110192

Hamson Barron Smith

Townshend House, 30 Crown Road, Norwich NR1 3DT

Thetford Town Council

Royal British Legion Building Thetford - Floor Repairs

Replacement Floor and Associated Works

17-12-2021

Replacement of timber floor with insulated concrete construction

Contents

C51
Repairing/ renovating/ conserving timber

General

110 Inspection

1. Purpose: To confirm nature and extent of repair/ renovation/ conservation work shown on drawings and described in survey reports and schedules of work.
2. Parties involved: Contract administrator
3. Timing: At least 7 days before starting each section of work
4. Instructions issued during inspection: Confirm in writing, with drawings and schedules as required, before commencing work

130 Opening up

1. Purpose: To reveal previously concealed areas of structure or fabric not recorded during initial surveys.
2. Extent: Timber ground floor construction
3. Timing: Give notice before starting opening up.
   3.1. Period of notice: At least two working days At least two working days
4. Retained building structure/ fabric: Do not damage or destabilize.

150 Timber procurement

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

Structural repairs/ alterations - Not Used

Products

310 Structural softwood (graded direct to strength class)

1. Description: For replacement floor joists
2. Strength class to BS EN 338: C24
3. Treatment
   3.1. Preservative treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8
      3.1.1. Design service life: 40 years
   3.2. Fire retardant treatment: None required
4. Moisture content (maximum) at time of installation: 12%
5. Other requirements: Wane not permitted

Execution

600 Workmanship

1. Skill and experience of site operatives: Appropriate for types of work on which they are employed.
   1.1. Documentary evidence: Submit on request.

610 Temporary supports/ propping

1. General: Provide adequate temporary support at each stage of repair work to prevent damage, overstressing or uncontrolled collapse of any part of the structure.
2. Bearings for temporary supports/ propping: Suitable to carry loads throughout repair operations.

620 Protection of timber and wood components before and during installation

1. Storage: Keep dry, under cover, clear of the ground and with good ventilation. Support sections/ components on regularly spaced, level bearers on a dry, firm base.
2. Handling: Do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing.

650 Dimensions generally

1. Site dimensions: Take as necessary before starting fabrication.
   1.1. Discrepancies with drawings: Report without delay and obtain instructions before proceeding.

690 Processing treated timber

1. Cutting and machining: Carry out as much as possible before treatment.
2. Extensively processed timber: Retreat timber sawn lengthways, thicknessed, planed, ploughed, etc.
3. Surfaces exposed by minor cutting and/ or drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

710 Reuse of timber sections/ wood components

1. Sections/ components scheduled to be removed but not reused in existing locations: Agree extent of retention for reuse elsewhere in the works.
   1.1. Treatment following removal: Remove nails and grade/discard
   1.2. Storage: Protect against damage, and store until required.
      1.2.1. Storage location: On site
2. Reuse: Adapt sections/ components, as necessary, and install in agreed locations.

730 Partial removal of existing decorative/ protective finish

1. Description: Fascia/barge board/soffit
2. Extent: Remove minimum necessary to expose damaged or decayed wood. Feather the edge of remaining coating around repair site.
3. Method: Contractor's choice

760 Repair of members – cutting out members

1. Extent of timber removal: Cut out full cross section of member where wood is defective or decayed, plus 300mm of sound wood.
2. Distance from face of support to cut end of existing timber: Obtain instructions if dimension exceeds 300mm.
3. Joint profile: Square cut

780 Repair of distorted timber members

1. Generally: Repair to shape that member has assumed.

830 Critical dimensions for fasteners

1. Critical dimensions:

840 Fixing framing anchors and cleats

1. Before installation: Submit details if joint geometry prevents installation to manufacturer's recommendations.
2. Installation: Secure using not less than number of fasteners recommended by manufacturer.

860 Moisture content checking

1. Procedure: Check moisture content of timber sections with an approved electrical moisture meter.
2. Test results: Keep records of all tests. If moisture content falls outside specified range obtain instructions.

870 Moisture content testing

1. Procedure: Test timber sections with an electrical moisture meter with deep probes. (A meter that has been carefully calibrated against oven drying tests or otherwise guaranteed by an independent testing authority.)
2. Test sample: Test 5% but not less than 10 lengths of each cross-section in the centre of the length.
3. Test results: 90% of values obtained to be within the specified range. Provide records of all tests.

Completion - Not Used

Ω End of Section

C52
Fungus/ beetle eradication

Clauses

5 Survey and report

1. Survey generally
   1.1. Purpose: To ascertain nature and extent of fungal/ beetle attack. To ascertain sources and extent of any dampness.
   1.2. Timing: Before starting eradication work carry out survey and submit survey report.
2. Survey report content
   2.1. Description of method of investigation.
   2.2. 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.
   2.3. Laboratory results identifying attacking organisms. Plan and section drawings or annotated photographs, defining extent of attack.
   2.4. Proposals for eradication treatments and procedures, including measures to halt damp penetration and promote drying out.
   2.5. Measurements of wood moisture content, with identification of instances above 20%.
   2.6. Identification of neighbouring buildings that may be involved in attack.
   2.7. Associated work: Nature and extent of repair/ replacement work required to load bearing constructions and to the building fabric in general.
   2.8. Other information: Any considered relevant.

15 Drying out of building fabric

1. Drying conditions: Establish as soon as possible.
2. Drying methods: Hot air treatment to PD CEN TR 15003

26 Fungal attack

1. Dry rot
   1.1. Fruiting bodies: Do not disturb. If heat treatment is not employed, spray with fungicide.
      1.1.1. Remove carefully and clean affected surfaces.
   1.2. Infected material to be removed: Remove carefully, causing minimum disturbance and damage to adjacent building fabric; dispose of safely at a tip approved by waste regulation authority. Prevent contamination of other parts of the building.
2. Wet rot
   2.1. Decayed timber to be removed: Cut out until sound timber is reached.
      2.1.1. Disposal of previously treated timber: At a tip approved by a waste regulation authority.
   2.2. Decayed timber to be retained: None

30 Beetle infestation

1. Infected timber: Cut, scrape and trim back to sound timber where heat treatment is not employed. Remove debris immediately and dispose of safely at a tip approved by a waste regulation authority. Prevent contamination of other parts of the building.

37 Timber preservatives/ Masonry fungicides generally

1. Products: Registered by the Health and Safety Executive (HSE) and listed on the HSE website under non-agricultural pesticides.

2. Application: In accordance with statutory conditions of approval given on product labels and manufacturer's recommendations.

47 Timber preservative treatment

1. Description: For retained and new floor timbers
2. Manufacturer: Contractor's Choice
   2.1. Product reference: Submit proposals
3. Preservative type: Agrément certified retreatment system
4. Tint: Not required
5. Treatment method: To suit type, scale and location of fungal/ beetle attack

70 Guarantee

1. Type: Insured protection. Administered by an independent insurance protection company.
   1.1. Guarantee period from completion of installation (minimum): 10 years
2. Documentation: Provide certificates/ guarantees at completion of treatment.

Ω End of Section

E10
Mixing/ casting/ curing in situ concrete

Clauses

15 Specification

1. Concrete generally: To BS 8500-2.
2. Exchange of information: Provide concrete producer with information required by BS 8500-1, clauses 4 and 5.

20 Designated concrete

1. Description: For Strip Foundations
2. Designation: RC30
3. Reinforcement: A252 mesh to bottom
4. Aggregates
   - 4.1. Size (maximum): 20 mm.
   - 4.2. Coarse recycled aggregates: Not permitted
   - 4.3. Additional aggregate requirements: None
5. Special requirements for cement/ combinations: None

25 Basic designated concrete

1. Description: Ground Floor Slab
2. Designation: RC35 reinforced concrete ground bearing floor slab with A252 mesh to top & bottom throughout with 35mm cover
3. Coarse recycled aggregates: RCA permitted
4. Consistence class: Contractor’s choice.
5. Additional requirements: None

35 Substitution of standardized prescribed for designated concrete

1. General: Conform to BS 8500-2, clause 9.
2. Substitution: In accordance with BS 8500-1, Table A.14.
   - 2.1. Proposals: Submit for each substitution, stating reasons.
3. Site mixing: Conform to BS 8000-2.1, subsections 2, 3 and 4.
   - 3.1. Restrictions:

45 Properties of fresh concrete

1. Adjustments to suit construction process: Determine with concrete producer. Maintain conformity to the specification.

50 Premature water loss

1. Requirement: Prevent water loss from concrete laid on absorbent substrates.
   - 1.1. Underlay: Polyethylene sheet 250 micrometres thick.
   - 1.2. Installation: Lap edges 150 mm.

60 Placing and compacting

1. Surfaces to receive concrete: Clean, with no debris, tying wire clippings, fastenings or free water.

2. Timing: Place as soon as practicable after mixing and while sufficiently plastic for full compaction.
3. Temperature limitations for concrete: 30°C (maximum) and 5°C (minimum). Do not place against frozen or frost covered surfaces.
4. Compaction: Fully compact to full depth to remove entrapped air especially around reinforcement, cast-in accessories, into corners of formwork and at joints. Continue until air bubbles cease to appear on the top surface.
   4.1. Methods of compaction: To suit consistence class and use of concrete.

70 Curing and protecting

1. Evaporation from surfaces of concrete: Prevent throughout curing period.
2. Surfaces covered by formwork: Retain formwork in position and, where necessary to satisfy curing period, cover surfaces immediately after striking.
   2.1. Top surfaces: Cover immediately after placing and compacting. Replace cover immediately after any finishing operations.
3. Curing periods
   3.1. Surfaces which in the finished building will be exposed to the elements, and wearing surfaces of floors and pavements: 10 days (minimum).
   3.2. Other structural concrete surfaces: 5 days (minimum).
4. Protection: Protect concrete from shock, indentation and physical damage.

Ω End of Section

F10
Brick/ block walling

Clauses

36 Concrete common blockwork

1. Description: BELOW GROUND
2. Blocks: To BS EN 771-3.
   2.1. Manufacturer: Contractor's choice
   2.2. Product reference: Contractor's choice
   2.3. Configuration: Group 1
   2.4. Compressive strength: Blockwork below ground/dpc shall be 7.0N/mm2 Grade (730Kg/m3) minimum, unless noted otherwise.
   2.5. Freeze/ thaw resistance: Suitable for exposed external use below dpc
   2.6. Thermal properties: Thermal conductivity: 0.15 W/mK
   2.7. Recycled content: 50% (minimum) to BS EN ISO 14021
   2.8. Work sizes (length x width x height): 440 x 100 x 215 mm
3. Mortar: · Type (iii) mortar 1:1:6 cement:lime:sand above dpc unless noted otherwise.
   · Type (i) mortar 1:3 cement:sand below dpc unless noted otherwise.
   3.1. Standard: To BS EN 998-2
4. Bond: Half lap stretcher

60 Alterations/ Extensions

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

66 Fire stopping

1. Avoidance of fire and smoke penetration: Fit tightly between cavity barriers and masonry. Leave no gaps.

Ω End of Section

G20
Carpentry/ timber framing/ first fixing

Clauses

2 Timber procurement

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

5 Structural softwood

1. Description: FOR JOISTS, PURLINS & RAFTERS
2. Grading standard: To the appropriate BS EN 14081-1-compliant standard.
   2.1. Grade: GS to BS 4978
3. Strength class to BS EN 338: C16
4. Treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8, Service life: 40 years

10 Ungraded softwood

1. Description: FOR INTERNAL NONSTRUCTURAL USE
2. Quality of timber: Free from decay, insect attack (except pinhole borers) and with no knots wider than half the width of the section.
3. Surface finish: Planed all round
4. Treatment: None required

30 Selection and use of timber

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

32 Notches, holes and joints in timber

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

35 Processing treated timber

1. Cutting and machining: Carry out as much as possible before treatment.
2. Extensively processed timber: Retreat timber sawn lengthways, thicknessed, planed, ploughed, etc.

3. Surfaces exposed by minor cutting/ drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

40 Moisture content

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

55 Joists generally

1. Centres: Equal, and not exceeding designed spacing.
2. Bowed joists: Installed with positive camber.
3. End joists: Positioned about 50 mm from masonry walls.

60 Joists on hangers

1. Hangers: Bedded directly on and hard against supporting construction. Do not use packs or bed on mortar.
2. Joists: Cut to leave not more than 6 mm gap at each end. Rebated to lie flush with underside of hangers.
3. Fixing to hangers: A nail in every hole.

65 Joist hangers

1. Description: GENERAL USE
2. Manufacturer: Contractor's choice
   2.1. Product reference: Contractor's choice
3. Material/ finish: Galvanized low carbon steel sheet
4. Size: To suit joist, design load and crushing strength of supporting construction.

65 Joist hangers Type A

1. Description: GENERAL USE JOIST TO JOIST CONNECTIONS
2. Manufacturer: Contractor's choice
   2.1. Product reference: Contractor's choice
3. Material/ finish: Galvanized low carbon steel sheet
4. Size: To suit joist, design load and crushing strength of supporting construction.

Ω End of Section

K13
Rigid sheet fine linings and panelling

Types of lining and panelling

145 Proprietary plastics cladding

1. Description: Hygienic PVC Wall Cladding
2. Substrate: Walls plastered finish
3. Battens: N/r
4. Panels
   - 4.1. Manufacturer: Trovex
     - 4.1.1. Product reference: Diamond, sheet size 1220 x 2500/2750/3000mm
   - 4.2. Thickness: 2.5mm
   - 4.3. Colour/ Pattern/ Finish: TBC from standard range
   - 4.4. Edge treatment: Standard colour matched edge trims
5. Installation
   - 5.1. Method of fixing panels: Adhesive as recommended by manufacturer
   - 5.2. Joint treatment: Standard colour matched jointing strips
6. Accessories: Standard edge/joint trims

General requirements

260 Environmental conditions

1. General requirements prior to starting work specified in this section: Building weathertight; wet trades completed and affected areas dried out.
2. Temperature and humidity before, during and after fixing lining/ panelling: Maintained at levels approximating to those which will prevail after building is occupied.

Fabrication/ fixing/ finishing

310 Accuracy of fabrication

1. Site dimensions: Take as necessary before starting fabrication.
   - 1.1. Discrepancies with drawings: Report without delay and obtain instructions before proceeding.
2. Permissible deviations for panels
   - 2.1. Length: ±1.5 mm.
   - 2.2. Width: ±1.5 mm.
   - 2.3. Squareness (taking the longer of 2 sides at a corner as a baseline and measuring the deviation of the shorter side from the baseline perpendicular): ± 1.5 mm in 1 m.
   - 2.4. Flatness (of panels with a core thickness of 12 mm and over, as delivered to site): ± 1 mm under a 600 mm straightedge.

350 Fixing linings and panelling

1. Setting out: Accurate, true to line and level, free from undulations and lipping, with lines and joints aligned, straight and parallel unless specified otherwise.
2. Movement allowance: Adequate for future moisture and temperature movement of boards.
3. Fixing of panels: Secure, to prevent pulling away, bowing, or other movement during use.

4. Methods of fixing and fasteners: Adhesive as recommended by manufacturer
5. Trims: Wherever possible, to be in unjointed lengths between angles or ends of runs.
   5.1. Running joints: Where unavoidable, submit proposals for location and method of jointing.
   5.2. Angle joints: Mitred, unless specified otherwise.

Ω End of Section

M10
Cement based levelling/ wearing screeds

To be read with preliminaries/ general conditions.

4 Cement:sand levelling screeds

1. Description: TO NEW GROUND FLOOR
2. Substrate: Insulation
3. Screed construction: Unbonded on 150 gauge polythene separating layer, on celotex FR5000 insulation on 500 polythene DPM
4. Thickness
   - 4.1. Nominal: 70 mm
   - 4.2. Minimum: 65 mm
5. Mix
   - 5.1. Proportions (cement:sand): 1:3-4.5
6. Finish: Trowelled, as clause 75 Smooth floated finish, as clause 70
   - 6.1. To receive: Barrier matting 2mm sheet flooring

21 Suitability of substrates

1. General
   - 1.1. Suitable for specified levels and flatness/ regularity of finished surfaces. Consider permissible minimum and maximum thicknesses of screeds.
   - 1.2. Sound and free from significant cracks and gaps.
2. Concrete strength: In accordance with BS 8204-1, Table 2.
3. Cleanliness: Remove plaster, debris and dirt.
4. Moisture content: To suit screed type. New concrete slabs to receive fully or partially bonded construction must be dried out by exposure to the air for minimum six weeks.

37 Unbonded construction

1. Separation: Lay screed over a suitable sheet dpm or a separating layer.
   - 1.1. Type: Polyethylene sheet, minimum 125 micrometres thick (500 gauge)
2. Installation of separating layer: Lay on clean substrate. Turn up for full depth of screed at abutments with walls, columns, etc. Lap 100 mm at joints.

40 Floating construction

1. Insulation
   - 1.1. Type: 50mm Kingspan K103 boards or equal
   - 1.2. Installation: Lay with tight butt joints. Continue up at perimeter abutments for full depth of screed.
2. Separating layer
   - 2.1. Type: Polyethylene sheet
   - 2.2. Installation: Lay over insulation and turn up at perimeter abutments. Lap 100 mm at joints.

45 Aggregates and cements

1. Sand: To BS EN 13139.
   - 1.1. Grading limits: In accordance with BS 8204-1, Table B.1.

2. Coarse aggregates
   2.1. Standard: To BS EN 12620.
   2.2. Lightweight aggregates: In accordance with BS 8204-1, Annex A.
   2.3. Designation 4/10.
3. Cement
   3.1. Cement types: In accordance with BS 8204-1, clause 5.1.3.

50 Mixing

1. Water content: Minimum necessary to achieve full compaction, low enough to prevent excessive water being brought to surface during compaction..
2. Mixing: Mix materials thoroughly to uniform consistency in a suitable forced action mechanical mixer. Do not use a free fall drum type mixer.
3. Consistency: Use while sufficiently plastic for full compaction.
4. Ready-mixed retarded screed mortar: Use within working time and site temperatures recommended by manufacturer. Do not retemper.

52 Compaction

1. General: Compact thoroughly over entire area.
2. Screeds over 50 mm thick: Lay in two layers of equal thickness. Roughen surface of compacted lower layer then immediately lay upper layer.

70 Smooth floated finish

1. Finish: Even texture with no ridges or steps.

85 Finishing generally

1. Timing: Carry out all finishing operations at optimum times in relation to setting and hardening of screed material.
2. Prohibited treatments to screed surfaces
   2.1. Wetting to assist surface working.
   2.2. Sprinkling cement.

90 Curing

1. General: Prevent premature drying. Immediately after laying, protect surface from wind, draughts and strong sunlight. As soon as screed has set sufficiently, closely cover with polyethylene sheeting.
2. Curing period (minimum): As soon as screed has set sufficiently, closely cover with polyethylene sheeting for seven days.
3. Drying after curing: Allow screeds to dry gradually. Do not subject screeds to artificial drying conditions that will cause cracking or other shrinkage related problems.

Ω End of Section

M50
Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting

Types of covering

150 Sheeting

1. Description: Wood Effect Vinyl
2. Location: Refer to drawing
3. Base: Existing screeds
   3.1. Preparation: Remove existing flooring/adhesive residue and lay levelling compound as recommended by manufacturer.
4. Fabricated underlay: n/a
5. Flooring roll
   5.1. Standard: To BS EN 14041.
      5.1.1. Evidence of compliance: Submit.
   5.2. Reaction to fire classification: Manufacturer's standard
   5.3. Material: Heterogeneous PVC to EN 13845
   5.4. Manufacturer: Altro
      5.4.1. Product reference: Wood Safety
   5.5. BS EN ISO 10874 class: Manufacturer's standard
   5.6. Slip potential
      5.6.1. Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum) to BS 7976-1, -2 and -3: Manufacturer's standard
      5.6.2. Surface roughness (Rz) (minimum) to BS 1134: Manufacturer's standard
   5.7. Recycled content: Manufacturer's standard
   5.8. Width: 2000 mm
   5.9. Thickness: 2.0mm
   5.10. Colour/ pattern: TBC
6. Adhesive (and primer if recommended by manufacturer): As recommended by manufacturer
7. Seam welding: Hot welding with complimentary coloured rod
8. Accessories: Clear hygienic mastic perimeter seals throughout
9. Finishing: Wash
10. Other requirements: The material should be stored for approximately 24 hours at a room temperature, if not below 14°C.

General requirements

210 Workmanship generally

1. Base condition after preparation: Rigid, dry, sound, smooth and free from grease, dirt and other contaminants.
2. Finished coverings: Accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks and stains.

250 Layout – roll materials

1. Setting out of seams: Agree setting out for sheeting types M50/ 150 .

251 Layout – seams in roll materials

1. Setting out: Minimise occurrences of seams and cross seams.
2. Cross seams: Not permitted in following locations: …….

252 Layout – patterns

1. Setting out: Agree setting out for covering types M50/ 150 .

330 Commencement

1. Required condition of works prior to laying materials
   1.1. Building is weathertight and well dried out.
   1.2. Wet trades have finished work.
   1.3. Paintwork is finished and dry.
   1.4. Conflicting overhead work is complete.
   1.5. Floor service outlets, duct covers and other fixtures around which materials are to be cut are fixed.
2. Notification: Submit not less than 48 hours before commencing laying.

340 Conditioning

1. Prior to laying: Condition materials by unpacking and separating in spaces where they are to be laid. Maintain resilient flooring rolls in an upright position. Unroll carpet and keep flat on a supporting surface.
2. Conditioning time and temperature (minimum): As recommended by manufacturer with time extended by a factor of two for materials stored or transported at a temperature of less than 10°C immediately prior to laying.

350 Environment

1. Temperature and humidity: Before, during and after laying, maintain approximately at levels which will prevail after building is occupied.
2. Ventilation: Before during and after laying, maintain adequate provision.

Preparing bases

420 Existing bases

1. Notification: Before commencing work, confirm that existing bases will, after preparation, be suitable to receive coverings.
2. Suitability of bases and conditions within any area: Commencement of laying of coverings will be taken as acceptance of suitability.

430 New wet laid bases

1. Base drying aids: Not used for at least four days prior to moisture content testing.
2. Base moisture content test: Carry out in accordance with BS 5325, Annexe A or BS 8203, Annexe A.
   2.1. Locations for readings: In all corners, along edges, and at various points over area being tested.
3. Commencement of laying coverings: Not until all readings show 75% relative humidity or less.

440 Substrates to receive thin coverings

1. Trowelled finishes: Uniform, smooth surface free from trowel marks and other blemishes. Abrade suitably to receive specified floor covering material.

460 Smoothing/ levelling underlayment compound

1. Type: Latex cement
2. Manufacturer: Contractor's choice
   2.1. Product reference: Contractor's choice

470 Bases from which existing floor coverings have been removed

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

Laying coverings

620 Colour consistency

1. Finished work in any one area/ room: Free from banding or patchiness.

640 Adhesive fixing generally

1. Adhesive type: As specified, as recommended by covering/ underlay, manufacturer or as approved.
2. Primer: Type and usage as recommended by adhesive manufacturer.
3. Application: As necessary to achieve good bond.
4. Finished surface: Free from trowel ridges, high spots caused by particles on the substrate, and other irregularities.

680 Seam welding coverings

1. Commencement: At least 24 hours after laying, or after adhesive has set.
2. Joints: Neat, smooth, strongly bonded, flush with finished surface.

720 Doorways

1. Joint location: On centre line of door leaf.

780 Trafficking after laying

1. Covering types: All
2. Traffic free period: Until adhesive is set

Completion

820 Finishing

1. Description: VINYL FLOORING
2. Cleaning operations
   2.1. Wash floor with water containing neutral (pH 6-9) detergent. If necessary, lightly scrub heavily soiled areas.
   2.2. Rinse with clean water, removing surplus to prevent damage to adhesive. Allow to dry.
3. Emulsion polish: Two coats of a type recommended by covering manufacturer.

880 Waste

1. Spare covering material: Retain suitable material for patching. On completion submit pieces for selection. Hand over selected pieces to Employer.

Ω End of Section

M60
Painting/ clear finishing

Clauses

10 Emulsion paint

1. Description: Emulsion Paint for walls
2. Manufacturer: Low VOC Trade Contractor's choice
   2.1. Product reference: Low VOC Matt Emulsion
3. Surfaces: Walls, plaster finish
   3.1. Preparation: Remove all loose and defective coatings
   Tape and fill joints (if new plasterboard/skim)
   Wash down all surfaces
   Ensure surfaces are clean and dry
4. Initial coats: As recommended by manufacturer
   4.1. Number of coats: 1 (if new plaster)
5. Finishing coats: Matt vinyl
   5.1. Number of coats: 2

11 Emulsion paint

1. Description: Emulsion Paint for Ceilings
2. Manufacturer: Crown Contractor's choice
   2.1. Product reference: Low VOC Trade Matt Emulsion
3. Surfaces: Ceilings, plaster finish
   3.1. Preparation: Ensure surfaces are clean and dry
   Remove all loose and defective coatings
   Tape and fill joints
   Wash down all surfaces
4. Initial coats: As recommended by manufacturer
   4.1. Number of coats: 1 (if new plaster)
5. Finishing coats: Matt vinyl
   5.1. Number of coats: 2

12 Gloss paint

1. Description: Gloss plaint for woodwork/metalwork
2. Manufacturer: Contractor's choice
   2.1. Product reference: Low VOC rrade water-based gloss paint
3. Surfaces: Woodwork/Metalwork
   3.1. Preparation: Remove all loose and defective coatings
   Degrease and provide key
   Ensure surfaces are clean and dry
4. Initial coats: Primer (if bare)
   4.1. Number of coats: 1
5. Undercoats: As recommended by manufacturer
   5.1. Number of coats: 1
6. Finishing coats: Full gloss
   6.1. Number of coats: 1

18 Special coating

1. Description: Masonry Paint
2. Manufacturer: Santex
   2.1. Product reference: Sandtex® Ultra Smooth Masonry Paint strictly to manufacturer's recommendations. Colour TBC.
3. Surfaces: To existing render to front elevation, all plinths and painted brickwork to side elevation etc.
   3.1. Preparation: Ensure surfaces are clean and dry, remove all loose and defective coatings
4. Finishing coats: Sandtex® Ultra Smooth Masonry Paint
   4.1. Number of coats: 2

30 Preparation generally

1. Standard: In accordance with BS 6150.
2. Refer to any pre-existing CDM Health and Safety File and CDM Construction Phase Plan where applicable.
3. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
5. Substrates: Sufficiently dry in depth to suit coating.
6. Efflorescence salts, dirt, grease and oil: Remove.
7. Surface irregularities: Provide smooth finish.
8. Organic growths and infected coatings
   8.1. Remove with assistance of biocidal solution.
   8.2. Apply residual effect biocidal solution to inhibit regrowth.
9. Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.
10. Dust, particles and residues from preparation: Remove and dispose of safely.
11. Doors, opening windows and other moving parts
    11.1. Ease, if necessary, before coating.
    11.2. Prime resulting bare areas.

32 Previously coated surfaces generally

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

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

35 Fixtures and fittings

1. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
2. Removal: Before commencing work: Ironmongery, coverplates, grilles, wall clocks, other surface mounted fixtures, and curtain battens etc..
3. Replacement: Refer to specification

37 Wood preparation

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

39 Steel preparation

1. Corrosion and loose scale: Take back to bare metal.
2. Residual rust: Treat with a proprietary removal solution.
3. Bare metal: Apply primer as soon as possible.

43 Plaster preparation

1. Nibs, trowel marks and plaster splashes: Scrape off.
2. Overtrowelled ‘polished’ areas: Provide suitable key.

61 Coating generally

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

75 Bead glazing to coated wood

1. Before glazing: Apply first two coats to rebates and beads.

Ω End of Section

N11
Domestic kitchen fittings, furnishings and equipment

To be read with preliminaries/ general conditions

10 Fitted base units and wall units

1. Description: NEW KITCHEN UNITS
2. Standard: To BS 6222-2 and -3, and BS EN 14749.
3. Manufacturer: Howden or Equal
   3.1. Product reference: Refer to drawing 20
4. Structural performance: To BS 6222-2, test level G.
5. Dimensions: To BS EN 1116.
6. Surface finishes: To BS 6222-3.
7. Doors and drawer fronts
   7.1. Material: Plastics laminate
   7.2. Finish and colour: TBC from Standard Range
   7.3. Edges: Not required
   7.4. Other requirements: Concealed door hinges
8. Side panels, plinths and shelves
   8.1. Material: Plastics laminate
   8.2. Finish and colour: Brilliant white
   8.3. Edges: Not required
9. Accessories: Legs and plinths

20 Worktops

1. Description: NEW KITCHEN WORKTOPS
2. Standard: To BS 6222-3
3. Manufacturer: Howden or equal
   3.1. Product reference: 3m x 38mm Full Bullnose Laminate Worktop
4. Material: Laminate covered particle board manufacturer's standard
5. Dimensions: Refer to drawings
6. Exposed edges: Laminate moulded
7. Support: Supported on base units, with battens off existing walls or structure,
8. Other requirements: None

30 Sinks, taps, traps and wastes

1. Description: NEW KITCHEN SINKS SINKS
2. Sinks
   2.1. Standard: To BS EN 13310.
   2.2. Manufacturer: Howden or equal
      2.2.1. Product reference: Single Bowl Stainless Steel Kitchen Sink, Polished Chrome Mixer Tap and Single Bowl Sink Waste Kit Package
   2.3. Material: Stainless steel
3. Traps: Tubular, P type
   3.1. Standard: To BS EN 274-1, -2 and -3.

3.2. Manufacturer: Contractor's choice
3.2.1. Product reference: Contractor's choice
3.3. Size: DN40
3.4. Depth of seal (minimum): 75 mm.
4. Accessories: Standing tube overflow

50 Sealant

1. Standard: To BS EN ISO 11600, class F20 HM
2. Type: One part silicone
2.1. Manufacturer: Contractor's choice
2.2. Product reference: Contractor's choice
3. Colour: To match worktop

Execution

65 Installation generally

1. Fixings and adhesives: As section Z20.
2. Services: As Engineering Services specification.

70 Installing units and worktops

1. General: Well fitting, stable and secure.

75 Installing appliances

1. Connections: Provide to electric, gas, and hot and cold water services.

80 Installing sinks, taps and wastes

1. Water supply: To BS EN 806-2 and -4.
2. Taps
2.1. Fixing: Secure, watertight seal with the appliance.
2.2. Positioning: Hot tap to left of cold tap as viewed by the user of the appliance.
3. Wastes
3.1. Bedding: Waterproof jointing compound.
3.2. Fixing: With resilient washer between appliance and backnut.

85 Sealant bedding and pointing

1. Application: As section Z22.
2. Bedding: Sink to top of worktop
3. Pointing: Between units and splash backs
Between units and floor

90 Installing trims and mouldings

1. Lengths: Un-jointed between angles or ends of runs.
2. Angle joints: Mitred.

Ω End of Section

P20
Unframed isolated trims/ skirtings/ sundry items

To be read with preliminaries/ general conditions.

10 Softwood

1. Description: Replacement Skirtings
2. Quality of wood and fixing: To BS 1186-3.
   2.1. Species: European redwood
   2.2. Class: CSH
3. Moisture content at time of fixing: 9 -13% 9 -13%
4. Preservative treatment: WPA Commodity Specification C5, service life 30 years
5. Reaction to fire rating: Not applicable
6. Profile: To match existing
   6.1. Finished size: TBA to match existing, price for 19 x 120 mm
7. Finish as delivered: Natural
8. Fixing: Plugged, and screwed at 600mm centres

70 Decorative facing to

1. Description:
2. Material:
3. Manufacturer:
   3.1. Product reference:
   3.2. Colour:
   3.3. Roll width:
4. Fixing:

80 Installation generally

1. Joinery workmanship: As section Z10.
2. Metal workmanship: As section Z11.
3. Methods of fixing and fasteners: As section Z20 where not specified.
4. Straight runs: To be in one piece, or in long lengths with as few joints as possible.
5. Running joints: Location and method of forming to be agreed where not detailed.
6. Joints at angles: Mitre, unless shown otherwise
7. Position and level: To be agreed where not detailed.

Ω End of Section

Z12
Preservative/ flame-retardant treatment

To be read with preliminaries/ general conditions.

110 Treatment application

1. Timing: After cutting and machining timber, and before assembling components.
2. Processor: Licensed by manufacturer of specified treatment solution.
3. Operatives: Must have completed the PCA training scheme /WPA certified
4. Certification: For each batch of timber provide a certificate of assurance that treatment has been carried out as specified.

120 Commodity specifications

1. Standard: In accordance with the Wood Protection Association (WPA) publication 'Industrial wood preservation specification and practice'.

150 Water-based organic preservative treatment

1. Solution
   - 1.1. Manufacturer: Contractor's choice
     - 1.1.1. Product reference: Contractor's choice
   - 1.2. Application: High-pressure impregnation.
2. Moisture content of wood
   - 2.1. At time of treatment: Not more than 28%.
   - 2.2. After treatment: Timber to be surface dry before use.

160 Organic solvent preservative treatment

1. Solution
   - 1.1. Manufacturer: Contractor's choice
     - 1.1.1. Product reference: Contractor's choice
   - 1.2. Application: Double vacuum + low-pressure impregnation, or immersion.
2. Moisture content of wood
   - 2.1. At time of treatment: As specified for the timber/ component at time of fixing.
   - 2.2. After treatment: Timber to be surface dry before use.

165 Water-based microemulsion preservative treatment

1. Solution
   - 1.1. Manufacturer: Contractor's choice
     - 1.1.1. Product reference: Contractor's choice
   - 1.2. Application: Double vacuum + low-pressure impregnation.
2. Moisture content of wood
   - 2.1. At time of treatment: As specified for the timber/ component at time of fixing.
   - 2.2. After treatment: Timber to be surface dry before use.

610 Making good to preservative treatment on site

1. Preservative solution: Compatible with off-site treatment.
2. Application: In accordance with preservative manufacturer's recommendations.

620 Making good to flame-retardant treatment on site

1. Flame-retardant: Compatible with off-site treatment.
2. Application: In accordance with flame-retardant manufacturer's recommendations.

Ω End of Section

Specification created using NBS Chorus