

**WHITCHURCH TOWN HALL Plain roof tiling
TILE SUPPLIER'S FIXING SPECIFICATION**

Revision 1 April 2022

Changes demoted in red



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TILE SUPPLIER'S FIXING SPECIFICATION

To be read with Preliminaries/General conditions and schedule of work.
NOTE: this a

TYPES OF TILING

CLAY ROOF TILING Main Roof

- Substrate: rafters at 600 mm centres.
- Pitch: Minimum 35 degrees
- Underlay: type 1F as schedule of work (required due to presence of bats).
 - Recycled content: None.
 - Direction: Parallel to eaves.
 - Head-lap (minimum): 100 mm.
- Battens:
 - Size: 38 x 25 mm.
 - Fixing: 65 x 3.35 mm galvanized round plain shank nails.
- Tiles: To BS EN 1304.
 - Manufacturer: Lifestiles Ltd
 - Web: www.lifestiles.co.uk
 - Email enquiries: - sales@lifestiles.co.uk

Product reference: Woburn Reclamation mix

- Pattern: set out as existing
- Colour: reclamation mix
- Size: 265mm x 165mm.
- Head-lap (minimum): 65 mm.
- Fixing:
 - Fixing of local areas: Each tile twice nailed.
 - Fixing of general areas: Minimum - Each tile in every fifth course nailed twice.
 - Fixing of perimeter areas: All tiles within two courses of eaves (top and bottom), verge, valleys or hip must be twice nailed, minimum.
- Accessories: bonnet hip tiles; bat access tiles to match the mix; ridge tiles; **valley tiles**.

TILING GENERALLY

210 BASIC WORKMANSHIP

- General: Fix tiling and accessories to make the whole sound and weather tight at earliest opportunity.
- Setting out: To true lines and regular appearance, with neat fit at edges, junctions and features.
- Fixings for tiling accessories: As recommended by tile or accessory manufacturer.
- Gutters and pipes: Keep free of debris. Clean out at completion.

240A UNDERLAY

- Laying: Maintain consistent tautness.
- Vertical laps (minimum): 100 mm wide, coinciding with supports and securely fixed.
- Fixing: Galvanized steel, copper or aluminium 20 x 3 mm extra-large clout head nails.
- Eaves: BS 8747, type 1F and some vapour permeable underlays disintegrate where exposed at the eaves. BS 5534 Annex A recommend the use of type 5U underlay as a

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starter strip where type 1F is used generally.

This item will not apply where durable underlays are specified generally or where plastics ventilation or underlay support components (providing a drip into the gutter) are specified in eaves clauses 345, 355 and 365.

- Penetrations: Use proprietary underlay seals or cut underlay to give a watertight fit around pipes and components.
- Ventilation paths: Do not obstruct.

245A BATTENS/ COUNTERBATTENS – TREATED

- Timber: Sawn softwood.
- Species: To BS 5534, clause 4.12.1.
- Grading: Traditional (standard) roofing battens require grading on-site for knots and wane.
- Premium, fully factory pre-graded battens are now available that do not require site grading.
- Permissible characteristics and defects: Not to exceed limits in BS 5534, Annex C.
- Grading: Fully factory pre-graded
- Moisture content at time of fixing and covering (maximum): 22%.
- Preservative treatment: As section Z12 and Wood Protection Association Commodity Specification C8.
- Type: Micro-emulsion compliant with BS8417:2011.

265 BATTEN FIXING

- Setting out: Align parallel to ridge in straight horizontal lines to gauge of tiles. Align on adjacent areas.
- Batten length (minimum): Sufficient to span over three supports.
- Joints in length: Square cut. Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support
- Additional battens: Provide where unsupported laps in underlay occur between battens.
- Fixing: Each batten to each support. Splay fix at joints in length.

275A TILE FIXING

- Setting out: Lay tiles to a half lap bond with joints slightly open. Align tails.
- Ends of courses: Use tile and a half to maintain bond and to ensure that cut tiles are as large as possible.
- Top and bottom courses: Use eaves/tops tiles to maintain gauge.
- Perimeter tiles:
 - Verges, abutments and each side of valleys and hips: Twice nail end tile in every course.
 - Eaves and top edges: Twice nail two courses of tiles.

280 LOCAL AND GENERAL FIXING AREAS

- Definitions:
 - Local areas: Bands of tiling around all edges or obstructions of each plane of the roof. Calculate extent of each band in accordance with BS 5534, section 5.
 - General areas: Remaining areas of roof tiling.

290 MORTAR BEDDING/ POINTING

- Mortar: lime mortar as schedule of work.
- Bond strength providing resistance to uplift: To BS 5534.
- Weather: Do not use in wet or frosty conditions or when imminent.
- Preparation of tiles and accessories to be bedded: Wet and drain surface water before

fixing.

- Appearance: Finish neatly as work proceeds and remove residue.

ROOF TILING EDGES/ JUNCTIONS/ FEATURES

305 GENERALLY

- Fittings and accessories: As recommended by tile manufacturer, do not improvise.
- Exposed fittings and accessories: To match tile colour and finish.
- Cut tiles: Cut only where necessary, to give straight, clean edges.
- Flashings: Fix with or immediately after tiling. Form neatly.
- Underlay support: Rigid underlay support .
- Continuous to prevent water retaining troughs.
- Gutter: Fix underlay support tray projecting into gutter. Underlay to lap minimum 150mm on to underlay support tray.
- Undercourse and first course tiles: Fix with tiles projecting 50 mm over gutter or to centre of gutter, whichever dimension is the lesser.

A Lifestiles Fixing Specification

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