**APPENDIX 22**

**SCAFFOLDING GENERAL REQUIREMENTS**

**1.0 SCAFFOLDING GENERAL REQUIREMENTS**

1.1 All scaffolding shall be erected in accordance with current CP, BS5973, BS5794 and

 current Health & Safety Regulations.

1.2 The Constructor shall erect a scaffold for the duration of all external works required

 so that safe and effective access can be made to all works required. The Constructor shall procure a completion/safe to use certificate from the licenced scaffold inspector before any use is made of the scaffold, maintain weekly inspections and obtain certificates in respect to any alterations.

1.3 The scaffolding shall be self-supporting, and with the exception of lateral stabilising, be

 non-reliant on the external walls. The scaffolders must be licensed, and daily/weekly

inspections recorded as regulations require. The Constructor’s attention is drawn to

requirements regarding security and avoidance of damage to neighbouring

properties. The Contractor must consider the occupants of the building when erecting

the scaffold, and retain, as much as possible, their requirement to viewing and fresh

air, whilst still complying with netting requirements, and dust control requirements of

the Local Authority, Health and Safety, and Environmental requirements.

1. **PROTECTION & SECURITY**

2.1 No works will be carried out to a greater height than 2000mm above the ground level

out scaffolding or, with the consent of the Client Representative, another form of access such as cherry pickers or abseiling.

2.2 Debris netting shall be installed on ALL lifts of the Scaffolds to and eliminate falling

debris, as far as is practicably possible.

2.3 Heras fencing or metal security mesh shall be installed to basement and ground floor

areas to prevent access to scaffold as far as practicably possible.

2.4 The scaffold is to be fully boarded including toe boards to each lift. Where possible scaffold standards are not to impede openings and shall be suitably spaced so that all windows can be opened. All standards at ground level are to be supported on

scaffold boards to distribute loads. A 1500mm fan shall be created above entrances to

the front and rear of the building. Scaffolding should not project further than the

property’s boundaries except where otherwise unavoidable and subject to licence of

adjoining owners or local authorities.

2.5 Bottom lifts shall be double boarded with interleaving of heavy gauge polythene or sheathing felt.

2.6 Standards on public footways or adjacent to building entrances shall be suitably

protected with pre-formed foam sections and visibility tape or boxed with plywood,

finished smooth and painted as location and density of pedestrian traffic demands.

Scaffolds on the public highways shall be thus protected in accordance with the local

authority licence requirements including lighting.

1. **ACCESS LADDERS**

3.1 All elevations of scaffolding are to be provided with suitable ladders between lifts.

Ladders shall be securely fixed, clipped or tied to the scaffold at the upper resting

point.

3.2 There are to be no permanent ladders between ground and first lift level, and

temporary ladders removed when not in use and at the end of every day, and locked.

The scaffold shall have suitable warning notices and lighting where required. Ladders

are to be drawn up from street pavements, communal walkways and passageways

after use and not left unattended at any time.

1. **ADJOINING PROPERTIES/OVERSAILING**
	1. No scaffolding shall project beyond boundary/party wall lines unless referred to Client Representative and agreed with adjoining owner.
	2. Where works to flank/side walls are required and scaffolding needed to project and

oversail adjoining properties, the contractor shall obtain all necessary agreements and

licences including a written and photographic survey of adjoining areas

before any scaffolding is commenced. Allow for all required bridging to avoid

imposition of scaffold loads on roofs and other vulnerable areas of adjoining

properties.

1. **ACCESS INTERNALLY – ACCESS BETWEEN FRONT & REAR**

5.1 No access will be permitted to internal parts of the building except for initial entry of

personnel required to be stationed at ground level to the rear to receive scaffold

materials lowered from roof level. Protection is to be provided to floor coverings and

the contractor will be responsible for making good any damage caused.

5.2 the Constructor shall also allow for all access gangways/platforms necessary for the safe execution of the works described and to prevent damage to roof coverings and parts of the building that are not involved in the works to be carried out.

1. **SCAFFOLD ALARMS**
	1. Allow for provision of scaffold alarms. Locate and arrange suitable positions for control box and install electrical supply from common parts. In situations where electrical supply has to be arranged from tenants/leaseholders premises, secure agreement and allow for any making good. Such agreements are to be submitted to the Client Representative for approval.
	2. Ensure that a 24 hour contact number is displayed on the scaffold so that, if the alarm is activated, or there is a problem with the scaffold, it is clear who to contact.

7 **STRIKE ON COMPLETION**

7.1 Advise the Technical Adviser of the proposed date of the scaffold strike so there is the opportunity to inspect the works

* 1. Allow for a brush down of the building to remove dust and debris resulting from the works