATHS

- Sealing: Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
 - Gaps between floor and underside of plasterboard: After sealing, fill with joint compound.

42 SEAMLESS JOINTING

- Filling and taping: Fill joints, gaps and internal angles with jointing compound and cover with continuous lengths of tape, fully bedded.
- Finishing: Feather out jointing compound to give a flush, smooth, seamless surface.
- Nail/ screw depressions and minor indents: Fill to give a flush surface.



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Ceiling Alterations

43 EXECUTION GENERALLY

- Designated ceiling system components: Remove carefully without affecting surrounding areas.
- Disposal of removed components:
- Retained components: Do not distort or damage.
- Reuse of ceiling system components:
 - Condition: Undamaged, free from distortion, clean.
 - Units and boards: Match adjacent areas where appropriate.
- Cutting units, boards and components: Cut neatly and accurately. Maintain edge profiles.
 - Openings: Suit sizes and edge details of fittings.

44 SETTING OUT

- General: Maintain ceiling system accurately, continuous, even, and jointed at regular intervals. Provide level soffits free from undulations, lipping and distortions in grid members.
- Infill units, access units, integrated services: Fit and align correctly.
- Minimum size for edge and perimeter infill units: Half standard width or length where practicable.
- Grid: Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes.
- Infill joints and exposed suspension members: Straight, aligned and parallel to walls or setting out lines.

Windows/Rooflights/Screens/Louvres

45 PVC-U WINDOWS

- Standard: Agrément certified.
- Colour/ Texture: White.
- Ironmongery/ Accessories: Chrome/Lever.
- Fixing:
 - Fastener spacing: When not predrilled or specified otherwise, position fasteners 150-250 mm from ends of each jamb, adjacent to each hanging point of opening lights, but no closer than 150 mm to a transom or mullion centre line, and at maximum 600 mm centres.



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- 46 GLAZED SCREEN SYSTEM
- Location: Front Door Area.
 - Manufacturer: Contractor's choice.
 - Materials:
 - Frames: uPVC.
 - Finish: White.
 - Glazing details: Double glazed with safety glazing to critical impact zones.
- 47 SECURITY
- Manufacturer: Contractor's choice.
 - Fixing: Integral to frame.
- 48 SEALANT JOINTS
- Sealant:
 - Manufacturer: Contractor's choice.
 - Colour: White.
 - Application: As section Z22 to prepared joints. Finish triangular fillets to a flat or slightly convex profile.
- 49 IRONMONGERY
- Fixing: Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
 - Checking/ adjusting/ lubricating: Carry out at completion and ensure correct functioning.
- 50 REPLACEMENT WINDOW INSTALLATION
- Standard: To BS 8213-4.

Doors/Shutters/Hatches

- 51 DOORS
- Manufacturer: Contractor's choice.
 - Finish as delivered: White uPVC.
 - Glazing/ Infill details: Double glazed vision panels and frosted.
 - Ironmongery: Chrome/Lever.



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52 SEALANT JOINTS

- Sealant:
 - Manufacturer: Contractor's choice.
 - Colour: White.
 - Application: As section Z22 to prepared joints. Triangular fillets finished to a flat or slightly convex profile.

53 FIXING IRONMONGERY GENERALLY

- Fasteners: Supplied by ironmongery manufacturer.
 - Finish/ Corrosion resistance: To match ironmongery.
- Holes for components: No larger than required for satisfactory fit/ operation.
- Adjacent surfaces: Undamaged.
- Moving parts: Adjusted, lubricated and functioning correctly at completion.

General Glazing

54 WORKMANSHIP GENERALLY

- Glazing:
 - Generally: To BS 6262.
 - Integrity: Wind and watertight under all conditions. Make full allowance for deflections and other movements.
- Glass:
 - Standards: Generally, to BS 952 and to the relevant parts of:
 - BS EN 572 for basic soda lime silicate glass.
 - BS EN 1096 for coated glass.
 - BS EN 12150 for thermally toughened soda lime silicate glass.
 - BS EN ISO 12543 for laminated glass.
 - Quality: Free from scratches, bubbles and other defects.
 - Dimensional tolerances: Panes/ sheets to be accurately sized.
- Material compatibility: Glass/ plastics, surround materials, sealers primers and paints/ clear finishes to be compatible. Comply with glazing/ sealant manufacturers' recommendations.

55 PREPARATION

- Surrounds, rebates, grooves and beads: Clean and prepare before installing glazing.



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Cement Based Levelling/Wearing Screeds

- 56 PROPRIETARY QUICK DRYING LEVELLING SCREEDS
- Substrate: Concrete.
 - Screed manufacturer: Contractor's choice.
 - Screed construction: Latex.
 - Thickness: Manufacturer's recommendations.
- 57 MIXING
- Water content: Minimum necessary to achieve full compaction.
 - Mixing: Mix materials thoroughly to uniform consistency in a suitable forced action mechanical mixer.
- 58 COMPACTION
- General: Compact thoroughly over entire area.
 - Screeds over 50 mm thick: Lay in two layers of equal thickness. Roughen surface of compacted lower layer then immediately lay upper layer.
- 59 JOINTS IN LEVELLING SCREEDS
- Laying screeds: Lay continuously using 'wet screeds' between strips or bays. Minimize defined joints.
- 60 SMOOTH FLOATED FINISH
- Finish: Even texture with no ridges or steps.
- 61 TROWELLED FINISH TO LEVELLING SCREEDS
- Floating: To an even texture with no ridges or steps.
 - Trowelling: To a uniform smooth surface, free from trowel marks and other blemishes, and suitable to receive specified flooring material.



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Plastered/Rendered/Roughcast Coatings

- 62 **LIGHTWEIGHT GYPSUM PLASTER**
- Substrate: Masonry.
 - Preparation: Manufacturer's recommendations.
 - Manufacturer: Contractor's choice.
 - Undercoats: To BS EN 13279-1.
 - Final coat: Finish plaster to BS EN 13279-1, class B.
 - Thickness: 2-3 mm.
 - Finish: Smooth.
- 63 **COLD WEATHER**
- Internal work: Take precautions to prevent damage to internal coatings when air temperature is below 3°C.
 - External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising.
- 64 **SUITABILITY OF SUBSTRATES**
- General: Suitable to receive coatings. Sound, free from contamination and loose areas.
- 65 **REMOVING DEFECTIVE EXISTING PLASTER**
- Plaster for removal: Loose, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
 - Removing plaster: Cut back to a square, sound edge.
- 66 **BEADS/ STOPS**
- Location: External angles and stop ends.
 - Materials:
 - Internal plaster/ render: Galvanized steel.
 - Fixing: Secure and true to line and level.
 - Beads/ stops to external render: Fix mechanically.



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Job Number: **190106**

67 APPLICATION OF COATINGS

- General: Apply coatings firmly and achieve good adhesion.
- Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
 - Accuracy: Finish to a true plane with walls and reveals plumb and square.
- Drying out: Prevent excessively rapid or localized drying out.
- Keying undercoats: Cross scratch (plaster coatings) and comb (render coatings). Do not penetrate undercoat.

Stone/Concrete/Quarry/Ceramic Tiling/Mosaic

68 TILING

- Tiles: Splash back.
 - Manufacturer/ Supplier: Contractor's choice.
 - Colour: White.
 - Size: 150 x 150mm.
- Background/ Base:
 - Preparation & Installation: As manufacturer's recommendations.

69 EXISTING BACKGROUNDS/BASES GENERALLY

- Efflorescence, laitance, dirt, loose and defective material: Remove and make good defective areas with materials compatible with background/base and bedding.
- Deposits of oil, grease and other materials incompatible with the bedding: Remove.
- Tile, paint and other nonporous surfaces: Clean.
- Wet backgrounds: Dry before tiling.
- Paint with unsatisfactory adhesion: Remove so as not to impair bedding adhesion.

70 NEW PLASTER

- Plaster primer: Apply if recommended by adhesive manufacturer.



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71 FIXING GENERALLY

- Colour/ shade: Avoid unintended variations within tiles for use in each area/ room.
 - Variegated tiles: Mix thoroughly.
- Adhesive: Compatible with background/ base.
- Cut tiles: Neat and accurate.
- Fixing: Provide adhesion over entire background/ base and tile backs.
- Final appearance: Before bedding material sets, make adjustments necessary to give true, regular appearance to tiles and joints.
- Deviation of surface: Measure from underside of a 2 m straightedge with 3 mm thick feet placed anywhere on surface. The straightedge should not be obstructed by the tiles/ mosaics and no gap should be greater than 6 mm, i.e. a tolerance of ± 3 mm.
- Surplus bedding material: Clean from joints and face of tiles/mosaics.

72 SETTING OUT

- Joints: True to line, continuous and without steps.
 - Joints on walls: Horizontal, vertical and aligned round corners.
 - Joints in floors: Parallel to main axis of space or specified features.
- Cut tiles: Minimise number, maximise size and locate unobtrusively.
- Joints in adjoining floors and walls: Align.
- Joints in adjoining floors and skirtings: Align.

73 ADHESIVE BED - BUTTERING METHOD

- Tiling: Apply even coat of adhesive to backs of dry tiles. Fill any ribbed, deep keyed or button profiles.
- Finished adhesive thickness:
 - Walls: 3 mm or within the range allowed by the adhesive manufacturer.
 - Floors: Within the range allowed by the adhesive manufacturer.

74 GROUTING

- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
- Joints: 6 mm deep (or depth of tile if less). Free from dust and debris.
- Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
- Polishing: When grout is hard, polish tiling with dry cloth.



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Rubber/Plastics/Cork/Lino/Carpet Tiling/Sheeting

75 LAYING COVERINGS ON NEW WET LAID BASES

- Base drying aids: Not used for at least four days prior to moisture content test.
- Base moisture content test: Carry out in accordance with BS 5325, Annex A or BS 8203, Annex A.
- Commencement of laying coverings: Not until all readings show 75% relative humidity or less.

76 EXISTING FLOOR COVERING REMOVED

- Substrate: Clear of covering and as much adhesive as possible. Skim with smoothing compound to give smooth, even surface.

77 LAYING COVERINGS

- Base/ substrate condition: Rigid, dry, smooth, free from grease, dirt and other contaminants.
- Use a primer where recommended by adhesive manufacturer. Allow to dry thoroughly.
- Adhesive: As specified, as recommended by covering manufacturer or, as approved.
- Conditioning of materials prior to laying: As recommended by manufacturer.
- Environment: Before, during and after laying, provide adequate ventilation and maintain temperature and humidity approximately at levels which will prevail after building is occupied.
- Finished coverings: Accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks, stains, trowel ridges and high spots.



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Decorative Papers/Fabrics

78 PREPARATION OF SUBSTRATES GENERALLY

- Substrates: Sufficiently dry in depth to suit covering to be hung.
- Efflorescence salts, dirt, grease and oil: Remove.
- Organic growths and infected coatings/ decorations: Remove and dispose of. Apply treatment biocide to assist removal and residual effect biocide to inhibit regrowth.
- Substrate irregularities: Fill cracks, joints, holes and other depressions with stoppers/ fillers. Abrade to a smooth finish.
- Dust, particles and residues from abrasion: Remove.

79 COATED SUBSTRATES

- Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
- Water soluble coatings: Completely remove.
- Significant rot, corrosion or other degradation of substrates: If revealed, give notice.
- Retained coatings:
 - Thoroughly clean to remove dirt, grease and contaminants.
 - Lead based coatings: If discovered, give notice.
 - Abrade gloss coated substrates to provide a key.

80 PAPER/ FABRIC COVERED SUBSTRATES

- Existing coverings: Remove by wet or dry stripping.
- Old adhesive and size: Remove by washing.
- Significant loose or damaged plaster or other degradation of substrates: If revealed, give notice.



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Painting/Clear Finishing

81 PREPARATION GENERALLY

- Standard: In accordance with BS 6150.
- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
- Substrates: Sufficiently dry in depth to suit coating.
- Efflorescence salts, dirt, grease and oil: Remove.
- Surface irregularities: Provide smooth finish.
- Organic growths and infected coatings:
 - Remove with assistance of biocidal solution.
 - Apply residual effect biocidal solution to inhibit regrowth.
- Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.
- Dust, particles and residues from preparation: Remove and dispose of safely.
- Doors, opening windows and other moving parts:
 - Ease, if necessary, before coating.
 - Prime resulting bare areas.

82 PREVIOUSLY COATED SURFACES GENERALLY

- Preparation: In accordance with BS 6150, clause 11.5.
- Contaminated or hazardous surfaces: Give notice of:
 - Coatings suspected of containing lead.
 - Substrates suspected of containing asbestos or other hazardous materials.
 - Significant rot, corrosion or other degradation of substrates.
- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
- Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
- Alkali affected coatings: Completely remove.
- Retained coatings:
 - Thoroughly clean.
 - Gloss coated surfaces: Provide key.



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- Partly removed coatings: Apply additional preparatory coats.
- Completely stripped surfaces: Prepare as for uncoated surfaces.

83 WOOD PREPARATION

- General: Provide smooth, even finish with lightly rounded arrises.
- Degraded or weathered surface wood: Take back surface to provide suitable substrate.
- Degraded substrate wood: Repair with sound material of same species.
- Heads of fasteners: Countersink sufficient to hold stoppers/ fillers.
- Resinous areas and knots: Apply two coats of knotting.
- Defective primer: Take back to bare wood and reprime.

84 PLASTER PREPARATION

- Nibs, trowel marks and plaster splashes: Scrape off.
- Overtrowelled 'polished' areas: Provide suitable key.

85 COATING GENERALLY

- Application standard: In accordance with BS 6150, clause 9.
- Conditions: Maintain suitable temperature, humidity and air quality.
- Surfaces: Clean and dry at time of application.
- Thinning and intermixing: Not permitted unless recommended by manufacturer.
- Priming coats: Apply as soon as possible on same day as preparation is completed.
- Finish:
 - Even, smooth and of uniform colour.
 - Free from brush marks, sags, runs and other defects.
 - Cut in neatly.
- Doors, opening windows and other moving parts: Ease before coating and between coats.



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Domestic Kitchen Fittings, Furnishings, Equipment & Sanitary Appliances & Fittings

86 **INSTALLATION GENERALLY**

- Assembly and fixing: Fix appliances securely to structure, without taking support from pipelines, level and plumb and so that surfaces designed to fall drain as intended.
- Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes, to form watertight joints between appliances and backgrounds (except cisterns) and between appliances and discharge pipes.

Sundry Insulation/Proofing Work

87 **LOFT INSULATION**

- Manufacturer: Contractor's choice.
- Depth/ Thickness: Minimum 270mm.

Unframed Isolated Trims/Skirlings/Sundry Items

88 **INSTALLATION GENERALLY**

- Joinery workmanship: As section Z10.
- Metal workmanship: As section Z11.
- Methods of fixing and fasteners: As section Z20.
- Straight runs: To be in one piece, or in long lengths with as few joints as possible.
- Running joints: Location and method of forming to be agreed where not detailed.
- Position and level: To be agreed where not detailed.



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Holes, Chases, Covers & Supports For Services

- 89 HOLES, RECESSES AND CHASES IN MASONRY
- Locations: To maintain integrity of strength, stability and sound resistance of construction.
 - Sizes: Minimum needed to accommodate services.
 - Holes (maximum): 300 x 300 mm.
 - Walls of hollow or cellular blocks: Do not chase.
 - Walls of other materials:
 - Vertical chases: No deeper than one third of single leaf thickness, excluding finishes.
 - Horizontal or raking chases: No longer than 1 m. No deeper than one sixth of the single leaf thickness, excluding finishes.
 - Chases and recesses: Do not set back to back. Offset by a clear distance at least equal to the wall thickness.
 - Cutting: Do not cut until mortar is fully set. Cut carefully and neatly. Avoid spalling, cracking and other damage to surrounding structure.
- 90 NOTCHES AND HOLES IN STRUCTURAL TIMBER
- General: Avoid if possible.
 - Sizes: Minimum needed to accommodate services.
 - Position: Do not locate near knots or other defects.
 - Notches and holes in same joist: Minimum 100 mm apart horizontally.
 - Notches in joists: Locate at top. Form by sawing down to a drilled hole.
 - Depth (maximum): 0.125 x joist depth.
 - Distance from supports: Between 0.07 and 0.25 x span.
 - Holes in joists: Locate on neutral axis.
 - Diameter (maximum): 0.25 x joist depth.
 - Centres (minimum): 3 x diameter of largest hole.
 - Distance from supports: Between 0.25 and 0.4 of span.
 - Notches in roof rafters, struts and truss members: Not permitted.
 - Holes in struts and columns: Locate on neutral axis.
 - Diameter (maximum): 0.25 x minimum width of member.
 - Centres (minimum): 3 x diameter of largest hole.
 - Distance from ends: Between 0.25 and 0.4 of span.



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91 PIPE SLEEVES

- Material: Match pipeline.
- Sleeves: Extend through full thickness of wall or floor. Position accurately.
 - Clearance around service (maximum): 20 mm or diameter of service, whichever is the lesser.
 - Installation: Bed solid.

Rainwater Drainage Systems

92 INSTALLATION GENERALLY

- Discharge of rainwater: Complete, and without leakage or noise nuisance.
- Components: Obtain from same manufacturer for each type of pipework and guttering.
- Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
- Fixings and fasteners: As section Z20.

93 GUTTERS LAID TO FALL

- Setting out: To true line and even gradient to prevent ponding or backfall. Position high points of gutters as close as practical to the roof and low points not more than 50 mm below the roof.
- Joints: Watertight.
- Roofing underlay: Dressed into gutter.

94 PIPEWORK

- Fixing: Securely, plumb and/ or true to line with additional supports as necessary to support pipe collars, particularly at changes in direction.
- Cut ends of pipes and gutters: Clean and square with burrs and swarf removed.



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