24005

Leah Mew Architecture Limited

Ryde Town Council

Proposed Office renovation for Ryde Town Council

Specification for Works

16-01-2026

Contents

B05
Whole project fire safety

Clauses

120 Fire safety strategy

1. Objective: Life safety and property protection
2. Building Regulations compliance approach: *Guidance and provisions in English Building Regulations Approved Document B*
3. Design parameters
   - 3.1. – Building types: Assembly buildings
   - 3.2. – Risk profile: B3 to BS 9999
   - 3.3. – Additional considerations: Main building to have whole building fire performance designed in accordance with BS 9999, annex B. It comprises multiple outlets, including shop, café and medical rooms. It is to be considered a 'complex' building and to be designed in accordance with BS 7974.
4. Roles/ responsibilities/ competencies: Principal contractor to be competent in accordance with PAS 8672.
5. Submittals: Detailed record of fire safety strategy and fire protection measures, in accordance with BS 7974.
6. Timing: All detail information to be submitted prior to BSA gateway two

Ω End of Section

C14
Building services surveys

Surveys generally

120 Background information

1. Description: M & E surveys have been carried out by the client
2. Source: Report format
3. Contact: Ryde Town Council for access.

355 Above-ground drainage systems surveys

1. Description: To be carried out
2. Stacks: Rodding eyes and access points – show on drawing. Pop-up locations and sizes (where different from stack size) – show on drawing.
3. Ventilating stacks: Sizes, locations and materials – show on drawing.
4. Branches: Branch pipework routes, sizes and material – show on drawing.

Ω End of Section

C20
Demolition

To be read with preliminaries/ general conditions.

5 Desk study/ survey

1. Scope: before starting deconstruction/ demolition work, examine available information, and carry out a survey of: : The structure or structures to be deconstructed/ demolished
2. Report and method statements: Submit, describing:
   - 2.1. Form, condition and details of the structure or structures, the site and the surrounding area.
     - 2.1.1. Extent: As drawings
   - 2.2. Type, location and condition of features of historical, archaeological, geological or ecological importance.
   - 2.3. 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 dust generated during deconstruction or demolition.
   - 2.4. Identity and location of services above and below ground, including those required for the contractor's use, and arrangements for their disconnection and removal.
   - 2.5. Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
   - 2.6. Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
   - 2.7. Proposed programme of work, including sequence and methods of deconstruction or demolition.
   - 2.8. Details of specific pre-weakening required.
   - 2.9. Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
   - 2.10. Arrangements for control of site transport and traffic.
   - 2.11. Special requirements: Site waste management plan development and proposals Statutory risk assessments
3. Format of report: Digital

10 Extent of deconstruction/ demolition

1. General: subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to: : Levels indicated

25 Location and marking of services

1. Services affected by deconstruction/ demolition work: Locate and mark positions
2. Mains services marking: Arrange with the appropriate authorities for services positions to be located and marked
   - 2.1. Marking standard: In accordance with Street Works UK publication Guidance on the Positioning and Colour Coding of Underground Utilities' Apparatus.

30 Services disconnection arranged by contractor

1. General: Arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities and organizations where agreed, prior to starting deconstruction or demolition
2. Decommissioning action plan: Available in health and safety file

45 Services to be retained

1. Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction or demolition works
2. Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner

50 Workmanship

1. Standard: Demolish structures in accordance with BS 6187.
2. Operatives
   2.1. Appropriately skilled and experienced for the type of work.
   2.2. Holding, or in training to obtain, relevant Construction Skills certification of competence.
3. Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction and demolition to be used. Hold appropriate qualification or training certificates for their role.

55 Site hazards

1. Precautions: Prevent fire or explosion caused by gas and vapour from tanks, pipes, etc. Identify potential sources and assess risk prior to commencement of works on site.
2. Hazardous atmospheres: Produce and submit risk assessments
3. Dust: Minimize airborne dust by periodically spraying deconstruction and demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris
   3.1. Dust suppression and reduction: Submit method statement for control, containment and clean-up regimes. Submit documentation outlining additional lead dust controls
4. Site operatives and general public: Protect from health hazards including those associated with vibration, dangerous fumes and dust arising during the course of the works.

65 Structures to be retained

1. Extent: As shown on drawings
2. Parts which are to be kept in place: Protect. Give notice and notify service authority or owner of damage arising from the execution of the works.
3. Interface between retained structures and deconstruction or demolition: Cut away and strip out with care to minimise the amount of making good needed

70 Partly demolished structures

1. General: Leave in a stable condition, with adequate temporary support and bracing at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
2. Temporary works: Prevent overloading due to debris and machinery.
3. Access: Prevent access by unauthorized persons.

71 Dangerous openings All high windows are single glazed. Roof top works

1. General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
2. Access: Prevent access by unauthorized persons.

75 Asbestos-containing materials – known occurrences

1. General: materials containing asbestos are known to be present in: : Refer to Asbestos report
2. Removal: By contractor licensed by the Health and Safety Executive (HSE), and prior to other works starting in these locations
   2.1. Notice: *Submit notice to local authority before commencement of works*.

3. Timing: Before other works start in these locations

76 Asbestos-containing materials – unknown occurrences

1. Discovery: Stop work, and give immediate notice of suspected asbestos-containing materials when they are discovered during deconstruction and demolition work. Avoid disturbing such materials.
2. Removal: Submit statutory risk assessments and details of proposed methods for safe removal.

78 Unforeseen hazards

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

85 Site condition at completion

1. Debris: Clear away and leave the site in a clean, tidy, safe and secure condition.
2. Other requirements: Identify removed contaminants in the health and safety file.

86 Site surface at completion

1. Topography: As drawings

90 Contractor's property

1. Components and materials arising from the deconstruction and demolition work: Property of the contractor, except for designated items which remain the property of the employer
2. Action: Remove from site as work proceeds where not to be reused or recycled for site use

91 Employer's property

1. Components and materials to remain the property of the employer: To be confirmed by the employer before work commences
2. Protection: Maintain until these items are removed by the employer or reused in the works, or until the end of the contract

95 Recycled materials

1. Materials arising from deconstruction and demolition work:: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with the site waste management plan.
2. Verification
   2.1. Evidence of compliance: Submit full details and supporting documentation.
   2.2. Timing: Allow adequate time in programme for verification of compliance.

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: Contractor's choice, in accordance with UK Government Timber Procurement Policy (UKTPP), i.e. FSC, GiB or PEFC

5 Structural softwood

1. Description: FOR JOISTS, PURLINS AND 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: C24
4. Treatment: Flame-retardant impregnation to NBS section Z12 and Wood Protection Association Commodity Specification FR2, Type INT2

10 Ungraded softwood

1. Description: *FOR INTERNAL NON-STRUCTURAL 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: Regularized
4. Treatment: Flame-retardant impregnation to NBS section Z12 and Wood Protection Association Commodity Specification FR1, Type INT2

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 so 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%.

43 Bolted joints

1. Bolt spacings (minimum): To BS EN 1995-1-1, section 8.5.
2. Holes for bolts: Located accurately and drilled to diameters as close as practical to the nominal bolt diameter and not more than 2 mm larger.
3. Washers: Placed under bolt heads and nuts that would otherwise bear directly on timber. Use spring washers in locations which will be hidden or inaccessible.
4. Bolt tightening: So that washers just bite the surface of the timber. Ensure that at least one complete thread protrudes from the nut.
   4.1. Checking: At agreed regular intervals. Tighten as necessary.

45 Framing anchors

1. Manufacturer: Contractor's choice
   1.1. Product reference: Contractor's choice
2. Material/ finish: Galvanized low-carbon steel
3. Fasteners: Galvanized or sherardized square twist nails.
   3.1. Size: Not less than size recommended by anchor manufacturer.
4. Fixing: Secure using not less than the number of nails recommended by anchor manufacturer.

50 Additional supports

1. 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.
2. Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

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 - unless otherwise specified by the engineer
4. Size: To suit joist, design load and crushing strength of supporting construction.

70 Trimming openings

1. Trimmers and trimming joists: Not less than 25 mm wider than general joists.

Ω End of Section

K10
Gypsum board dry linings/ partitions/ ceilings

To be read with preliminaries/ general conditions.

15 Lining on timber

1. Description: STUD EXTERNAL WALLS, STUD PARTITIONS, BATTENS TO WALLS
2. Substrate: Battens at 400mm centres
3. Fire performance
   3.1. Reaction to fire: To BS EN 13501-1, Class B-s3, d2 or better
   3.2. Fire resistance of complete lining assembly: To BS EN 13501-2, REI 30 or better
4. Linings: 12.5 mm plasterboard
   4.1. Fixing: Contractor's choice
5. Finishing: Skim coat plaster
   5.1. Primer/ Sealer: Primer to painted areas
6. Accessories: Metal beads/ stops recommended by board manufacturer
7. Other requirements: Fire-stopping around service penetrations as section P12

25 Ceiling lining on timber

1. Description: *TO GROUND FLOOR*
2. Substrate: Joists at 400 mm centres
3. Fire performance
   3.1. Reaction to fire: To BS EN 13501-1, Class B-s3, d2 or better
   3.2. Fire resistance of complete ceiling assembly: To BS EN 13501-2, REI 30 or better
4. Linings: 12.5 mm plasterboard
   4.1. Fixing: Contractor's choice
5. Finishing: Skim coat plaster
   5.1. Primer/ Sealer: Primer to painted areas
6. Accessories: Metal beads/ stops recommended by the board manufacturer
7. Other requirements: Fire-stopping around services as section P12

Installation

60 Ceilings

1. Sequence: Fix boards to ceilings before installing dry lined walls and partitions.
2. Orientation of boards: Fix with bound edges at right angles to supports and with ends staggered in adjacent rows.
3. Two layer boarding: Stagger joints between layers.

65 Dry lining generally

1. General: Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
2. Standard:
3. Gypsum plasterboard to BS EN 520.
4. Gypsum fibre board to BS EN 15283-2.
5. Evidence of compliance: Submit Declaration of Performance (DoP).

6. Cutting gypsum boards: Neatly and accurately without damaging core or tearing paper facing.
7. Cut edges: Minimize and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
8. Two layer boarding: Stagger joints between layers.
9. Finishing: Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

67 Skim coat plaster finish

1. Plaster type: As recommended by board manufacturer
   1.1. Thickness: 2-3 mm.
2. Joints: Fill and tape except where coincident with metal beads.
3. Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

69 Installing beads/ stops

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

70 Additional supports

1. Framing: Accurately position and securely fix to give full support to:
   1.1. Partition heads running parallel with, but offset from main structural supports.
   1.2. Fixtures, fittings and service outlets. Mark framing positions clearly and accurately on linings.
   1.3. Board edges and lining perimeters, as recommended by board manufacturer to suit type and performance of lining.

75 New wet laid bases

1. Dpcs: Install under full width of partitions/ freestanding wall linings.
   1.1. Material: Bituminous sheet or plastics.

85 Installing mineral wool insulation

1. Fitting insulation: Closely butted joints and no gaps. Use fasteners to prevent slumping or displacement.
2. Services
   2.1. Electrical cables overlaid by insulation: Size accordingly.
   2.2. Ceilings: Cut insulation around electrical fittings, etc.

86 Cavity fire barriers within partitions/ Wall linings

1. Metal framed systems
   1.1. Material: Wire-reinforced mineral wool 50 mm (minimum) thick
   1.2. Installation: Form accurately and fix securely with no gaps to provide a complete barrier to smoke and flame.
2. Adhesive fixed wall lining systems
   2.1. Material: Adhesive compound.
   2.2. Installation: Form in a continuous line with no gaps to provide a complete barrier to smoke and flame.

87 Sealing gaps and air paths

1. Sealing: Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
2. Application: To clean, dry and dust free surfaces as a continuous bead with no gaps.
    2.1. Gaps greater than 6mm between floor and underside of gypsum board: After sealing, fill with joint compound.

88 Fire-stopping at perimeters of dry lining systems

1. Material: Tightly packed mineral wool or intumescent mastic/ sealant.
2. Application: To perimeter abutments to provide a complete barrier to smoke and flame.

89 Cavity fire barriers within suspended ceilings

1. Type: As recommended by board manufacturer to meet specified performance
2. Fire resistance: To BS EN 13501-2, REI 30
3. Ceiling void subdivision: Fix barriers not more than 20 m apart in any direction.
4. Fixing at perimeters and joints: Secure, stable and continuous with no gaps, to provide a complete barrier to smoke and flame.
5. Service penetrations: Cut and pack to maintain barrier integrity. Sleeve flexible materials. Adequately support services passing through barrier.
6. Ceiling systems for fire protection: Do not impair fire-resisting performance of ceiling system.

90 Seamless jointing

1. Cut edges of boards: Lightly sand to remove paper burrs.
2. Filling and taping: Fill joints, gaps and internal angles with jointing compound and cover with continuous lengths of tape, fully bedded.
3. Protection of edges/ corners: Reinforce external angles, stop ends, etc. with specified edge/ angle bead.
4. Finishing: Feather out jointing compound to give a flush, smooth, seamless surface.
5. Nail/ screw depressions and minor indents: Fill with jointing compound to give a flush surface.
6. Minor imperfections: Remove by light sanding.

91 Vertical joints

1. Joints: Centre on studs.
    1.1. Partitions: Stagger joints on opposite sides of studs.
    1.2. Two layer boarding: Stagger joints between layers.

92 Horizontal joints

1. Surfaces exposed to view: Horizontal joints not permitted. Seek instructions where height of partition/ lining exceeds maximum available length of board.
2. Two layer boarding: Stagger joints between layers by at least 600 mm.
3. Edges of boards: Support using additional framing.
    3.1. Two layer boarding: Support edges of outer layer.

94 Fixing gypsum board to timber

1. Fixing to timber: Securely at the following centres (maximum):
    1.1. Nails: 150 mm.
    1.2. Screws to partitions/ wall linings: 300 mm. Reduce to 200 mm at external angles.

1.3. Screws to ceilings: 230 mm.

2. Position of nails/ screws from edges of boards (minimum)
   2.1. Bound edges: 10 mm.
   2.2. Cut/ unbound edges: 13 mm.
3. Position of nails/ screws from edges of timber supports (minimum): 6 mm.

Finishing

97 Level of dry lining across joints

1. Sudden irregularities: Not permitted.
2. Joint deviations: Measure from faces of adjacent boards using methods and straightedges (450 mm long with feet/ pads) to BS 8212, clause 3.3.5.
   2.1. Tapered edge joints
      2.1.1. Permissible deviation (maximum) across joints when measured with feet resting on boards: 3 mm.
   2.2. External angles
      2.2.1. Permissible deviation (maximum) for both faces: 4 mm.
   2.3. Internal angles
      2.3.1. Permissible deviation (maximum) for both faces: 5 mm.

98 Repairs to existing gypsum board

1. Performance of repairs must match original specified performances.
2. Filling small areas with broken cores: Cut away paper facing, remove loose core material and fill with jointing compound.
   2.1. Finish: Flush, smooth surface suitable for redecoration.
3. Large patch repairs: Cut out damaged area and form neat hole with rectangular sides. Replace with matching gypsum board.
   3.1. Fixing: Use methods to suit type of dry lining, ensuring full support to all edges of existing and new gypsum board.
   3.2. Finishing: Fill joints, tape and apply jointing compound to give a flush, smooth surface suitable for redecoration.

Ω End of Section

K45
Suspended ceiling system alterations

To be read with preliminaries/ general conditions.

12 Existing suspended ceiling system To be removed.

1. Description: To all areas and replaced with plasterboard ceilings.
2. Structure over: Concrete
3. Ceiling type: Concealed grid with calcium silicate boards
   - 3.1. Ceiling height above floor: Determine on site
   - 3.2. Ceiling void: Determine on site

Products - Not Used

Execution - Not Used

Completion - Not Used

Ω End of Section

L10
Windows/ rooflights/ screens/ louvres

To be read with preliminaries/ general conditions.

2 Repairs to existing Glazing

1. Carry out initial survey of vents and report on findings. Allow for repair to existing ironmongery to ensure all opening vents are in good working order.
2. Remove all solar film externally and re-apply externally.
3. https://www.windowfilm.co.uk/buy-online/window-film-by-the-metre/solar-control/high-reflective-silver-window-film

51 Glazed screen systems Aluminium

1. Description: To Reception desk
2. Location: Above desk.
3. Manufacturer: Contractor's choice
4. Screen height: To underside of panelling.
5. Fire performance
   - 5.1. Fire resistance: Not applicable
   - 5.2. Reaction to fire: Not required
6. Materials
   - 6.1. Frames: Aluminium
     - 6.1.1. Finish: Powder coated in RAL colour of choice
7. Glazing details: Toughed Glass
8. Incorporated features: Factory glazed in toughened glass
9. Fixing: Screw fixed and pelleted

53 Secondary Glazing System Type A

1. Description: Secondary Glazing to existing windows that are not being infilled.
2. Manufacturer: Selectaglaze Ltd
   - 2.1. Contact details
     - 2.1.1. Address: Alban Park
       Hatfield Road
       St Albans
       Hertfordshire
       AL4 0JJ
     - 2.1.2. Telephone: +44 (0)1727 837271
     - 2.1.3. Web: https://www.selectaglaze.co.uk
     - 2.1.4. Email: enquiries@selectaglaze.co.uk
   - 2.2. Product reference: Series 45 Slimline Lift Out
3. Dimensions and configurations: To be measured on site
4. Product performance
   - 4.1. Environmental
     - 4.1.1. Acoustic performance rating: 48 dB (Rw).
   - 4.2. Thermal
     - 4.2.1. Whole window U-value: 1.81 W/m²K.

5. Frame
    5.1. Profile: Standard.
    5.2. Finish as delivered
        5.2.1. Coating: Polyester powder-coated.
        5.2.2. Colour: RAL.
    5.3. Ventilator: Over the frame acoustic ventilator.
6. Glazing or infill
    6.1. Requirements: Toughened.
7. Hardware:
8. Operation
    8.1. Type: Manual.
9. Style: Lift-out.
10. Thickness: 6 mm.
11. Glazing gasket: White.
12. Gloss level: Matt.
13. Acoustic reveal linings: Vinyl-faced acoustic foam.

80 Ironmongery

1. Fixing: In accordance with any third-party certification conditions applicable. Assemble and fix carefully and accurately, using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
2. Checking/ adjusting/ lubricating: Carry out at completion and ensure correct functioning.

90 Replacement window installation

1. Standard: To BS 8213-4.

Ω End of Section

L20
Doors/ shutters/ hatches

To be read with preliminaries/ general conditions.

10 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 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.

20 Wood flush doors

1. Description: External fire doors and WC doors
2. Manufacturer: Contractor's choice
   2.1. Product reference: Submit proposals
3. Facings: Exterior-grade plywood
4. Lippings: 8 mm hardwood lipping all round
5. Preservative treatment: Required
6. Finish as delivered: Prepared and primed, as section M60
7. Glazing/ infill details: Not applicable
   7.1. Manifestation: Not required
8. Fire performance
   8.1. Fire resistance: Not required
9. Thermal performance (U-value maximum): 1.2 W/m²K
10. Other requirements: None

25 Wood panelled doors Glazed Fire doors

1. Description: Internal doors
2. Manufacturer: Howdens Dordogne Oak
   2.1. Product reference: DFH6970
3. Wood species: Oak
4. Preservative treatment: Required
5. Finish as delivered: Basecoat stain, as section M60
6. Glazing/ infill details: Clear fire-resisting glazing
   6.1. Manifestation: TBC
   6.2. Beading: Not required
7. Fire performance
   7.1. Fire resistance: To BS EN 13501-2, EIW 30 or better
   7.2. Reaction to fire: To BS EN 13501-1, Class B or better

8. Other requirements: None

25 Wood panelled doors Solid Oak

1. Description: Internal doors
2. Manufacturer: Howdens Dordogne Oak
   2.1. Product reference: DIF5870
3. Wood species: Oak
4. Preservative treatment: Required
5. Finish as delivered: Basecoat stain, as section M60
6. Fire performance
   6.1. Fire resistance: To BS EN 13501-2, EIW 30 or better
   6.2. Reaction to fire: To BS EN 13501-1, Class B or better
7. Other requirements: None

25 Wood panelled doors Glazed Fire doors (B)

1. Description: Internal door to Reception
2. Manufacturer: Contractor's choice
   2.1. Product reference: Submit proposals
3. Glazing/ infill details: Clear fire-resisting glazing
   3.1. Manifestation: TBC

50 Wood door frames

1. Description: To all doors
2. Manufacturer: Contractor's choice
   2.1. Product reference: Submit proposals
3. Perimeter seals: Fire and smoke seal
4. Fire performance
   4.1. Fire resistance: To BS EN 13501-2, EIW 30 or better
   4.2. Smoke leakage: S200
   4.3. Reaction to fire: To BS EN 13501-1, Class B or better
5. Fixing: Plugged and screwed, as section Z20
   5.1. Spacing of fixings (frames not predrilled): Maximum 150 mm from ends of each jamb, adjacent to each hanging point and at 600 mm maximum centres.

70 Fire and smoke resistance

1. Requirement: Specified performance to be the minimum period attained when tested for integrity in accordance with BS 476-22, BS EN 1634-1 or BS EN 1634-3.
2. Components and assemblies will be marked to the relevant product standard and/ or third-party certification rating.

75 Fire-resisting/ smoke control doors/ doorsets

1. Gaps between frames and supporting construction: Filled as necessary in accordance with door/ doorset manufacturer's instructions.

85 Fixing ironmongery generally

1. Fasteners: Supplied by ironmongery manufacturer.
   1.1. Finish/ Corrosion resistance: To match ironmongery.

2. Holes for components: No larger than required for satisfactory fit/ operation.
3. Adjacent surfaces: Undamaged.
4. Moving parts: Adjusted, lubricated and functioning correctly at completion.

Ω End of Section

L30
Stairs/ ladders/ walkways/ handrails/ balustrades

To be read with preliminaries/ general conditions

20 Stairs - recovering Existing

1. Description: Recover existing staircase
2. Component material, grade, finish as delivered
   - 2.1. Treads: To be recovered in vinyl flooring covering
     - 2.1.1. Colour of integral nosing: Contrasting
   - 2.2. Risers: To be recovered in vinyl flooring covering
   - 2.3. Guarding: Allow for Polycarbonate to be fitted behind balustrading to make the staircase Part K complaint.
3. Workmanship

75 Priming/ Sealing/ Painting

1. Surfaces inaccessible after assembly/ installation: Before fixing components, apply full protective/ decorative treatment/coating system.

80 Installation generally

1. Fasteners and methods of fixing: To Section Z20.
2. Structural members: Do not modify, cut, notch or make holes in structural members, except as indicated on drawings.
3. Temporary support: Do not use stairs, walkways or balustrades as temporary support or strutting for other work.
4. Applied features (finishes, inserts, nosings, etc.): Substrates to be even, dry, sound and free from contaminants. Make good substrate surfaces and prepare/ prime as applied feature manufacturer's recommendations before application.

Ω End of Section

M50
Carpet tiling/ Vinyl

To be read with preliminaries/ general conditions.

15 Carpet tiling

1. Description: To all offices and walkways
2. Manufacturer: Contractor's choice
   2.1. Product reference: Submit proposals
3. Standard: To BS EN 14041
4. Base: Power-floated concrete
   4.1. Preparation: Remove existing rubber tiles
5. Underlay: Natural rubber latex
6. Properties
   6.1. Type: TBC
   6.2. BS EN 1307 classification
      6.2.1. Levels of use class: 31
7. Method of laying: Fully adhere all tiles with release adhesive recommended by tile manufacturer.
8. Accessories: Edging strip at thresholds, as clause 70 Skirtings, as clause 80

20 Vinyl Sheeting

1. Description: To All WC's and kitchenette areas
2. Manufacturer: Options to be proposed
3. Standard: To BS EN 14041

27 Samples

1. Requirement: Submit samples representative of each floor type prior to placing orders
   1.1. Size (minimum): 300 x300 mm

30 Layout

1. General: To be agreed.
2. Seams: Minimize occurrences of seams and cross seams where possible
3. Pattern: Motif to be centred within the space. Natural direction of pattern relating to entrance. Pattern to match along seams.

42 Existing bases

1. Notification: Before commencing work, the contractor is to confirm that existing bases will, after preparation, be suitable to receive coverings.
2. Suitability of bases and conditions within any area: *Base to be sound, rigid, level, properly secured and dry*.
3. Substrate: As per manufacturer's instructions.

45 Existing floor covering

1. Substrate: To be removed and discarded off site

85 Leftover material

1. Spare covering material: Retain suitable material for patching. On completion, submit pieces for selection. Hand over selected pieces to employer.
2. Waste disposal: Safely, in accordance with material safety data sheets.

Ω End of Section

M60
Painting/ clear finishing

To be read with preliminaries/ general conditions.

10 Emulsion paint

1. Description: TO INTERNAL PLASTERED SURFACES
2. Manufacturer: Contractor's choice
   2.1. Product reference: Submit proposals
3. Surfaces:
   3.1. Preparation: Ensure surfaces are clean and dry Remove all loose and defective coatings Wash down all surfaces
4. Initial coats: As recommended by manufacturer
   4.1. Number of coats:
5. Undercoats: As recommended by manufacturer
   5.1. Number of coats: 2
6. Finishing coats: Matt vinyl
   6.1. Number of coats: 2

12 Gloss paint

1. Description: To woodwork
2. Manufacturer: Contractor's choice
   2.1. Product reference: Submit proposals
3. Surfaces: Preprimed and sealed
   3.1. Preparation: Ensure surfaces are clean and dry Degrease and provide key
4. Initial coats: As recommended by manufacturer
5. Undercoats: As recommended by manufacturer
6. Finishing coats: Full gloss

16 Decorative wood stain/ varnish/ preservative

1. Description: To doors and cladding as required
2. Manufacturer: Contractor's choice
   2.1. Product reference: Submit proposals
3. Surfaces: TO INTERNAL EXPOSED SOFTWOOD
   3.1. Preparation: Ensure surfaces are clean and dry

20 Coating materials

1. Manufacturers: Obtain materials from any of the following:
2. …….
3. Selected manufacturers: Submit name before commencement of coating work.

22 Handling and storage

1. Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.

2. Materials from more than one batch: Store separately. Allocate to distinct parts or areas of the work.

28 Protection

1. 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

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 assessments and method statements for suspected 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. Give notice if contamination of surfaces/ substrates has occurred.
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. Water-based stoppers and fillers
    11.1. Apply before priming unless recommended otherwise by manufacturer.
    11.2. If applied after priming: Patch prime.
12. Doors, opening windows and other moving parts
    12.1. Ease, if necessary, before coating.
    12.2. Prime resulting bare areas.

32 Previously coated surfaces generally

1. Preparation: In accordance with BS 6150.
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
   8.1. Apply additional preparatory coats.
   8.2. Junctions: Provide flush surface.
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: …….
3. Replacement: Refurbish as necessary, refit when coating is dry.

36 Ironmongery

1. Removal: Before commencing work remove ironmongery from surfaces to be coated.
2. Hinges:
3. Replacement: Refurbish as necessary; refit when coating is dry.

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. Areas of defective primer, corrosion and loose scale: Take back to bare metal. Reprime as soon as possible.
2. Defective paintwork: Remove to leave a firm edge and clean bright metal.
3. Sound paintwork: Provide key for subsequent coats.
4. Corrosion and loose scale: Take back to bare metal.
5. Residual rust: Treat with a proprietary removal solution.
6. Bare metal: Apply primer as soon as possible.
7. Remaining areas: Degrease.

41 Masonry and rendering preparation

1. Loose and flaking material: Remove.

43 Plaster preparation

1. Nibs, trowel marks and plaster splashes: Scrape off.
2. Overtrowelled 'polished' areas: Provide suitable key.
3. Depressions around fixings: Fill with stopper/ filler.

45 Previously painted window frames

1. Paint encroaching beyond glass sight line: Remove.
2. Loose and defective putty: Remove.
3. Putty cavities and junctions between previously painted surfaces and glass: Clean thoroughly.

4. Finishing
    4.1. Patch prime, reputty, as necessary and allow to harden.
    4.2. Seal and coat as soon as sufficiently hard.

55 Existing gutters

1. Dirt and debris: Remove from inside of gutters.
2. Defective joints: Clean and seal with suitable jointing material.
3. Suspected hazardous materials: submit method statement.

61 Coating generally

1. Application: In accordance with BS 6150,
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. Overpainting: Do not paint over intumescent strips or silicone mastics.
6. Priming coats: Apply as soon as possible on same day as preparation is completed.
7. Finish
    7.1. Even, smooth and of uniform colour.
    7.2. Free from brush marks, sags, runs and other defects.
    7.3. Cut in neatly.
8. Doors, opening windows and other moving parts: Ease before coating and between coats.

68 Staining wood

1. Primer: Apply, if recommended by stain manufacturer.
2. Application: Apply in flowing coats and brush out excess stain to produce uniform appearance.

70 External doors

1. Bottom edges: Prime and coat before hanging.

75 Bead glazing to coated wood

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

80 Linseed oil putty glazing

1. Setting: Allow putty to set for seven days.
2. Sealing
    2.1. Within a further 14 days, seal with a solvent-borne primer.
    2.2. Fully protect putty with coating system as soon as it is sufficiently hard.
    2.3. Extend finishing coats on to glass up to sight line.

Ω End of Section

N25
Permanent access and safety equipment

To be read with preliminaries/ general conditions.

10 Guided type fall arrest systems Type B

1. Manufacturer: Bettersafe International
   1.1. Contact details
      1.1.1. Address: Unit 1
      Cotton Farm
      Middlewich Road
      Holmes Chapel
      Cheshire
      CW4 7ET
      1.1.2. Telephone: + 44 (0)1260 217437
      1.1.3. Web: www.bettersafeinternational.com
      1.1.4. Email: info@bettersafeinternational.com
2. System performance: Three users.
3. Pre-installation survey: Suitability of structure and fabric
4. Anchor line: 8 mm stainless steel cable.
5. Compatibility: Concrete deck, including green roofs.
6. Product reference: AxxessLine - Horizontal Safety Lifeline (For concrete deck (including green roofs))

General requirements

50 Safety

1. General: The equipment as installed must have no irregularities/ projections capable of inflicting personal injury.
2. Finished surfaces and edges of all accessible parts: Regular and smooth.

60 Fixing anchor installation

1. Site drilling or cutting into structure/ fabric: Permitted only in approved locations.
2. Distance between all fixing devices and edges of supporting material: Not less than recommended by fixing manufacturer.

70 Marking of anchor devices

1. Provision: Provide on or near each anchor device a label or other clear marking giving:
   1.1. Manufacturer's name and telephone number.
   1.2. Serial number and year of manufacture of device.
   1.3. Maximum number of personnel that may be attached to the device at any one time.
   1.4. Requirements for energy absorbers, ground clearance, etc.
2. Anchor devices intended solely for use with personal protective equipment: Indicate restriction of use by pictogram or other suitable marking on or near the device.

Ω End of Section

N91
External signage and interpretation

Signage outline

120 Bespoke signage system

1. Description: As per drawings
2. Function: Identification
3. Sign type: As drawings
4. Materials: Aluminium
5. Electrical supplies: External lighting, as section V90

System performance

205 Design of signage systems

1. Description: TBC
2. Design: Complete detailed design and submit before commencing work.
3. Proposals: Submit drawings, schedules, technical information, calculations and manufacturer's literature before commencing work.

210 External signage generally

1. Signage systems generally: Complete to BS 559, including components, inserts, accessories and fixings necessary to complete the system.
2. External signage: To BS 559, clause 6.1.
3. Content: Signs including facing information, components, inserts, accessories and fixings necessary to complete the system.
4. Geometric shapes, colours and layout: To BS ISO 7001
5. Wind loads: To BS EN 1991-1-4.

235 Electrical requirements for illuminated signs

1. Electrical requirements for illumination: To BS 559, section 7.

Products

305 Signage products generally

1. Materials: To BS 559.
2. Colorimetric and photometric properties: To BS ISO 3864-4.
3. Fabricated letters: To BS 559, clause 6.6.
4. Fixings: To BS 559, clause 6.11 and section Z12.

Materials

410 Aluminium

1. Description: LETTERS
2. Standards: To relevant parts of BS EN 515 and BS EN 12020-2.
    2.1. Mechanical properties of extruded rod/ bar, tube and profiles: To BS EN 755-2.
    2.2. Tolerances on dimensions and form of seamless tubes: To BS EN 755-7.
    2.3. Profiles, tolerances on dimensions and form: To BS EN 755-9.

2.4. Structural members: In accordance with BS EN 1999-1-1.

2.5. Aluminium sheet: To BS EN 573-3.

3. Alloy, temper and thickness: Suitable for the application and specified finish.
4. Component thickness: 6 mm, 2 mm facing on 4 mm backing panel
5. Perimeters: Radiused corners
6. Finish: Powder-coated to BS EN 12206-1
7. Additional requirements: None

Fabrication

530 Lockable noticeboard/ display cabinet

1. Description: TO BE INSTALLED INSIDE ENTRANCE LOBBY; SUPPLIED BY CLIENT

Execution/ erection/ installation

610 Fixing signs generally

1. Generally: Where not specified precisely, select methods of jointing and fixing, and types, sizes and spacings of fasteners in compliance with section Z20.
2. Installation: To BS 559.
   2.1. Secure, plumb and level.
3. Strength of fasteners: Sufficient to support all live and dead loads.
4. Fasteners and/ or adhesives: As section Z20.
5. Fasteners for external signs: Corrosion-resistant material or with a corrosion-resistant finish. Isolate dissimilar metals to avoid electrolytic corrosion.
6. Fixings showing on surface of sign: Must not detract from the message being displayed.
7. Temporary support: Do not subject members to non-design loadings.
8. Protection of users
   8.1. Fasteners for signs must not have sharp edges or protrusions that would cause injury to users.
   8.2. Fasteners for tactile/ Braille signs must not have protrusions that would cause confusion to users.

615 Building signs into existing structures

1. Components being built in: Accurately position and support securely. Set in mortar and point neatly to match adjacent material.
2. Temporary support: Maintain for 48 hours (minimum) and prevent disturbance.

660 Site painting and staining

1. Timing: Prepare surfaces and apply finishes as soon as possible after installing components.

665 Making good galvanized surfaces

1. Minor damage in areas of up to 40 mm² (including on fixings and fittings): Make good.
   1.1. Material: Low-melting-point zinc alloy repair rods or powders made for this purpose, or at least two coats of zinc-rich paint to BS 4652.
   1.2. Thickness: Sufficient to provide a zinc coating at least equal to the original layer.

670 Making good treated wood

1. Surfaces exposed by minor cutting and/ or drilling: Treat by immersion, or with two flood coats of a solution recommended for the purpose by main treatment solution manufacturer.
2. Heavily worked sections: Re-treat.
3. Cutting and machining: Carry out as much as possible before treatment.
4. Extensively processed wood: Retreat wood sawn lengthways, planed, ploughed, etc.

Completion

905 Inspection of signs

1. Standard for timber structures: In accordance with BS EN 1995-1-1.
2. Timing:
3. Period of notice (minimum): Three working days.
4. Maintenance inspection:
5. Access: Provide access for inspection and maintenance of luminaires and other technologies.

910 Testing of signs and structures

1. Standard for testing timber structures: In accordance with BS EN 1995-1-1.
2. Evaluation of conformity for road traffic signs: To BS EN 12899-1, section 10.

920 Documentation

1. Submit
    1.1. Copies of structural design calculations/ test reports.
    1.2. General product information.
    1.3. Installation information.
    1.4. Inspection and maintenance reports.
    1.5. Manufacturer's maintenance instructions.
    1.6. Guarantees, warranties, test certificates, record schedules and logbooks.
2. Number of copies:
3. Submission:

Ω End of Section

P20
Trims/ skirtings/ internal cladding

To be read with preliminaries/ general conditions.

35 MDF Skirtings and Architraves

1. Description: To all new walls and door openings
2. Manufacturer: Contractor's choice
3. Standard: To BS EN 622-5.
   - 3.1. Type: MDF
   - 3.2. Formaldehyde class: To BS EN 622-1, Class E1.
4. Reaction to fire rating: Not applicable
5. Thickness: 15 mm
6. Edges: Quarter-rounded
7. Finish: Prepared and primed as section M60
8. Support/ Fixing: Screwed and Glued, ensure all screw heads are recessed and dowelled.

70 Decorative facing

1. Description: Cladding to New wall in front of reception
2. Material: Tongue and Groove to match existing
3. Manufacturer: Contractor's choice
   - 3.1. Colour: To Match existing
4. Fixing: Secret fix on 25 x 38mm battens

75 Other proprietary items

1. Description:
2. Manufacturer:
   - 2.1. Product reference:
3. Type/ Size:
4. Finish/ Colour:
5. 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

P21
Door/ window ironmongery

Clauses

Read in conjunction with Preliminaries and general conditions

3 Installing hardware

1. Quantities and locations of ironmongery: As per drawings
2. Fixing: As sections L10 and L20.

4 Ironmongery range selected by contractor

1. Source: Single coordinated range.
2. Notification: Submit details of selected range, manufacturer and/ or supplier.
3. Principal material/ finish: Chrome
4. Items unavailable within selected range: Submit proposals.

6 Samples

1. General: before placing orders with suppliers submit labelled samples of the following: Door handles ; individual locks to bathroom doors ;
   1.1. Conformity: Retain samples on site for the duration of the contract. Ensure conformity of ironmongery as delivered with labelled samples.

12 Controlled door closers

1. Description: To all fire escape doors ; Access to offices.
2. Standard: To BS EN 1154.
3. Manufacturer: Submit proposals
4. Other functions: Back check and delayed closing.
5. Casing finish: To match door ironmongery
6. Operational adjustment
   6.1. Variable power: Matched to size, weight and location of doors. Fully closing latched doors and holding unlatched doors closed.
   6.2. Closing against smoke seals of fire doors: Positive. No gaps.

28 Door latches

1. Description:
2. Standard:
3. Manufacturer:
   3.1. Product reference:
4. Type:
5. Backset:
6. Material/ finish:
7. Latch spring strength: Select to prevent unsprung lever handles drooping.
8. Verification:
   8.1. Submittals:
   8.2. Timing:

30 Emergency exit devices

1. Description: To all emergency exits
2. Standard: To BS EN 179.
3. Manufacturer: Contractor's choice
4. Type: Lever operated
5. Material/ finish: To match ironmongery
6. Additional requirements: Security-alarmed.

46 Kick plates Type A

1. Description:
2. Manufacturer: Hafele UK Ltd
   - 2.1. Contact details
     - 2.1.1. Address: Swift Valley Industrial Estate
       Rugby
       Warwickshire
       CV21 1RD
     - 2.1.2. Telephone: +44 (0)800 171 2907
     - 2.1.3. Web: https://www.hafele.co.uk/en/info/project/358/?hafref=Direct_None_MK0023-ProjectsNBSlink_72393892_HUK
     - 2.1.4. Email: Estimating.HUK@hafele.co.uk
   - 2.2. Product reference: Kicking Plate Square Corners (HUKP-0105-23) (Kicking Plate Square Corners - Stainless steel)
3. Edge treatment: Square corners.
4. Size (nominal):
5. Material and finish: Stainless steel, grade 1.4301 (304).
6. Colour: Satin stainless steel.
7. Mounting: Drilled and countersunk.
8. Verification:

50 Door stops Type A

1. Description: To all doors
2. Manufacturer: Hafele UK Ltd
   - 2.1. Contact details
     - 2.1.1. Address: Swift Valley Industrial Estate
       Rugby
       Warwickshire
       CV21 1RD
     - 2.1.2. Telephone: +44 (0)800 171 2907
     - 2.1.3. Web: https://www.hafele.co.uk/en/info/project/358/?hafref=Direct_None_MK0023-ProjectsNBSlink_72393892_HUK
     - 2.1.4. Email: Estimating.HUK@hafele.co.uk
   - 2.2. Product reference: Floor Door Stop (HUKP-0105-29)
3. Form: Floor-mounted, cylindrical, buffered with concealed fixing.
4. Execution: Fixing door stops.
5. Diameter: 38 mm.
6. Colour/ Finish: Satin stainless steel with black buffer.

Ω End of Section

R11
Above ground foul drainage systems

To be read with preliminaries/ general conditions.

5 Floor drains

1. Description: Allow for floor drain in External Disabled Wc for wash down.
2. Manufacturer: Contractor's choice
3. Floor finish: Flexible sheet
4. Body type: Bell trapped
   4.1. Material: Stainless steel Stainless steel PVC-U Stainless steel PVC-U
5. Grating/ cover
   5.1. Type: Flat Flat Contoured to match channels
   5.2. Material: Stainless steel, screw fixed
6. Outlet: Type and direction to suit pipework.
7. Accessories: Removable trap

5 Floor gullies Type A

1. Description: - TYPE A- for wash down in WC
2. Manufacturer: Alumasc Water Management Solutions
   2.1. Contact details
      2.1.1. Address: Station Road
      Burton Latimer
      Kettering
      Northamptonshire
      NN15 5JP
      2.1.2. Telephone: +44 (0)1536 383810
      2.1.3. Web: https://www.alumascwms.co.uk/
      2.1.4. Email: marketing@alumascwms.co.uk
   2.2. Product reference: Harmer 4" NPSM Gratings (Harmer 4" NPSM Gratings - Square Grate)
3. Standard: To BS EN 1253-1.
4. Body
   4.1. Configuration: Bell-trapped.
   4.2. Material: Cast iron.
5. Cover or grating
   5.1. Cover or grating type: Square grate.
   5.2. Finish: Satin stainless steel.
6. Load class (minimum): L15.
7. NominalSize: 4" NPSM.

11 Plastics branch pipework

1. Description: - Wastes from sinks - kitchen and basins generally.
2. Materials and standards: Polypropylene to BS EN 1451-1, Kitemark certified ABS to BS EN 1455-1, Kitemark certified Plastics to BS EN 1451-1, BS EN 1455-1 or BS EN 1566-1, Kitemark certified
3. Manufacturer: Contractor's choice
4. Nominal sizes: DN 40

5. Colour: White
6. Jointing: Contractor's choice Contractor's choice
7. Fixing: Plastics brackets at 500 mm centres
8. Accessories: Access fittings Access fittings Access fittings Access fittings Access fittings

21 PVC-U soil/ vent pipework and wc branches New Wcs on Ground and First Floors

1. Description: - FOR DISCHARGE STACKS AND BRANCHES
2. Standard
   2.1. To BS EN 1329-1, Kitemark certified; or
   2.2. To BS 4514, Kitemark certified.
3. Manufacturer: Contractor's choice
4. Nominal sizes: DN 110
5. Colour: Grey
6. Jointing: Contractor's choice
7. Fixing: Plastics brackets at 1800 mm centres

45 Air admittance valves

1. Standard: To BS EN 12380 or Agrément certified.
2. Minimum air flow rate: To BS EN 12056-2.
3. Manufacturer: Contractor's choice
4. Position: Vertical.
5. Unheated locations: Fit manufacturer's insulating cover.

50 Installation generally

1. Standards: To BS EN 12056-5.
2. Components: From same manufacturer for each type of pipework.
3. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
4. Plastics and galvanized steel pipes: Do not bend.
5. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
6. Concealed or inaccessible surfaces: Decorate before starting work specified in this section.
7. Protection
   7.1. Purpose made temporary caps: Fit to prevent ingress of debris.
   7.2. Access covers, cleaning eyes and blanking plates: Fit as the work proceeds.
8. Drainage from appliances: Quick, quiet and complete, without blockage, crossflow, backfall, leakage, odours, noise nuisance or risk to health.
9. Access: Provide access fittings in convenient locations to permit cleaning and testing of pipework.

60 Fixing pipework

1. Pipework: Fix securely plumb and/ or true to line. Fix discharge stack pipes at or just below socket collar or coupling.
2. Branches and low gradient sections: Fix with uniform and adequate falls to drain efficiently.
3. Externally socketed pipes and fittings: Fix with sockets facing upstream.
4. Additional supports: Provide as necessary at junctions and changes in direction.

5. Vertical pipes: Provide a load bearing support not less than every storey level. Tighten fixings as work proceeds so that every storey is self-supporting.
6. Wall and floor penetrations: Isolate pipework from structure, e.g. with pipe sleeves.
   6.1. Masking plates: Fix at penetrations if visible in the finished work.
7. Expansion joint sockets: Fix rigidly to the building.
8. Fixings: Allow the pipe to slide.
9. Cut ends of pipes: Clean and square with burrs and swarf removed.

65 Electrical continuity

1. Joints in metal pipes with flexible couplings: Make with clips (or suitable standard pipe couplings) supplied for earth bonding by pipework manufacturer to ensure electrical continuity.

66 Identification of internal foul drainage pipework

1. Markings: To BS 1710.
   1.1. Type: Black, with arrows to indicate direction of flow
   1.2. Wording: White lettering 'FOUL DRAINAGE' on a black background
2. Type: Integral lettering on pipe wall, self-adhesive bands or identification clips.
3. Locations: At 500 mm centres, junctions and both sides of slabs, valves, appliances, bulkheads and wall penetrations.

69 Installing air admittance valves

1. Position: Vertical, above flood level of highest appliance served and clear of insulation materials (other than the manufacturer's insulating cover).
2. Connection to discharge stack: Allow removal for rodding, e.g. ring seal.
3. Roof spaces and other unheated locations: Fit manufacturer's insulating cover.

70 Pipework airtightness test

1. Preparation
   1.1. Open ends of pipework: Temporarily seal using plugs.
   1.2. Test apparatus: Connect a 'U' tube water gauge and air pump to pipework via a plug or through trap of an appliance.
2. Testing: Pump air into pipework until gauge registers 38 mm.
3. Required performance: Pressure of 38 mm is to be maintained without loss for at least three minutes.

72 Pre-handover checks

1. Temporary caps: Remove.
2. Permanent blanking caps, access covers, rodding eyes, floor gratings and the like: Secure complete with fixings.

74 Submittals

1. Manufacturer's instructions for grease traps: Handover at completion.

Ω End of Section

S90
Hot and cold water supply systems

General

110 Mains cold water supply

1. Description: As existing

150 Indirect hot water storage supply

1. Description: Allow for replacement system to feed all radiators and hot water feeds.
2. Capacity: Submit proposals
3. Primary heat source: Mains Gas

System performance - Not Used

Products

310 Dezincification

1. Fittings, pipework, equipment located below ground or in concealed or inaccessible locations: Resistant to dezincification, e.g. gunmetal

615 Thermostats

1. Description: Supply design, app controlled.
2. Standard: To BS EN IEC 60730-2-9 and BS EN IEC 61058-2-5

Execution

710 Stripping out

1. Extent of stripping out: Complete installation

745 Installing solar panels

1. Orientation: As per suppliers instructions - must not sit more than 600mm above highest part of roof.
2. Pitch: Match roof pitch
3. Free standing mounting frame: Required
4. Roof-mounted collectors: Do not impede rainwater drainage
5. Handling: Store flat on a pallet

790 Pipework installation

1. Appearance: Install pipes straight, and parallel or perpendicular to walls, floors, ceilings and other building elements
2. Pipework finish: Smooth, consistent bore, clean, free from defects, e.g. external scratching, toolmarks, distortion, wrinkling and cracks
3. Concealment: Generally conceal pipework within floor, ceiling and/ or roof voids. Where this is not possible, ensure unobtrusive conduit runs of minimal lengths are used.
4. Access: Locate runs to facilitate installation of equipment, accessories and insulation and allow access for maintenance
5. Arrangement of hot and cold pipework: Run hot pipework above cold where routed together horizontally. Do not run cold water pipework near to heating pipework or through heated spaces

6. Electrical equipment: Install pipework clear of electrical equipment. Do not run pipework through electrical enclosures or above switch gear distribution boards, etc.
7. Insulation allowance: Provide space around pipework to fit insulation without compression

795 Installation of expansion compensators

1. Location:
2. Alignment:
3. Support:
4. Verification:
   4.1. Submittals:
   4.2. Timing:

Completion

910 Flushing and filling

1. Standard: To BS EN 806-4

920 System disinfection

1. Disinfection: To BS EN 806-4

940 Commissioning

1. Standard: To BS EN 806-4
2. Equipment: Check and adjust operation of equipment, controls and safety devices
3. Outlets: Check operation of outlets for satisfactory rate of flow and temperature

950 Testing service pipework

1. Test method: Disconnect from the mains, fill with potable water, exclude air, and apply at least twice the working pressure for one hour
2. Test criterion: No leakage

960 Documentation

1. Manufacturers' operating and maintenance instructions: Submit for equipment and controls
2. System operating and maintenance instructions: Submit for the system as a whole, giving optimum settings for controls
3. Record drawings: Submit drawings showing the location of circuits and operating controls

970 Operating tools

1. Tools: Supply tools for operation, maintenance and cleaning purposes
2. Valve keys: Supply keys for valves and vents

980 Labels

1. Valve labels: Provide labels on isolating and regulating valves on primary circuits, stating their function

Ω End of Section

U90
General ventilation

General

Read in conjunction with Preliminaries and general conditions

130 Mechanical extract fan ventilation

1. Description: To new bathrooms
2. Room extract terminals: On the fan
3. Fan units: Ventilation fan units
4. Air ductwork: Submit proposals
5. External exhaust air terminals: External exhaust grilles
6. Controls: Pull cord switches with overrun device
7. Completion: Commissioning

System performance - Not Used

Products - Not Used

Execution

650 Installing ventilation fans

1. Mounting: Wall-mounted with through wall telescopic duct for 127 mm diameter core drill and external grille
2. Fan control: Linked to light switch

Completion

910 Commissioning

1. Standard: In accordance with BS EN 14134.
2. Ventilation system: Balance airflow using methods recommended by the system manufacturer.
3. Operation: Monitor room temperature and relative humidity for one week with calibrated data logging equipment.

920 Operation and maintenance

1. Operating and maintenance instructions: Submit copies of manufacturers' operating and maintenance instructions for equipment and controls.
2. Documentation: Include all test and fire certificates.
3. Drawings: Provide a system schematic indicating location of major plant and safety isolation points.
4. Tools: Supply tools for operation, maintenance and cleaning purposes, including specialist spanners and screwdrivers.

Ω End of Section

V90
Electrical systems

General - Not Used

System performance

210 Design of low-voltage electrical installation generally

1. Design and detailing: Complete for the electrical installation.
2. Standards: In accordance with BS 7671, as amended, and the requirements of the electricity distributor.

222 Design of photovoltaic system

1. Design and detailing: Complete for the photovoltaic system.
2. Standards: To BS EN 50549-1, and in accordance with ENA EREC G98
3. Output: Determine a suitable rating for the installation.
4. General: Manage and liaise with the electricity distributor
5. Testing and commissioning: Incorporate adequate measures to allow full testing and commissioning of the completed system.
6. Verification:
    6.1. Submittals: Drawings showing equipment positions, cable routes, technical information and calculations
    6.2. Timing: *Before completion of detailed design*.

240 Design of general lighting system

1. Purpose: As per drawings

250 Design of emergency lighting system

1. Purpose:
2. Design and detailing: Complete for the emergency lighting system.
3. Standards
    3.1. Emergency escape lighting: In accordance with BS 5266-1
    3.2. Escape route, open area, high-risk task area and standby lighting: To BS EN 1838 and BS EN 50172
4. System classification: Z – central supply
5. Method of testing: Submit design and cost proposals

Products - Not Used

Execution

610 Electrical installation generally

1. Standard: In accordance with BS 7671, as amended

615 Installing connection to incoming supply

1. Main switchboard/ distribution board: Connect to main incoming metering equipment.
2. Nature of connection: Liaise with the DNO to ensure the correct size, quantity and type of cable is provided for connection to their equipment.

620 Installing photovoltaic systems

1. Standards: In accordance with ENA EREC G98
2. Installer: Contractor's choice
3. Location of collector modules: Submit proposals
4. Location of inverter and controls: Submit proposals
5. Connection to building installation: Submit proposals

670 Installing trunking/ ducting systems

1. Positioning: Accurate with respect to equipment served, and parallel with other services and where relevant, floor level and other building lines.
2. Access: Provide space encompassing cable trunking to permit access for installing and maintaining cables.
3. Jointing
   - 3.1. Number of joints: Minimize.
   - 3.2. Lengths of trunking/ ducting: Maximize.
   - 3.3. Steel systems: Mechanical couplings. Do not weld. Fit a copper link at each joint to ensure that satisfactory electrical continuity is maintained between the separate sections of trunking, equipment and accessories.
4. Movement: Fix securely. Restrain floor-mounted systems during screeding.
5. Junctions and changes of direction: Proprietary jointing units.
6. Cable entries: Fit grommets, bushes or liners
7. Internal fire barriers: Provide to maintain integrity of fire compartment.
8. Protection: Fit temporary blanking plates. Prevent ingress of screed and other extraneous materials
9. Service outlet units: Fit when cables are installed

680 Cable routes

1. Cables generally: Conceal wherever possible
   - 1.1. Concealed cable runs to wall switches and outlets: Align vertically or horizontally with the accessory.
2. Exposed cable runs: Submit proposals
   - 2.1. Orientation: Straight, vertical and/ or horizontal and parallel to walls.
3. Distance from other services running parallel: 150 mm minimum
   - 3.1. Heating pipes: Position cables below

Completion

810 Final fix

1. Accessory faceplates, luminaires and other equipment: Fit after completion of building painting

820 Cleaning

1. Electrical equipment: Clean immediately before handover
2. Equipment not supplied but installed under the electrical works: Clean immediately before handover

830 Inspection and testing generally

1. Standard: In accordance with BS 7671, as amended

2. Notice before commencing tests (minimum): 24 hours
3. Labels and signs: Fix securely before system is tested
4. Certificates: Submit
   4.1. Number of copies: Two

890 Maintenance

1. Servicing and maintenance: Undertake
   1.1. Duration: Until 12 months after practical completion

Ω End of Section

W90
Communications and security systems

General

130 Electronic access control systems

1. System manufacturer: Submit proposals
2. System type: Networked
3. Equipment interconnectivity: TBC
4. Control software: Resident on-site PC
5. Method of authorization: Swipe cards
6. Readers: Swipe card readers
7. Door release: Electromechanically operated locks and striking plates
8. Controls: Access control units
9. Door monitoring status: Door monitoring state devices
10. System accessories: Digital cameras

140 Intercom systems

1. System manufacturer: Submit proposals
2. Method of access control: Submit design and cost proposals

160 Intrusion and hold-up alarm systems

1. System manufacturer: To be provided by client

170 Surveillance CCTV systems

1. System manufacturer: To be provided by client

System performance

221 Design of fire detection and alarm systems in non-domestic premises

1. System designer: By others

225 Design of electronic access control systems

1. Standards: By others
2. Standby power capacity (minimum):

Products - Not Used

Execution

605 Installing cables generally

1. Standard: In accordance with BS 7671 as amended by BS 7671 Corrigendum.
2. General: Install cables neatly and securely. Conceal wherever possible. Protect against accidental damage, adverse environmental conditions, mechanical stress and deleterious substances.
   2.1. Concealed cable runs to outlets: Align vertically with the accessory.
3. Exposed cable runs: Submit proposals.
   3.1. Orientation: Straight, vertical and/ or horizontal and parallel to walls.

4. Distance from other services running parallel: 150 mm minimum.
   4.1. Heating pipes: Position cables below.
5. Timing: Do not start internal cabling until building enclosure provides permanently dry conditions.
6. Jointing: At equipment and terminal fittings only.
7. Cables passing through walls: Sleeve with conduit bushed at both ends.
8. Cables running across ceiling joists: Tie to cable tray that is securely fixed on top of joists
9. Length of final connection: Sufficient for equipment removal and maintenance.

Completion

800 Television distribution systems testing and commissioning

1. Standards:

Ω End of Section

X12
Vertical lifting platform and homelift systems

General

110 Vertical lifting platforms Type A

1. Description: New Lift
2. System manufacturer: Stannah Lifts
   - 2.1. Contact details
     - 2.1.1. Address: Watt Close
       Andover
       Hampshire
       United Kingdom
       SP10 3SD
     - 2.1.2. Telephone: +44 (0)1264 343777
     - 2.1.3. Web: https://www.stannahlifts.co.uk
     - 2.1.4. Email: contact@stannah.co.uk
   - 2.2. Registration: Full member of the Lift and Escalator Industry Association
3. Standard: To BS EN 81-41.
4. Rated load (minimum): 250 kg.
5. Drive type: Hydraulic.
6. Carriage type: Fully enclosed.
7. Carrier
   - 7.1. Frame material: Steel.
   - 7.2. Frame finish: Steel.
   - 7.3. Frame colour: Manufacturer's standard.
   - 7.4. Infill material: Stainless steel.
   - 7.5. Infill finish: TBC
   - 7.6. Insert colour: See Carrier - Infill finish.
8. Doors
   - 8.1. Arrangement: Single.
   - 8.2. Type: Sliding, two-panel stainless steel, side-opening.
   - 8.3. Clear opening width (minimum): 700 mm.
   - 8.4. Fire classification: E120.
   - 8.5. Frame material: Stainless steel.
   - 8.6. Frame finish: Brushed.
   - 8.7. Frame colour: Silver.
   - 8.8. Infill material:
9. Carrier floor
   - 9.1. Dimensions
     - 9.1.1. Width (minimum): 900 mm.
     - 9.1.2. Depth (minimum): 1100 mm.
   - 9.2. Material:
   - 9.3. Colour: See Carrier floor - Material.
10. Electrical supply: Single-phase 220 V a.c..

11. Control device type:
12. Control features: Door open push button. Overload device. Acoustic alarm push button. Voice announcer.
13. Accessories: Card reader.
14. Shaft type: Painted steel shaft structure, smooth finish with infills to match, RAL.
15. Ceiling: Spot LED - Direct lighting using 2 x LED spots in silver surround on RAL (White) painted ceiling.
16. Mirrors: Half height mounted on rear wall.
17. Handrail: PS12 Single round stainless steel (35 mm diameter).
18. Car operating panel: BCE2 Partial height vertical surface mounted.
19. Display:
20. Landing display: Vertical LCD display with landing designation (HLE6).
21. Landing operating panels: Landing operating panel with digital landing and direction indicator (BEE4).
22. Headroom: 2500 mm (For adjacent entry, headroom is 2600 mm).
23. Pit depth:
24. Product reference: Stannah Midilift CLS low pit platform lift (900×1100 Single entrance (side mounted) side opening 250 kg)

System performance - Not Used

Products - Not Used

Execution

610 Removing vertical lifting platform and homelift systems

1. Scope: Remove existing lift

Completion

910 Testing and commissioning vertical lifting platform and homelift systems

1. Standards: To BS EN 81-41
2. Operational tests: Undertake.
3. Test certificate: Submit.
    3.1. Number of copies: Two

920 Electrical inspection and testing

1. Electrical inspection and testing: In accordance with BS 7671.

935 Equipment labelling

1. Switches, controls, enclosures and terminations: Clearly and indelibly label describing their purpose. Identify the off position.

970 Documentation for vertical lifting platform and homelift systems

1. Standard:
2. Operation and maintenance instructions: Submit.
3. Record drawings: Submit.
4. Certificates: Submit.
    4.1. Number of copies:

5. Instruction manual: Submit.
   5.1. Number of copies:
6. Logbook: Individual for each lift.
   6.1. Type: Hardback cover embossed with the lift name and unique lift identification reference with A4 lined paper, minimum 100 pages.

975 Training for building users

1. Timing: Before completion.
2. Scope to include
   2.1. Daily lift operation.
   2.2. Routine and general maintenance.
   2.3. Emergency passenger release procedure.

980 Maintenance of vertical lifting platform and stairlift systems

1. Servicing and maintenance: Undertake.
   1.1. Duration:

Ω End of Section

Z10
Purpose-made joinery - Front desk

To be read with preliminaries/ general conditions.

110 Fabrication

1. Standard: To BS 1186-2.
2. Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
   2.1. Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.
3. Joints: Tight and close fitting.
4. Assembled components: Rigid. Free from distortion.
5. Screws: Provide pilot holes.
   5.1. Screws of 8 gauge (4 mm diameter) or more and screws into hardwood: Provide clearance holes.
   5.2. Countersink screws: Heads sunk at least 2 mm below surfaces visible in completed work.
   5.3. Adhesives: Compatible with wood preservatives applied and end uses of timber.

120 Cross section dimensions of timber

1. General: Dimensions on drawings are finished sizes.
2. Maximum permitted deviations from finished sizes
   2.1. Softwood sections: To BS EN 1313-1:-
      2.1.1. Clause 6 for sawn sections.
   2.2. Hardwood sections: To BS EN 1313-2:-
      2.2.1. Clause 6 for sawn sections.
      2.2.2. Clause NA.3 for further processed sections.

130 Preservative treated wood

1. Cutting and machining: Completed as far 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 as recommended by main treatment solution manufacturer.

140 Moisture content

1. Wood and wood-based products: Maintained within range specified for the component during manufacture and storage.

250 Finishing

1. Surfaces: Smooth, even and suitable to receive finishes.
   1.1. Arrises: Eased unless shown otherwise on drawings.
2. End grain in external components: Sealed with primer or sealer as section M60 and allowed to dry before assembly.

Ω End of Section

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