

Specification

Saltash Library Refurbishment

Client:

Job No.: 37310

Reference: P01

Issue Date: 05-12-2025

Latest Revision:

Suitability: S4 - Suitable for review

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Ac_10_10_25/120 Demolition

Activities

Ac_10_10_25/120 Demolition

- 1 Description: Demolition of various internal partitions, removal of exiting kitchen WC facilities, disconnection of existing services (water, electrical, data/telephone), removal of existing suspended ceiling grid, removal of existing floor covering.
- 2 Requirement: [Ac_10_10_25/210 Demolition requirements](#)
- 3 Filling of basements and voids: Earthworks filling system.
- 4 Execution: [Ac_10_10_25/615 Demolition generally](#); [Ac_10_10_25/625 Services affected by demolition](#); [Ac_10_10_25/645 Maintenance of existing services](#); [Ac_10_10_25/660 Health hazards during demolition](#); [Ac_10_10_25/670 Dust control](#); [Ac_10_10_25/680 Unforeseen hazards](#); [Ac_10_10_25/715 Components and materials arising from demolition](#); [Ac_10_10_25/665 Gas and vapour risks during demolition](#)
- 5 Completion: [Ac_10_10_25/810 Condition of services on completion](#); [Ac_10_10_25/820 Site condition following completion](#)

System performance

Ac_10_10_25/210 Demolition requirements

- 1 Scope of the demolition works: As per the SoW. Any additional demolition works are to be confirmed with the CA prior to commencement.
- 2 Structures to be retained: Areas not specified within the SoW
- 3 Designated items to be retained: Gas risers and water risers in 0/005.

Execution

Ac_10_10_25/615 Demolition generally

- 1 Standard: To [BS 6187](#).

Ac_10_10_25/625 Services affected by demolition

- 1 Description: Condition of all services to be maintained. Any services requiring disconnecting or decommissioning during the works are to be tested and recommissioned upon completion and returned satisfactory. No statutory services to be affected.

Ac_10_10_25/645 Maintenance of existing services

- 1 Unrecorded features: Give notice if unrecorded pipes, drains, manholes, watercourses, ditches, etc. not shown on the drawings are encountered.
- 2 Requirement: Protect existing services, drains and watercourses, including all associated structures such as manholes, inspection chambers, gullies, vent pipes and fittings still in use. Keep them free from debris.
- 3 Existing watercourses: Divert or construct culvert or drain to ensure continued passage of water all in accordance with the requirements of the local authority and environmental protection agency.

Ac_10_10_25/660 Health hazards during demolition

- 1 Precautions: Protect site operatives and the general public from hazards associated with the works such but not limited to dust, fumes and noise for the duration of the works.
- 2 Unauthorized persons: Prevent access

Ac_10_10_25/665 Gas and vapour risks during demolition

- 1 Description: Prevent fire or explosion caused by the release of gas or vapour.

Ac_10_10_25/670 Dust control

- 1 Description: Minimise airborne dust and particulates within the air expelled due to the works by means of dust suppression. To be addressed within the contractors CCP.

Ac_10_10_25/680 Unforeseen hazards

- 1 Unrecorded voids, tanks, chemicals, etc. discovered during demolition: Give notice immediately.

Ac_10_10_25/715 Components and materials arising from demolition

- 1 Description: The contractor is to move any of the employers property within the works area that is to be retained to an alternate location and provide protection.
- 2 Components and materials arising from demolition work: Property of the contractor, except for designated items which remain property of the employer.
- 3 Employer's property
 - 3.1 Designated items: Chattels within the property unless specified otherwise.
 - 3.2 Protection of designated items: The contractor will provide protection to chattels that remain.

System completion

Ac_10_10_25/810 Condition of services on completion

- 1 Condition of services: Clean and in working order.

Ac_10_10_25/820 Site condition following completion

- 1 Condition of site: Clean, tidy and secure.
- 2 Security: Lock and return keys Saltash Town Council staff members.

Ω End of Activity

Ss_25_10_30_35 Gypsum board partition systems

Systems

Ss_25_10_30_35 Gypsum board partition systems

- 1 Description: Timber framed stud partition walls
- 2 System manufacturer: [British Gypsum](#)
- 3 Contact details
 - 3.1 Address: East Leake
Loughborough
Leicestershire
United Kingdom
LE12 6JU
 - 3.2 Telephone: [+44 \(0\)844 800 1991](tel:+4418448001991)
 - 3.3 Web: <https://www.british-gypsum.com>
 - 3.4 Email: bg.technical@saint-gobain.com
- 4 Product reference: Gypwall Single Frame - A206138 (EN)
- 5 Framing: Base & head channel: Gypframe 72 FEC 50 folded edge standard floor and ceiling.
Abutments & openings: Gypframe 70 S 50 'C' Stud.
- 6 Insulation: [Pr_25_57_06_53 Mineral wool insulation](#)
- 7 Linings: Side 1 board: Gyproc Wallboard 12.5mm
Side 2 board Gyproc Wallboard 12.5mm
- 8 Fasteners: British Gypsum Drywall Screws 25mm
- 9 Joint treatment: Sealant: Gyproc sealant
Tape: Gyproc Jointing tape
- 10 Finish: [Pr_35_31_64_32 Finish plasters](#); [Pr_35_90_87_60 Paper jointing tapes](#); [Pr_35_31_22_94 Water-based finishing coats](#)
- 11 System accessories: [Pr_35_90_43_98 Wood skirtings](#)
- 12 Execution: [Ss_25_10_30/610 Installing framed partitions generally](#); [Ss_25_10_30/630 Installing framing for partitions](#); [Ss_25_10_30/660 Installing plasterboard to metal framing](#)
- 13 System completion: [Ss_25_10_30/895 Verification of performance](#)

Products

Ac_05_50_91/340 Timber sourcing

- 1 Description: Timber generally
- 2 Timber source
 - 2.1 General requirements: Obtain from well-managed forests and/ or 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](#)).

- 2.2 Legality and sustainability: Sustainability requirements set in [UK Government Timber Procurement Policy \(UKTPP\)](#) and as outlined in the supporting guidance.
- 2.3 Documentation to be submitted: Documentary evidence (which has been or can be independently verified) regarding the provenance of timber supplied.

Pr_25_57_06_53 Mineral wool insulation

- 1 Manufacturer: [Saint-Gobain Isover UK](#)
- 2 Contact details
 - 2.1 Address: Saint-Gobain House
East Leake
Loughborough
Leicestershire
United Kingdom
LE12 6JU
 - 2.2 Telephone: [+44 \(0\) 800 0322 555](#)
 - 2.3 Web: <https://isover.co.uk/>
 - 2.4 Email: isover.customerservice@saint-gobain.com
- 3 Product reference: [Isover Acoustic Partition Roll \(APR1200\)](#)
- 4 Standard: To EN 13162.
- 5 Third-party certification: ISO 9001; ISO 14001.
- 6 Form: Roll.
- 7 Density: Manufacturer's standard.
- 8 Thickness (minimum):
- 9 Width (nominal): 600 mm.
- 10 Thermal conductivity (maximum): Manufacturer's standard.
- 11 Fire performance: Euroclass A1 Reaction to Fire classification according to EN 13501-1.
- 12 Recycled content: Up to 82%.
- 13 Handling: Manufacturer's standard.
- 14 Compressive strength (minimum): Manufacturer's standard.
- 15 Third-party certification: British Board of Agrément (BBA)-certified.
- 16 Form: Quilt.

Pr_35_31_22_94 Water-based finishing coats

- 1 Description: Painted finish to plastered walls
- 2 Manufacturer: [Dulux Trade, brand of AkzoNobel](#)
- 3 Contact details
 - 3.1 Address: AkzoNobel Decorative Paints
Wexham Road
Slough
Berkshire
United Kingdom
SL2 5DS
 - 3.2 Telephone: [+44 \(0\)333 222 7070](#)
 - 3.3 Web: <https://www.duluxtradepaintexpert.co.uk/en>

- 3.4 Email: project.support@akzonobel.com
- 4 Product reference: [Dulux Trade Diamond Matt](#)
- 5 Composition: Lightfast pigments (pigment), acrylic copolymer emulsion (binder), water (solvent).
- 6 Sheen: Matt.
- 7 Colour: TBC
- 8 Form: Liquid.
- 9 Certification: BREEAM, LEED, IAC Gold, EPD, Fire Testing report.
- 10 Coverage: 16 m²/L.
- 11 Drying time: Touch dry: dependent on temperature and humidity. Recoat: 4–6 hours.
- 12 Thinning: Sealing new or bare surfaces: add up to one part clean water to ten parts paint. Normal use (not to be exceeded): thinning is not usually required. Airless spray application: thinning is not usually required but can be thinned by adding up to one part clean water to ten parts paint.
- 13 Volume solids: White: 49% (nominal). Other colours will vary.
- 14 Chemical resistance: Not suitable.
- 15 Water resistance: Resistant to the levels of atmospheric humidity present in normal interior environments and will withstand repeated washing.
- 16 Application method: Manufacturer's standard (restricted).
- 17 VOC: Ready mixed: maximum 1 g/L VOC. Tinted colour: maximum 1 g/L VOC.
- 18 VOC emissions: Considered to have "Trace" elements for emissions.
- 19 Storage: Do not use or store in extremes of temperature and protect from frost.
- 20 Surface preparation: Ensure surfaces to be painted are sound, clean and dry.
- 21 Execution: [Pr_35_31_22/703 Applying coating](#)

Pr_35_31_64_32 Finish plasters

- 1 Manufacturer: British Gypsum
- 2 Product reference: British Gypsum - Thistle multiFinish
- 3 Execution: [Pr_35_31_64/620 Preparation for thin-coat plaster](#); [Pr_35_31_64/715 Finish to plaster](#)

Pr_35_90_43_98 Wood skirtings

- 1 Description: Timber skirtings to match existing installed in O/004.
- 2 General requirements: [Ac_05_50_91/340 Timber sourcing](#)
- 3 Manufacturer: Submit proposals
- 4 Standard: To [BS EN 942](#).
- 5 Species: To [BS EN 942](#), softwood as Table NA.1.
- 6 Appearance class: To [BS EN 942](#), Class J2.
- 7 Moisture content at time of fixing: 9–13%.
- 8 Preservative treatment: Water-based microemulsion, service life 30 years.
- 9 Profile: TBC
- 10 Finished size: TBC

- 11 Execution: [Pr_35_90_43/606](#) Installing wood architraves, skirtings, mouldings and trims

Pr_35_90_87_60 Paper jointing tapes

- 1 Description: All plasterboard joints are to be taped.
- 2 Manufacturer: British Gypsum
- 3 Properties
- 4 Standard: To [BS EN 13963](#)
- 5 Width: 50 mm.

Execution

Pr_35_31_22/703 Applying coating

- 1 Initial coats
 - 1.1 Number of coats: 4 or 5 dependant on the quality of the 2nd finishing coat.
 - 1.2 Thinning: In accordance with manufacturer's instructions.
 - 1.3 Application: Roller.
- 2 Undercoats
 - 2.1 Number of coats: Two.
 - 2.2 Application: Roller.
- 3 Finishing coats
 - 3.1 Number of coats: Two or three.
 - 3.2 Application: Roller.

Pr_35_31_64/620 Preparation for thin-coat plaster

- 1 Preparation for plasters less than 2 mm thick: Fill holes, scratches and voids with finishing plaster.

Pr_35_31_64/715 Finish to plaster

- 1 Finish: Smooth.
- 2 Appearance
 - 2.1 Smooth finish
 - 2.1.1 Generally: A tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. No crazing.
 - 2.1.2 Standard of finish: To [BS EN 13914-2](#), level 4.

Pr_35_90_43/606 Installing wood architraves, skirtings, mouldings and trims

- 1 Lengths: Unjointed between angles or ends of runs.
- 2 Running joints: Submit proposals for location and method of jointing where unavoidable.
- 3 Angle joints: Mitred.
- 4 Conditioning regime: During delivery, storage, fixing and to handover maintain conditions to suit specified moisture contents of timber components.
- 5 Fixing
 - 5.1 General: Fix securely.

5.2 Surface fixing: Face-nailed.

5.3 Exposed nail heads: Neatly punch below surface.

Ss_25_10_30/610 Installing framed partitions generally

- 1 Standard: To [BS 8000-0](#).
- 2 Deviations and tolerances
 - 2.1 Vertical deviation (maximum): ± 4 mm measured above or below the setting out position, in accordance with [BS 8000-8](#).
 - 2.2 Horizontal deviation (maximum): ± 4 mm measured at the setting out level (ceiling or floor), in accordance with [BS 8000-8](#).
 - 2.3 Finished surfaces: Maximum deviation band of 8 mm in accordance with [BS 8000-8](#).

Ss_25_10_30/630 Installing framing for partitions

- 1 Partition height: Confirmed on site
- 2 Head condition: Concrete slab.
- 3 Layout: Single-row studs.
- 4 Stud centres (nominal): 400 mm.
- 5 Setting out
 - 5.1 General: Accurately align and plumb.
 - 5.2 Frame and stud positions: Equal centres, to suit linings. Maintain sequence across openings.
- 6 Fixing perimeter framing to supporting structures: Fix at maximum 600 mm centres.
- 7 Head deflection allowance (maximum): None.
- 8 Openings
 - 8.1 General: Form accurately.
 - 8.2 Openings for doorsets: Provide sleeved or boxed metal studs and/ or suitable timber framing to achieve strength grade requirements for framing assembly and adequately support weight of door.
 - 8.3 Services penetrations: Allow for associated fire-stopping.

Ss_25_10_30/660 Installing plasterboard to metal framing

- 1 Wall linings: Fix securely.
- 2 Fixing centres (maximum)
 - 2.1 Single layer boarding: 400 mm centres generally and 200 mm centres at external angles.
- 3 Fixing positions: Position screws 10 mm minimum from edges of boards.
- 4 Screw heads: Set in a depression. Do not break paper or gypsum core.

System completion

Ss_25_10_30/895 Verification of performance

- 1 Submittals
 - 1.1 Format: Photographic record

1.2 Timing: Upon completion

Ω End of System

Ss_25_30_20_25 Doorset systems

Systems

Ss_25_30_20_25 Doorset systems

- 1 Description: New interna WC doors
- 2 System performance: [Ss_25_30_20/205 Design submittals](#)
- 3 System manufacturer: Submit proposals
- 4 Doorset
 - 4.1 Type: [Pr_30_59_24_16 Composite doorsets](#)
 - 4.2 Seals or inserts
- 5 Thresholds
 - 5.1 Base: [Pr_35_90_31_33 Floor threshold strips](#)
- 6 Filler between frame and reveal: [Pr_30_31_76_66 Polyurethane \(PUR\) expanding foam fillers](#)
- 7 System completion: [Ss_25_30_20/810 Documentation relating to doors, door assemblies and doorsets](#); [Ss_25_30_20/895 Verification on completion](#)

System performance

Ss_25_30_20/205 Design submittals

- 1 Purpose: To demonstrate compliance with performance requirements.
- 2 Design submittals: Typical plan, elevational and section drawings at suitable scales.
- 3 Timing: prior to order and manufacturer.
- 4 Format: Drawings and specification.

Products

Pr_30_31_76_66 Polyurethane (PUR) expanding foam fillers

- 1 Description: Suitable acoustic expanding foam.
- 2 Manufacturer: Contractor's choice

Pr_30_59_24_16 Composite doorsets

- 1 Description: New composite door set.
- 2 Manufacturer: Submit proposals
- 3 Standard: Internal non-fire-rated composite doorset third-party-certified.
- 4 Doorset size: Measure on site.
- 5 Performance
 - 5.1 Accessibility: Please see the SoW
- 6 Frame
 - 6.1 Finish: Full paint system. Full paint system.
- 7 Door leaf

- 8 Architraves
 - 8.1 Material: To match remaining
 - 8.2 Wood appearance class: To [BS EN 942](#), Class J10.

Pr_35_90_31_33 Floor threshold strips

Shared by: [Ss_30_42_72_72 Resilient sheet floor covering systems](#) and [Ss_30_42_72_10 Carpet tile systems](#)

- 1 Manufacturer: Submit proposals
- 2 Profile: T bar.
- 3 Material: Stainless steel.
- 4 Finish: Satin.
- 5 Colour: Silver.
- 6 Matching fasteners: Required.

System completion

Ss_25_30_20/810 Documentation relating to doors, door assemblies and doorsets

- 1 Acoustic performance evidence: Provide third-party certification of product conformity for specified acoustic performance for sound attenuating door or doorset supplied.

Ss_25_30_20/895 Verification on completion

- 1 Requirement: Certification demonstrating required acoustic performance and installation by a certified installer
- 2 Submittals
 - 2.1 Format: Technical information, certification, photographic record, PDF reports.
 - 2.2 Timing: At project completion

Ω End of System

Ss_30_25_22_51

Modular suspended ceiling systems

Systems

Ss_30_25_22_51 Modular suspended ceiling systems

- 1 System performance: [Ss_30_25_22/210 Demountable suspended ceiling design requirements](#)
- 2 System manufacturer: [Zentia](#)
- 3 Contact details
 - 3.1 Address: Zentia
Kingsway South
Team Valley
Gateshead
United Kingdom
NE11 OSP
 - 3.2 Telephone: [+44 \(0\)191 497 1000](#)
 - 3.3 Web: <https://www.zentia.com>
 - 3.4 Email: info@zentia.com
- 4 Product reference: [Aruba \(Board edge infills\)](#)
- 5 Ceiling support: Gridline 24 Main runners, global white.
- 6 Support fasteners: As required and as per manufacturers instructions.
- 7 Ceiling units: 600x600x15mm Aruba board edge ceiling tiles.
- 8 System accessories: As per manufacturers instructions.
- 9 Infill colour: Global white.
- 10 Weight: Infill units: 3.6 kg/m².
- 11 Reaction to fire: To EN 13501-1, infill units: Euroclass A2-s1, d0; support grid: Euroclass A1.
- 12 Sound absorption: Infill units: $\alpha_w = 0.60$; Class C.
- 13 Sound attenuation: Infill units: $D_{nfw} = 34$ dB.
- 14 Noise reduction coefficient: Infill units: 0.55.
- 15 VOC emissions: Infill units: The VOC emission performance in accordance with the French labelling requirements: A.
- 16 Formaldehyde emissions: Infill units: To EN 13964, formaldehyde emission level E1 = Best test result possible.
- 17 RelativeHumidity: Infill units: 95%.
- 18 Execution: [Ss_30_25_22/615 Installing demountable suspended ceilings generally](#); [Ss_30_25_22/620 Setting out demountable suspended ceilings](#); [Ss_30_25_22/625 Protection of demountable suspended ceilings](#)
- 19 System completion: [Ss_30_25_22/840 Spares for demountable suspended ceilings](#); [Ss_30_25_22/895 Verification of performance](#)

System performance

Ss_30_25_22/210 Demountable suspended ceiling design requirements

- 1 Standard: To [BS EN 13964](#).

- 2 Access: Infill units fully demountable.

Execution

Ss_30_25_22/615 Installing demountable suspended ceilings generally

- 1 Standard: To [BS EN 13964](#)
- 2 Height above finished floor level: TBC

Ss_30_25_22/620 Setting out demountable suspended ceilings

- 1 Appearance of completed ceiling: Over the whole of the surface exposed to the room below, a continuous and even surface, jointed (where applicable) at regular intervals.
- 2 Building elements and features to which the ceiling systems relate: Give notice if not square, straight of level.
- 3 Grid: Position to fit infill unit sizes.
- 4 Infill and access units, integrated services: Fit correctly and align.

Ss_30_25_22/625 Protection of demountable suspended ceilings

- 1 Loading: Do not apply loads for which the suspension system is not designed.
- 2 Ceiling materials: When necessary, remove and replace correctly using special tools and clean gloves, etc. as appropriate.

System completion

Ss_30_25_22/840 Spares for demountable suspended ceilings

- 1 Spares to be supplied: One box infill units of each type used for project.

Ss_30_25_22/895 Verification of performance

- 1 Requirements: Check completed system and provide assurance of compliance with specified performance.

Ω End of System

Ss_30_42_72_10 Entrance barrier Matting

Systems

Ss_30_42_72_10 Entrance barrier Matting

- 1 Description: New entrance barrier matting to be installed within the entrance lobby.
- 2 System manufacturer: Submit proposals
- 3 Execution: [Ss_30_42_72/631 Assessing suitability of bases](#); [Ss_30_42_72/635 Remove existing floorings](#)

Execution

Ss_30_42_72/631 Assessing suitability of bases

Shared by: [Ss_30_42_72_72 Resilient sheet floor covering systems](#) and [Ss_30_42_72_10 Carpet tile systems](#)

- 1 Existing bases
 - 1.1 Notification: Before commencing work, confirm that existing bases will, be suitable to receive coverings.
 - 1.2 Suitability of bases and conditions within any area: Do not lay coverings on unsuitable bases and in unsuitable conditions.
- 2 New wet-laid bases
 - 2.1 Base drying aids: Do not use for at least four days before moisture content testing.
 - 2.2 Base moisture content: Test in accordance with [BS 5325](#), annex B or [BS 8203](#), annex B.
 - 2.3 Locations for readings: In all corners, along edges, and at regular centres over general areas being tested.
 - 2.4 Laying coverings: Do not start until all readings show 75% relative humidity or less.
- 3 Trowelled finishes: Uniform, smooth surface free from trowel marks and other blemishes. Abrade suitably to receive floor covering material.

Ss_30_42_72/635 Remove existing floorings

Shared by: [Ss_30_42_72_10 Carpet tile systems](#)

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

Ω End of System

Ss_30_42_72_10 Carpet tile systems

Systems

Ss_30_42_72_10 Carpet tile systems

- 1 Description: Adhesive fixed carpet tiles.
- 2 System manufacturer: Submit proposals
- 3 Preparation
 - 3.1 Base: [Ss_30_42_72/631 Assessing suitability of bases; Ss_30_42_72/635 Remove existing floorings](#)
 - 3.2 Prior to flooring: [Ss_30_42_72/615 Conditioning of flooring prior to laying](#)
 - 3.3 Environmental conditions: [Ss_30_42_72/621 Environmental conditions before, during and after laying](#)
- 4 Carpet tiles
 - 4.1 Type: [Pr_35_57_11_29 Flat-needed carpet tiles](#)
- 5 System accessories: [Pr_35_90_31_33 Floor threshold strips](#)
- 6 Samples required: [Ss_30_42_72/306 Product samples](#)
- 7 Execution: [Ss_30_42_72/691 Setting out of tiles; Ss_30_42_72/710 Fixing adhesive-laid carpet tiles](#)

Products

Pr_35_57_11_29 Flat-needed carpet tiles

- 1 Manufacturer: Submit proposals
- 2 Classification
 - 2.1 Standard: To [BS EN 1307](#).
 - 2.2 Level of use class: To [BS EN 1307](#), Class 33.
- 3 Size: TBC on site.
- 4 Colour and pattern: Matching existing.

See [Pr_35_90_31_33 Floor threshold strips](#) in [Ss_25_30_20_25 Doorset systems](#)

Ss_30_42_72/306 Product samples

Shared by: [Ss_30_42_72_72 Resilient sheet floor covering systems](#)

- 1 Manufacturer: Submit proposals
- 2 Submittals: Send proposals to CA for approval.
- 3 Purpose: For use as a reference sample.
- 4 Labelling: Clearly label all submitted samples.
- 5 Timing of submittal: Prior to installation

Execution

Ss_30_42_72/615 Conditioning of flooring prior to laying

- 1 Standards: To [BS 8203](#) and [BS 5325](#).

- 2 General
 - 2.1 Before laying: Condition materials by unpacking and separating in spaces where they are to be laid.
 - 2.2 Resilient flooring rolls: Maintain in an upright position.
 - 2.3 Carpet: Unroll and keep flat on a supporting surface.
- 3 Conditioning time and temperature (minimum)
 - 3.1 Generally: As recommended by manufacturer.
 - 3.2 Materials stored or transported at a temperature below 10°C immediately before laying: Extend time by a factor of two.

Ss_30_42_72/621 Environmental conditions before, during and after laying

Shared by: [Ss_30_42_72_72 Resilient sheet floor covering systems](#)

- 1 Temperature and humidity: Maintain approximately at levels which will prevail after building is occupied.
- 2 Ventilation: Adequate.

See [Ss_30_42_72/631 Assessing suitability of bases](#) in [Ss_30_42_72_10 Entrance barrier Matting](#)

See [Ss_30_42_72/635 Remove existing floorings](#) in [Ss_30_42_72_10 Entrance barrier Matting](#)

Ss_30_42_72/691 Setting out of tiles

- 1 Setting out: Set out adjacent to an existing tile and work out from there.
- 2 Edge tiles: More than 50% of full tile width.

Ss_30_42_72/710 Fixing adhesive-laid carpet tiles

- 1 Adhesive
 - 1.1 Rate of application: As necessary to achieve good bond.
 - 1.2 Finished surface: Free from trowel ridges, high spots caused by particles on the substrate, and other irregularities.
- 2 Method: Fully adhere tiles.

Ω End of System

Ss_30_42_72_72

Resilient sheet floor covering systems

Systems

Ss_30_42_72_72 Resilient sheet floor covering systems

- 1 Description: New vinyl sheet floor covering in WC's
- 2 System manufacturer: Submit proposals
- 3 Preparation
 - 3.1 Base: [Ss_30_42_72/635 Remove existing floorings Type A](#)
 - 3.2 Prior to flooring: [Ss_30_42_72/615 Conditioning of flooring prior to laying Type A](#)
- 4 Rigid underlay
- 5 Resilient underlayer
- 6 Sheet
- 7 Seams: Welded or sealed.
- 8 System accessories: [Pr_35_90_31_33 Floor threshold strips](#); [Pr_35_90_43_64 Polyvinyl chloride \(PVC\) cove skirtings](#)
- 9 Samples required: [Ss_30_42_72/306 Product samples](#)
- 10 Execution: [Ss_30_42_72/621 Environmental conditions before, during and after laying](#); [Ss_30_42_72/631 Assessing suitability of bases](#)

Products

See [Pr_35_90_31_33 Floor threshold strips](#) in [Ss_25_30_20_25 Doorset systems](#)

Pr_35_90_43_64 Polyvinyl chloride (PVC) cove skirtings

- 1 Description: Coved vinyl skirting.
- 2 Manufacturer: Submit proposals
- 3 Skirting type: Cove former.
- 4 Upstand: 100 mm.
- 5 Finish: Same material as floor new floor covering.
- 6 Colour: To match flooring.
- 7 Top edge seal: Matching tile cap.
- 8 Execution: As per the manufacturer's instructions

See [Ss_30_42_72/306 Product samples](#) in [Ss_30_42_72_10 Carpet tile systems](#)

Execution

Ss_30_42_72/615 Conditioning of flooring prior to laying Type A

- 1 Standards: To [BS 8203](#) and [BS 5325](#).
- 2 General
 - 2.1 Before laying: Condition materials by unpacking and separating in spaces where they are to be laid.
- 3 Conditioning time and temperature (minimum)

- 3.1 Generally: As recommended by manufacturer.
- 3.2 Materials stored or transported at a temperature below 10°C immediately before laying: Extend time by a factor of two.

See [Ss_30_42_72/621 Environmental conditions before, during and after laying](#) in [Ss_30_42_72_10 Carpet tile systems](#)

See [Ss_30_42_72/631 Assessing suitability of bases](#) in [Ss_30_42_72_10 Entrance barrier Matting](#)

Ss_30_42_72/635 Remove existing floorings Type A

- 1 Base: Clear of covering and as much adhesive as possible.

Ω End of System

Ss_40_15_75_96

WC and washbasin combination systems

Systems

Ss_40_15_75_96 WC and washbasin combination systems

- 1 Description: System applicable only to DWG 04 room 0/005 WC.
- 2 System manufacturer: Submit proposals
- 3 Components: [Pr_40_20_93_86 WC and washbasin combined units](#)
- 4 System accessories: [Pr_75_50_76_58 Occupancy detectors](#)

Products

Pr_40_20_93_86 WC and washbasin combined units

- 1 Description: CA approved wash hand basin and toilet system.
- 2 Manufacturer: Submit proposals
- 3 Materials
 - 3.1 Body: Vitreous china to [BS 3402](#).
 - 3.2 Finish and colour: White.
- 4 Execution: [Pr_40_20_93/622 Installing flushing WC assemblies](#)
- 5 Verification

Pr_75_50_76_58 Occupancy detectors

- 1 Description: Automatic motion detecting light system.
- 2 Manufacturer: Contractor's choice
- 3 Standards: To [BS EN 60669-1](#) and [BS EN IEC 60669-2-1](#).
- 4 Sensor type: Passive infrared.
- 5 Occupancy sensitivity: Adjustable.
- 6 Switching delay: Adjustable.
- 7 Mounting: Ceiling.
- 8 Ingress protection (minimum): To [BS EN 60529](#), IP66.
- 9 Equipment interconnectivity
 - 9.1 Wired: Required.

Execution

Pr_40_20_93/622 Installing flushing WC assemblies

- 1 Pans
 - 1.1 Floor-mounted pans: Screw-fix the hung toilet brackets within the service void and fit cover caps over screw heads. Do not use mortar or other bedding.
 - 1.2 Seat and cover: Stable when raised.
- 2 Cisterns
 - 2.1 Brackets

- 2.1.1 Fixing: Secure.
- 2.1.2 Levels: Top surfaces of brackets in a horizontal plane.
- 2.2 Cistern-operating components: Obtain from cistern manufacturer.
- 2.3 Float-operated valves: Match to pressure of water supply.
- 2.4 Overflow pipes
 - 2.4.1 Fixing at cistern: With resilient washer between appliance and backnut.
 - 2.4.2 Fixing generally: Fix to falls and in a location that gives visible warning of discharge.

Ω End of System

Ss_40_20_01_71 Reception FF&E systems

Systems

Ss_40_20_01_71 Reception FF&E systems

- 1 Description: lowline base units and wall mounted units against the external wall. Laminate worktop above lowline base units. Shop/ manufacturers drawings to be provided for CA approval prior to order.

The contractor shall request quotations for the manufacture of bespoke desking in the reception. The bespoke desk shall be installed as per the manufacturer's instructions.

- 2 System manufacturer: Contractor's choice or currently specified within SoW.
- 3 Products: 1 no. base drawer unit, 2 no. base storage units, 1 no. corner base unit, 2 no. wall mounted units, bespoke desk unit. In accordance with 37310_BPG_XX_00_DR_B_03_05.

Ω End of System

Pr_25_71_14_62

Plastics sheet wall claddings

Products

Pr_25_71_14_62 Plastics sheet wall claddings

- 1 Description: PVC hygienic wall cladding.
- 2 Supplied by: Contractor's choice
- 3 Material: Antimicrobial PVC sheet.
- 4 Finish: Gloss.
- 5 Colour: White.
- 6 Edges: Feature gap with steel splines.
- 7 Verification
 - 7.1 Submittals: Test certification, photo schedule, PDF report.
 - 7.2 Timing: Before the end of the works

Ω End of Product

Pr_40_20_60_02

Accessible WC equipment packages

Products

Pr_40_20_60_02 Accessible WC equipment packages

- 1 Description: Acc WC toilet package for 0/004 Acc WC on DWG 04 only
- 2 Manufacturer: [Armitage Shanks](#)
- 3 Contact details
 - 3.1 Address: Armitage
Old Road
Rugeley
Staffordshire
WS15 4BT
 - 3.2 Telephone: [+44 \(0\)870 122 8822](tel:+44(0)8701228822)
 - 3.3 Web: <https://www.idealspec.co.uk/>
 - 3.4 Email: productinfo@idealspec.co.uk
- 4 Standards: In accordance with Approved Document M.
- 5 Form: Complete accessible WC Doc M package and fittings.
- 6 Transfer handing: As per DWG 04
- 7 Material and colour
 - 7.1 WC pans: Vitreous china to [BS EN 997](#), white.
 - 7.2 WC cisterns: Grey plastics to [BS EN 14055](#), concealed.
 - 7.3 WC seats: Plastics, white.
 - 7.4 Washbasins
 - 7.4.1 Material: Vitreous china to [BS EN 14688](#), white.
 - 7.5 Handrails: White powder-coated carbon steel.
- 8 Integral accessories: [Pr_40_70_62_37 Hand dryers](#)

Pr_40_70_62_37 Hand dryers

- 1 Description: 2 No. hand dryers present in the WC and ACC WC
- 2 Manufacturer: Submit proposals
- 3 Standards: To [BS EN 60335-1](#) and [BS EN 60335-2-23](#).
- 4 Form: Warm air.
- 5 Operation: Automatic.
- 6 Features: Hands only.
- 7 Verification

Ω End of Product

Bailey Partnership is the trading name of Bailey Partnership (Group) Ltd,
Company Number 15873896 - Incorporated on 3 August 2024, Private Limited Company registered in England and Wales.
Registered office: Lyster Court, 2 Craigie Drive, The Millfields, Plymouth, PL1 3JB.
A list of Directors names is available at the above address.
Regulated by RICS.