

Toilet Block Refurb

Minster Architecture

Containing:

JCT 2016 Minor Works Building Contract (MW)

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JCT 2016 Minor Works Building Contract (MW)

100 JCT Minor Works Building Contract (MW)

- The Contract: JCT Minor Works Building Contract 2016 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

110 First Recital - The Works and the Contract Administrator

- The work comprises: Refurbishment of Fire Damaged Toilet Building
- Architect/ Contract Administrator: See Article 3 (Clause 210).

120 Second Recital - Contract documents

- Contract drawings: Refer to Project 319/01 Drawing Issue Sheet
- Contract documents: 319/01 Specification of Works

130 Third Recital - Priced documents

- Documents to be priced or provided by the Contractor: Contract specification & Drawings

210 Article 3 - Architect/ Contract Administrator

- Architect/ Contract Administrator:
 - Name: Minster Architecture
 - Address: 90 Herne Rise, Ilminster TA19 0HL
 - Telephone number: 01460 241331
 - Email address: info@minsterarch.com

220 Articles 4 and 5 - Principal Designer/ Principal Contractor

- Principal Designer:
 - Name: Minster Architecture
 - Address: 90 Herne Rise, Ilminster TA19 0HL
 - Telephone number: 01460 241331
 - Email address: info@minsterarch.com
- Principal Contractor:
 - Name: To Be Confirmed by Tender
 - Address:
 - Telephone number:
 - Email address:

221 Articles 4 and 5 - Principal Designer/ Principal Contractor

- Articles 4 and 5: Will be deleted.

310 Fourth Recital and Schedule 2 - Base date

- Base date:

320 Fourth Recital and clause 4.2 - Construction Industry Scheme (CIS)

- Employer at the Base Date: Is a 'contractor' for the purposes of the CIS.

330 Fifth Recital - CDM Regulations

- The project: Is notifiable.

340 Sixth Recital - Framework Agreement

- Framework agreement: Does not apply.

350 Seventh Recital and Schedule 3 - Supplemental provisions

- Collaborative working: Supplemental Provision 1 applies.
- Health and safety: Supplemental Provision 2 applies.
- Disputes:
 - Notification and negotiation: Supplemental Provision 6 applies.
 - Employer's nominee: The C.I.A.T.
 - Contractor's nominee: Submit with tender.

360 Article 7 - Arbitration

- Article 7 and Schedule 1: Apply.

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| <p>380 Contract Clause 2.2 - Commencement and Completion</p> <ul style="list-style-type: none"> • Works commencement date: To be confirmed • Date for Completion: To be confirmed <p>390 Contract Clause 2.8 - Liquidated damages</p> <ul style="list-style-type: none"> • Amount: £100.00 • Period: Per Week <p>400 Contract Clause 2.10 - Rectification period</p> <ul style="list-style-type: none"> • Rectification period: 6 months from date of completion <p>410 Contract Clause 4.3 - Interim payments</p> <ul style="list-style-type: none"> • Interim Valuation Dates: <ul style="list-style-type: none"> - The first Interim Valuation Date: To be confirmed - Thereafter at intervals of: One (1) Month • Payments due prior to practical completion: <ul style="list-style-type: none"> - Percentage of the total value of the work, etc: 95 per cent. • Payments becoming due on or after practical completion: <ul style="list-style-type: none"> - Percentage of the total amount to be paid: 97½ per cent. <p>415 Contract clause 4.3 and 4.8 - Fluctuations provision</p> <ul style="list-style-type: none"> • The following fluctuations provision applies: No fluctuations provision applies. <p>430 Contract Clause 4.8.1 - Supply of documentation for computation of amount to be finally certified</p> <ul style="list-style-type: none"> • Period: 3 months from the date of practical completion. <p>450 Contract Clause 5.3 - Contractor's Public Liability insurance - Injury to persons or property</p> <ul style="list-style-type: none"> • Insurance cover: For any one occurrence or series of occurrences arising out of one event. • Amount: £5,000,000.00 <p>460 Contract Clauses 5.4A, 5.4B and 5.4C - Insurance of the works etc. - alternative provisions</p> <ul style="list-style-type: none"> • Insurance provisions: • Where Clause 5.4A or 5.4B applies, percentage to cover professional fees: 15 per cent. <p>480 Contract Clause 7.2 - Adjudication</p> <ul style="list-style-type: none"> • The Adjudicator: The President • Nominating body: The Chartered Institute of Architectural Technologists <p>490 Schedule 1 paragraph 2.1 - Arbitration</p> <ul style="list-style-type: none"> • Appointor of Arbitrator (and of any replacement): The President Chartered Institute of Architectural Technologists | |
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A9 General requirements

System Outline

102 General requirements

- Requirement: Comply with obligations relating to the project as a whole, detailed in the following 'Execution' clauses.

Execution

602 Significant hazards of the design

- Hazards to be considered: Injury to the Public

604 Existing services

- Pre-commencement notifications to service providers:
 - Party responsible for notifications:
 - Electricity: Employer.
 - Sewage: Employer.
 - Water: Employer.
 - Timing: In sufficient time not to delay progress.
- Identification of services: Before starting work, check and mark positions of services. Where positions are not shown on drawings, obtain relevant details from service authorities, statutory undertakers or other owners.

606 Undocumented defects in existing work

- Reporting undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.

608 General quality

- Sizes:
 - General dimensions: Nominal.
 - Cross section dimensions of timber: Finished dimensions.
- Accuracy and fit:
 - Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either submit proposals, or arrange for inspection of relevant aspects of partially finished work.
 - General tolerances (maximum): To BS 5606 'Accuracy in building', Tables 1 and 2.
- Execution generally:
 - Fixing: Fix, apply, install or lay components securely, accurately, plumb, neatly and in alignment.
 - Colour batching: Do not use different colour batches where they can be seen together.
 - Dimensions: Check on-site dimensions.
 - Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty or out of tolerance.
 - Ducts, chases and holes: Form during construction rather than cut. Where cutting/ drilling is necessary submit proposals before beginning operation.

610 Proprietary products

- Products generally:
 - Source: Obtain products of each type from the same source or manufacturer.
 - Quality: Consistent kind, size, quality and overall appearance.
 - Product tolerances: Where critical, measure a sufficient quantity to determine compliance.
- Manufacturers' recommendations:
 - General: Unless otherwise specified comply with manufacturers' current printed recommendations and instructions. Keep copies on site.
 - Changes to recommendations or instructions since close of tender: Submit details.
 - Ancillary products and accessories: Unless otherwise specified use those supplied or recommended by main product manufacturer.
 - Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.
 - Conflict with other requirements: In the event of conflict with other specified requirements seek advice/ instruction.
- Substitution:
 - Products:
 - Argument for substitution: If an alternative product to that specified is proposed, submit reasons for proposal.
 - Samples: Submit samples of proposed alternative.
 - Documentation: Submit relevant documentation including manufacturer and product reference, cost, availability, relevant standards and copy of warranty/ guarantee.
 - Approvals: Obtain approval before ordering alternative products.
 - Work:
 - Argument for substitution: If alternative work to that specified is proposed, submit reasons for proposal.
 - Approvals: Obtain approval before execution.

Total for A9 General requirements
 To be carried forward to Tender Summary

D2 Site preparation

System Outline

102 Survey

- Drawing references: 319/01-SUR01 to SUR05 Incl
- Objectives:
 - Site boundary: As drawings.
 - Above and below ground services: Identify and record service lines above and below ground within or immediately adjacent to site boundary.
 - Structures: As drawings.

104 Demolition

- Drawing references: Refer to Drawing Issue Sheet
- Method statement: Required.
- Structures to be removed: As drawings.

106 Deconstruction

- Drawing references: Refer to Drawing Issue Sheet
- Fittings, features and materials to be removed:
 - Items or materials to be set aside for re-use in the works: Ridge Tiles, Hip-Ridge Tiles & Roof Tiles

Execution

602 Demolition

- Demolitions:
 - Standard: In accordance with BS 6187.
 - Method statement content: Contractor's choice.

D2/102 Survey	
D2/104 Demolition	
D2/106 Deconstruction	
Total for D2 Site preparation To be carried forward to Tender Summary	

F1 Masonry walling

System Outline

102 External cavity walling

- Drawing references: Refer to Drawing Issue Sheet
- Parameters: As clause 602.
- Dpc at ground floor: As drawings.
- Walling above ground:
 - External leaf above ground:
 - Masonry units: To match existing
 - Bond or coursing: To match existing
 - Internal leaf above ground:
 - Masonry units: To match existing
 - Mortar:
 - Type: To match existing
 - Joint profile to external faces: To match existing
 - Wall ties: Plain as clause 320.
 - Cavity insulation: To match existing
- Openings:
 - Lintels:
 - Type: Catnic CN7A or similar approved
 - Cavity tray over: Flexible as clause 330.
 - Cavity closers: Plastics insulated as clause 350.

112 Internal solid walls

- Drawing references: Refer to Drawing Issue Sheet
- Parameters: As clause 604.
- Dpc at ground floor: Flexible as clause 338.
- Walling above ground:
 - Masonry units: 100mm
 - Bond or coursing: Stretcher bond.
 - Mortar:
 - Type:
 - Joint profile: Flush.
- To be built off Cast in situ reinforced concrete plinth as detailed in the drawings

116 Junction with new walling

- Drawing references: Refer to Drawing Issue Sheet
- Type: Wall starters as clause 328.
- Vertical dpc insertion:

118 Openings in existing walling

- Drawing references: Refer to Drawing Issue Sheet
- Masonry removal:
 - Extent: As drawings.
 - Disposal: Remove from site.
- Completion of openings:
 - Reveals:
 - Masonry: Finish solid walling square and plumb.
 - Lintels:
 - Type: Precast concrete as clause 358.

Products

304 Facing bricks

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: To match existing
- Colour and finish: To match existing
- Unit sizes: 215 x 65 x 103 mm. To match existing
- Durability: Manufacturer's standard.

308 Glass blocks

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Unit sizes: 190x190x80mm

310 Aerated concrete blocks

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 771-4.
- Mean compressive strength (minimum): 2.9 N/mm².
- Unit sizes: 440 x 215 x 100 mm.

316 Mortar

- Standards:
 - Mortars: To BS EN 998-2.
 - Cements:
 - Masonry: To BS EN 413-1.
 - Portland: To BS EN 197-1, type CEM I.
 - Sulfate resisting: To BS EN 197-1.
 - Lime: To BS EN 459-1.
 - Sand: To BS EN 13139.
- Mortar mixes:
 - Class M2: 1:6.5 masonry cement: sand.
- Site batching: Contractor's choice.
- Site mixed additives: Not permitted.

318 General concrete

- Standard: To BS 8500-2.
- Type: Designated concrete GEN1 or Standardized prescribed concrete ST2.

328 Wall starters

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Material: Austenitic stainless steel.
- Type: Manufacturer's standard.

330 Flexible cavity trays

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Polyethylene to BS 6515.

338 Flexible dpcs

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Polyethylene to BS 6515.
- Width: 100 mm.

358 Precast concrete lintels

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 845-2.
- Size: As drawings.

360 Steel lintels

- Manufacturer: Catnic or similar approved
- Product range or reference: CN7A or similar approved
- Standard: To BS EN 845-2.
- Size: As drawings.

Execution

602 External walling parameters

- External walling:
 - Cavity walling above ground:
 - Wall width: To match existing
 - External leaf width: To match existing
 - Internal leaf width: To match existing
- Applicable only where new door openings formed in existing external walls

604 Internal walling parameters

- Internal walling:
 - Solid walling above ground:
 - Wall width: 100 mm.

606 Laying brickwork and blockwork

- General:
 - Mortar joints: Lay units on full bed. Fill vertical joints.
 - Lift heights (maximum):
 - Relative: Not more than 1.2 m above adjacent leaf in cavity walling.
 - Total: Not more than 1.5 m daily.
- Face work:
 - Lowest courses:
 - Coursing: Plumb, with consistent appearance.
 - Built-in components:
 - Cleanliness:
 - Walling units: Keep clean.
 - Cavities: Keep faces, ties and dpcs free from mortar and debris.

616 Laying horizontal dpcs

- Bedding and lapping: Lay on full mortar bed. Lap 100 mm (minimum) at joints and fully lap at angles.
- Width: At least full width of masonry leaf. Do not cover edges of dpc with mortar or project into cavity.
- Overlying construction: Full even bed of mortar to receive next masonry course.
- Overall finished joint thickness: As close to thickness of general walling joints as practicable.
- Ground level dpcs:
 - Level:
 - Joint with damp proof membrane: Continuous and sealed.
- Sill dpcs: In one piece. Turn up at back where the sill is in contact with inner leaf.

620 Laying cavity trays

- Bedding and lapping: Lay on full mortar bed. Lap 100 mm (minimum) at joints and fully lap at angles.
- Overlying construction: Full, even bed of mortar to receive next masonry course.
- Overall finished joint thickness: As close to thickness of general walling joints as practicable.

628 Forming perpend joint weep holes

- Type:
 - Brickwork and blockwork: Proprietary plastics units.
- Locations: Immediately above base of cavity, at cavity trays and stepped dpcs.
- Provision: At 1 m (maximum) centres and at least two over each opening.

638 Forming openings in existing masonry

- Reveals: Finish with staggered half and whole masonry units.
- Head: Cut out 300 mm (minimum) each side of finished opening width for dpc or cavity tray and for bedding lintels.
- Sill or threshold: Cut out 300 mm (minimum) each side of finished opening width for dpc and for bedding sill/ threshold. On completion make good to masonry.
- Additional ties:
- Support of existing work: Make good walling over. Consolidate joint above inserted lintel or masonry with semi-dry mortar.

F1/102 External cavity walling	
F1/112 Internal solid walls	
F1/116 Junction with new walling	
F1/118 Openings in existing walling	
Total for F1 Masonry walling To be carried forward to Tender Summary	

G2 Structural timber and general carpentry

System Outline

106 Timber joist ceiling structure

- Drawing references: 319/01-TEN01 to TEN10 Incl
- Joists:
 - Type: As drawings.
 - Setting out: As drawings.
- Support: Joist hangers to timber, as clause 362, Joist hangers to masonry, as clause 360, Wall Plates as clause 350
- Blocking: Solid timber, as clause 344.
- Binders: Solid timber, as clause 314.

110 Timber common rafter pitched roof structure

- Drawing references: Refer to Drawing Issue Sheet
- Rafters:
 - Type: Solid timber, as clause 318.
 - Setting out: As drawing
- Preservative treatment: As clause 372 to all timber.
- Support: Wall Plates as clause 350
- Restraint:
 - Lateral restraint straps: As clause 366.
- Blocking: Solid timber, as clause 344.
- Hip boards: As clause 322.
- Ridge boards: As clause 324.

118 Timber stud internal partition structure

- Drawing references: Refer to Drawing Issue Sheet
- Sole plates:
 - Type: Solid timber, as clause 342.
 - Fixings and fasteners: Screws, as clause 374.
 - Dpcs: Flexible, as clause 376.
- Studs:
 - Type: Solid timber, as clause 342.
 - Setting out: As clause 610.
 - Fixings and fasteners: Framing anchors, as clause 356.
- Head rails:
 - Type: Solid timber head rails, as clause 342.
 - Fixings and fasteners: Nails, as clause 374.
- Noggings: Solid timber, as clause 346.

130 Structural timber replacement

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: As drawings.
- Type: Ceiling joists, Rafters, Wall Plates
- New timbers:
 - Species: To match existing.
 - Size: To match existing.
 - Strength grade: C24.
 - Fixing: As existing.

Products

308 Composite I beam floor joists

- Manufacturer:
- Product range or reference:
- Certification:
- Web:
- Size:
 - Depth:
 - Flanges:

314 Binders to ceiling joists

- Source: Contractor's choice.
- Type: Regularised Softwood
- Certification: Forestry Stewardship Council (FSC) chain of custody.
- Strength class:
 - Standard: To BS EN 338.
 - Class: C24.
- Size:
 - Binders: To match existing

316 Ceiling joists

- Source: Contractor's choice.
- Type: Regularized softwood.
- Certification: Forestry Stewardship Council (FSC) chain of custody.
- Strength class:
 - Standard: To BS EN 338.
 - Class: C24.
- Size: To match existing

318 Common rafters

- Source: Contractor's choice.
- Type: Regularized softwood.
- Certification: Forestry Stewardship Council (FSC) chain of custody.
- Strength class:
 - Standard: To BS EN 338.
 - Class: C24.
- Size: To match existing

322 Hip boards

- Source: Contractor's choice.
- Type: Regularized softwood.
- Certification: Forestry Stewardship Council (FSC) chain of custody.
- Strength class:
 - Standard: To BS EN 338.
 - Class: C24.
- Size: Replace as necessary to match existing

324 Ridge boards

- Source: Contractor's choice.
- Type: Regularized softwood.
- Certification: Forestry Stewardship Council (FSC) chain of custody.
- Strength class:
 - Standard: To BS EN 338.
 - Class: C24.
- Size: Replace as necessary to match existing

340 Rigid sheet wall sheathing

- Source: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Plywood to BS EN 636, structural use, bonding class 3.
- Certification: Forestry Stewardship Council (FSC) chain of custody.
- Thickness: As drawings.

344 Blocking

- Source: Contractor's choice.
- Type: Regularized softwood.
- Size: As adjacent structural timbers.

346 Noggings

- Source: Contractor's choice.
- Type: Regularized softwood.
- Size: As adjacent structural timbers.

350 Wall plates

- Source: Contractor's choice.
- Type: Sawn softwood.
- Size: As drawings.

357 Sole plate anchors

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Material: Stainless steel.
- Size: To suit connection

362 Joist hangers to timber

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Material: Stainless steel.
- Size: To suit connection.

364 Lateral restraint straps to joists

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Material: Stainless steel.
- Type: To suit connection.
- Size:
 - Section: 30 x 5 mm (minimum).
 - Length: To carry over at least three joists.

370 Vertical restraint straps to wall plates

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Material: Stainless steel.
- Type: To suit connection.
- Size:
 - Section: 30 x 2.5 mm (minimum).
 - Length: 1000 mm (minimum).

372 Preservative treatment

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Treatment regime:
 - Timber for general construction: To Wood Protection Association (WPA) Commodity Specification C8.
 - Timber frame external walls: To Wood Protection Association (WPA) Commodity Specification C9.
- Type: Submit proposal.
- Preservative solution for site application to cut timbers: As recommended for the purpose by main treatment solution manufacturer.

374 Fasteners

- Source: Contractor's choice.
- Nails:
 - Type: Galvanized or sherardized low carbon steel to BS 1202-1 or to BS EN 10230-1.
 - Form: Flat head, annular ring shanked.
 - Shank diameter (minimum): 3.0 mm.
 - Length: To penetrate 38 mm (minimum) into supports.
- Screws:
 - Type: Stainless steel countersunk head wood screws
 - Shank diameter (minimum): Screw gauge 8.
 - Length: To penetrate not less than 38 mm into supporting structure.
 - Plugs for masonry fixings using wood screws: Plastic. Size to match screws.

378 Sundry brackets and straps

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Material: Stainless steel.
- Finish: Self finished.

Execution

602 Setting out floor and ceiling joists

- Ceiling joists:
 - Joist centres: As drawing & to match existing

606 Setting out pitched roof members

- Common rafter roofs:
 - Rafter centres: As drawing & to match existing

612 Fixing timber joists generally

- Standard: In accordance with BS 8103-3.
- Fixing:
 - Joists on hangers:
 - Hangers: Bed directly on, and hard against, supporting construction. Do not use packs. Do not bed on mortar.
 - Joists: Cut to leave 6 mm (maximum) gap at each end. Rebate to lie flush with underside of hangers. Fix to hangers with a nail in every hole.
- Herringbone strutting between joists:
 - Spacing:
 - Joist spans of 2.5–4.5 m: One row at centre span
 - Joist spans over 4.5 m: Two rows equally spaced

614 Fixing common rafters generally

- Standard: In accordance with BS 8103-3.
- Fixing to timber supports: Use framing anchors or skew nail.

630 Work to existing timber structures generally

- Alterations: Minimize removal of existing structure. Maintain stability at all times until specified work is complete.
- Replacement structural members:
 - Quality: At least equivalent to material removed.
 - Sizes: As existing.
 - Fixings: Secure.
- Supported materials and finishes: Make good.

G2/106 Timber joist ceiling structure	
G2/110 Timber common rafter pitched roof structure	
G2/118 Timber stud internal partition structure	



G2/130 Structural timber replacement	
Total for G2 Structural timber and general carpentry To be carried forward to Tender Summary	

H2 Board and sheet external cladding and soffits

System Outline

108 Fascia boards

- Drawing references: Refer to Drawing Issue Sheet
- Bearers:
 - Type:
Timber: Regularized softwood free from decay and insect attack and with no knots wider than half the section width.
Size (minimum): To match existing
 - Fasteners: Nails as Clause 344
- Fascia boards:
 - Type: Softwood as clause 324
 - Treatment: Wood fire retardant as clause 348.
 - Fasteners: Nails as Clause 344

110 Soffit boards

- Drawing references: Refer to Drawing Issue Sheet
- Bearers:
 - Type:
- Soffit boards:
 - Type: As drawings.
 - Treatment: As drawings.
 - Fasteners: Screws as clause 344.
- Eaves ventilation: As drawings.

120 Wood fascias soffits and bargeboards removal

- Drawing references: Refer to Drawing Issue Sheet
- Extent: As drawings.
- Disposal or reuse: Remove from site.

130 Fascia and soffit boards repair

- Drawing references: Refer to Drawing Issue Sheet
- Material for repairs:
 - Fascia: Softwood as clause 324.
 - Fasteners: Nails as clause 344.

Products

324 Softwood fascia boards

- Standard (exposed surfaces): To BS 1186-3.
- Species: To match existing
- Depth: To match existing
- Thickness: To match existing
- Bottom edges: To match existing

328 Rigid sheet soffit boards

- Manufacturer: British Gypsum
- Material: As drawings
- Depth: As drawings.
- Thickness: As drawings.

336 Breather membranes

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: As drawings.

340 Soffit ventilators

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Twist and lock soffit ventilators, free air 10,000 mm²/m.
- Colour: White.

344 Fasteners

- Fasteners for fixing breather membrane:
 - Source: Contractor's choice.
 - Type: Stainless steel staples.
 - Length (minimum): 15 mm.
- Fasteners for fixing battens and bearers:
 - Source: Contractor's choice.
 - Nails:
 - Type: Stainless steel, dimensions to BS 1202-1 or to BS EN 10230-1.
 - Form: Flat head, annular ring shanked.
 - Shank diameter (minimum): 3.0 mm.
 - Length: To penetrate 32 mm (minimum), or full depth if driving into counter battens.
 - Screws:
 - Type: Stainless steel countersunk head wood screws.
 - Shank diameter (minimum): Screw gauge 8
 - Length: To penetrate not less than 32 mm into supporting structure.
- Fasteners for fixing boards and sheets:
 - Source: Contractor's choice.
 - Screws:
 - Type: Stainless steel countersunk head wood screws.
 - Shank diameter (minimum): 4.0 mm.
 - Length: To penetrate 38 mm (minimum) into supports, or full depth if less than 38 mm.

346 Wood preservative treatment

- Manufacturer: Contractor's choice.
- Product range or reference:
- Type: To Wood Protection Association Commodity Specification C8.

348 Wood fire retardant treatment

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: To Wood Protection Association Commodity Specification FR5.

Execution

602 Fixing wood weatherboards, fascia boards, soffit boards and bargeboards

- General: Fix securely to give flat, true surfaces free from undulations, lipping, splits, hammer marks and protruding fasteners.
- Weatherboard orientation:
- Movement: Allow for movement of boards and fixings.
- Heading joints:
- Fasteners:
 - Appearance:
 - Flat head nails: Heads to finish flush with board surface.
 - Lost head and small head nails: Punch below any surfaces that will be seen in the completed work.
 - Screws: Heads to finish flush with board surface.
- Finishing system: Before fixing boards, apply appropriate primer/ base coat sealant to all surfaces. Apply liberally to end grain.

612 Fixing breather membranes

- Installation: Provide a complete barrier to water, snow and wind blown dust. Extend membrane below bottom edge of cladding and into reveals of openings.
- Laps: Horizontal, 100 mm; vertical, 150 mm and staggered.

614 Retreating preservative treated wood

- Surfaces exposed by minor cutting or drilling: Apply two flood coats (minimum) of recommended treatment solution.

616 Removing existing cladding

- General: Carefully remove cladding, battens, underlay, etc. with minimum disturbance to retained components.

H2/108 Fascia boards	
H2/110 Soffit boards	
H2/120 Wood fascias soffits and bargeboards removal	
H2/130 Fascia and soffit boards repair	
Total for H2 Board and sheet external cladding and soffits To be carried forward to Tender Summary	

H6 Slate and tile pitched roof coverings and cladding

System Outline

102 Pitched roof covering

- Drawing references: Refer to Drawing Issue Sheet
- Roofing type: Single lap tiles as clause 308.
- Insulation:
 - Location:
Between rafters: To Match Existing
- Roofing underlay: Breathable as clause 322.
- Battens:
 - Timber: Sawn softwood to BS 5534, clause 4.11.
 - Size (minimum): 19 x 50 mm.
 - Pretreatment: To Wood Protection Association Commodity Specification C8.
- Hips: Hip tiles and hip irons as clauses 310 and 312.
- Ridges: Ridge tiles as clause 314.
- Ventilation: As drawings.

106 Roof coverings removal

- Drawing references: Refer to Drawing Issue Sheet
- Roof covering: Single lap tiles.
- Extent: As drawings.
- Disposal or reuse:
 - Ridge and hip tiles: Set aside for reuse.
 - Roofing units: Set aside for reuse.
 - Battens and counterbattens: Remove from site.
 - Roofing underlay: Remove from site.
 - Insulation: To remain in position and replace fire damaged insulation boards as necessary

Products

308 Single lap tiles

- Manufacturer: To match existing
- Product range or reference: To match existing
- Type: Concrete, to BS EN 490.
- Profile: As existing.
- Colour: As existing

314 Ridge tiles

- Manufacturer: To match existing
- Product range or reference: To match existing
- Type: Concrete.
- Profile: Plain end. Round, To match existing
- Colour: To match existing

322 Breathable underlay

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Agrément certified.

336 PIR board insulation

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: PIR boards to, Agrément certified.
- Thickness: To match existing

350 Fasteners

- Nails for slate or tile fixing:
 - Source: Contractor's choice.
 - Type: Stainless steel nails. Dimensions as BS EN 10230-1.
 - Size: As recommended by slate/ tile manufacturer.
- Nails for batten fixing:
 - Source: Contractor's choice.
 - Type: Galvanized or sherardized low carbon steel to BS 1202-1 or to BS EN 10230-1.
 - Size: To drive not less than 38 mm into supporting structure or to full depth if driving into counter battens.

Execution

602 Programme

- Timing: Make roofing and/ or cladding sound and weathertight at earliest opportunity.

604 Setting out slates and tiles generally

- General: Set out to true lines and regular appearance. Lay units with 5 mm (maximum) gapped butt joints. Align tails.

608 Fixing battens and counter battens

- Length (minimum): 1.2 m.
- Setting out:
 - Alignment: In straight lines. Set out counter battens over rafters or (for cladding) studs where available.
 - Joints: Staggered on supports.

610 Fixing roof insulation

- Insulation fitted between rafters: Fit neatly with no gaps. Use fasteners where necessary to prevent slumping.
- Insulation fitted over rafters as sarking: Fit neatly with no gaps. Secure with counter battens.

612 Laying underlay

- Support at eaves: Softwood tilting fillet, preservative treated, or 9 mm external quality plywood fixed on tilt to drain to gutter, or purpose made underlay carrier. Dress underlay or underlay carrier to form drip into gutter.
- Installation at bedded verges:
 - Verge with bedded undercloak at gable wall: Carry underlay 50 mm onto outer leaf of wall and bed on mortar.
 - Verge with nailed undercloak over bargeboard: Carry underlay over full width of verge.
- Installation at hips: Lay underlay courses over hip. Overlap 150 mm (minimum).
- Installation at unventilated ridge: Lay underlay courses over ridge. Overlap 100 mm (minimum).
- Installation at ventilated ridge: Lay underlay courses to provide an air gap at apex.
- Installation at metal valley gutter: Cut underlay over tilting fillets to lap onto metal valley. Do not lay under metal.

622 Fixing ridge tiles <ul style="list-style-type: none"> • Ventilated (dry-fix) ridges: As manufacturer's fixing specification. • Unventilated (mortar bedded) ridges: <ul style="list-style-type: none"> - Ridge tiles: Bed in mortar, continuous to edges and solid to joints. - Ridge tiles at masonry supports or abutments: Where masonry walls support or abut ridge, secure ridge tiles within 900 mm of such walls with nails/ wire ties or screws. - Gable end tiles: Fill ends with mortar finished flush. 	
H6/102 Pitched roof covering	
H6/106 Roof coverings removal	
Total for H6 Slate and tile pitched roof coverings and cladding To be carried forward to Tender Summary	

K1 Wood internal flooring, linings and trim

System Outline

114 Softwood board ceiling linings

- Drawing references: Refer to Drawing Issue Sheet
- Treatment to boards: Redecorate as necessary

Products

316 Softwood lining boards

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS 1186-3.
- Species: Softwood.
- Profile: To match existing
- Size: To match existing
- Replace fire damaged Architraves/trims to roof lights and doors as necessary

334 Softwood architraves

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS 1186-3.
- Species: Softwood.
- Profile: To match existing
- Size: To match existing

340 Acoustic insulation for flooring

- Manufacturer:
- Product range or reference:
- Type:

356 Fasteners for board and sheet linings

- Source: Contractor's choice.
- Nails:
 - Type: Stainless steel nails. Dimensions as BS 1202-1 or BS EN 10230-1.
 - Form: Lost head, annular ring shanked.
 - Shank (minimum): 3.0 mm.
 - Length: To penetrate 32 mm (minimum), or full depth if less than 32 mm.

360 Wood preservative treatment

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: To Wood Protection Association (WPA) Commodity Specification C8.

362 Wood fire retardant treatment

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: To Wood Protection Association (WPA) Commodity Specification FR1.

Execution

602 Priming and sealing concealed surfaces

- Surfaces of linings and trim inaccessible after installation: Prime or seal before fixing components.

616 Fixing wood board linings to walls and ceilings

- Fixing to studs or joists: Two fasteners to each board at each stud or joist.

K1/114 Softwood board ceiling linings



<p>Total for K1 Wood internal flooring, linings and trim To be carried forward to Tender Summary</p>	
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L2 Doors and frames

System Outline

102 Main external entrance doors

- Drawing references: Refer to Drawing Issue Sheet
- Doors: Steel doors as clause 306.
- Frames: Included.
- Thresholds: Included.
- Hardware: Included.
- Fasteners: Included.

104 Secondary external doors

- Drawing references: Refer to Drawing Issue Sheet
- Doors: PVC-U doorsets as clause 302.
- Frames: Included.
- Thresholds: Weather strip as clause 316.
- Hardware: Included.
- Fasteners: Frame cramps as clause 334.

112 External door and frame refurbishment

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: Clean down & prepare
- Hardware: Clean and refix existing hardware.

116 External door and frame removal

- Drawing references: Refer to Drawing Issue Sheet
- Locations: As drawings.
- Disposal or reuse:
 - Doors: Remove from site.
 - Frames: Remove from site.

Products

302 PVC-U external doorsets

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type:
 - Doors: Panelled to match existing
 - Frames: Outward opening.
- Security: Agrément (BBA) certified.
- Sizes: As drawings to match existing
- Colour: White.
- Hardware: Factory fitted.

306 Steel external doors

- Manufacturer: Wessex Industrial Doors or Similar Approved
- Product range or reference: Single Hinged Security Doors
- Material: Manufacturer's standard.
- Sizes: As drawings.
- Finish as delivered: Manufacturer's standard.
- Hardware: Factory fitted.

334 Frame cramps

- Manufacturer: Contractor's choice.
- Product reference: Contractor's choice.
- Material: Stainless steel.
- Size: 150 mm.

336 Frame sealant

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Silicone.
- Colour: White.

340 Jamb and head weather strips

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Elastomeric wiper strips, push-in.

Execution

602 Priming and sealing concealed surfaces

- Surfaces of wood frames inaccessible after installation: Prime or seal before fixing components.

604 Fixing door frames

- Position of fasteners: Not more than 150 mm from ends of each jamb, adjacent to each hanging point and at 600 mm (maximum) centres.
- Fire resisting frames: Fill gap between back of frame and reveal with plaster.

System Completion

802 Testing

- Hardware: Check, adjust and lubricate all hinges, operators and openers. Ensure correct operation.

L2/102 Main external entrance doors	
L2/104 Secondary external doors	
L2/112 External door and frame refurbishment	
L2/116 External door and frame removal	
Total for L2 Doors and frames To be carried forward to Tender Summary	

M1 Plastering, rendering and screeding

System Outline

104 Plasterboard backings to ceilings

- Drawing references: Refer to Drawing Issue Sheet
- Insulation between joists: Cellulose as clause 344.
- Plasterboard:
 - Type: Vapour check as clause 306.
 - Fasteners: Screws as clause 314.

110 Gypsum plaster coatings to plasterboard backings

- Drawing references: Refer to Drawing Issue Sheet
- Beads and stops: Internal plaster beads as clause 326.
- Gypsum undercoat plaster: Single coat as clause 320.
- Gypsum finish plaster: As clause 324.

112 Gypsum plaster coatings to masonry

- Drawing references: Refer to Drawing Issue Sheet
- Beads and stops: Internal plaster beads as clause 326.
- Gypsum undercoat plaster: Single coat as clause 320.
- Gypsum finish plaster: As clause 324.
- Repairs to existing walls only where damaged by Fire

Products

306 Vapour check plasterboards

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 520.
- Thickness: 12.5 mm.
- Edges: Square.

314 Fasteners

- Source: Contractor's choice.
- Fasteners for plasterboard backings:
 - Screws:
 - Form: Drywall screws.
 - Shank diameter (minimum): 3.5 mm.
 - Length (minimum): 25 mm.

316 Gypsum bonding undercoat plaster

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 13279-1.

318 Gypsum browning undercoat plaster

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 13279-1.

320 Gypsum single coat plaster

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 13279-1.

324 Gypsum finish plaster

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: Finish plaster to BS EN 13279-1.
- Thickness: Contractor's choice.

326 Plaster beads

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 13658-1.
- Material: Stainless steel.

328 Thin coat plaster beads

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 13658-1.
- Material: Stainless steel.

344 Cellulose insulation to joists or studs

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Certification: Agrément certified.
- Thickness: To match existing

Execution

602 Fixing plasterboard generally

- Joint widths (maximum): 3 mm.
- End joints: Stagger between rows.
- Two layer boarding: Stagger joints between layers.

606 Fitting insulation between studs or joists

- Batts, boards or slabs: Butt.
- Quilts or rolls: Fasten to prevent slumping.

608 Fixing plasterboard backings

- Joints and angles: Apply joint reinforcement tape except where coincident with metal beads.
- Fixing centres (maximum):
 - Screws to partition and wall boards: 300 mm. Reduce to 200 mm at external angles.
 - Screws to ceiling boards: 230 mm.
- Position of nails and screws from edges of boards (minimum):
 - Bound edges: 10 mm.
 - Cut or unbound edges: 13 mm.
- Position of nails and screws from edges of supports (minimum): 6 mm.
- Nail and screw heads: Set below surface. Do not break paper or gypsum core.
- Sealing gaps and air paths:
 - Sealing: Apply manufacturer approved gap sealant to perimeter abutments and around openings as a continuous bead with no gaps.
 - Gaps between floor and underside of plasterboard: After sealing, fill with joint compound.

612 Fixing plaster beads and stops

- Location: At all external angles and stop ends.
- Fixing: Fix securely and true to line and level.

614 Applying plaster undercoats

- General: Apply coatings firmly and achieve good adhesion.
- Thickness: Contractor's choice.
- Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing. Finish to a true plane, with walls and reveals plumb and square.
- Drying out: Prevent excessively rapid or localized drying out.
- Keying undercoats: Cross scratch plaster coatings. Do not penetrate undercoat.

<p>616 Applying single coat plaster</p> <ul style="list-style-type: none"> • General: Apply firmly and achieve good adhesion. • Thickness: Contractor's choice. • Appearance of finished surfaces: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. Finish to a true plane, with walls and reveals plumb and square. • Drying out: Prevent excessively rapid or localized drying out. <p>618 Applying plaster finish</p> <ul style="list-style-type: none"> • Thickness: 2–3 mm. • Appearance of finished surfaces: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. <p>620 Fixing render beads and stops</p> <ul style="list-style-type: none"> • Location: External angles and stop ends. • Fixing: Mechanically fix securely and true to line and level. <p>644 Removing damaged plaster</p> <ul style="list-style-type: none"> • Extent: Remove, except where damage limited to surface defects. Cut back to a square, sound edge. • Mortar joints: Rake out. <p>646 Removing damaged render</p> <ul style="list-style-type: none"> • Extent: • Cracks wider than hairline: Cut out to a width of 75 mm (minimum). • Mortar joints: Rake out. 	
M1/104 Plasterboard backings to ceilings	
M1/110 Gypsum plaster coatings to plasterboard backings	
M1/112 Gypsum plaster coatings to masonry	
Total for M1 Plastering, rendering and screeding To be carried forward to Tender Summary	

M4 Sheet and tile internal finishes

System Outline

110 Rigid tiling to walls

- Drawing references: Refer to Drawing Issue Sheet
- Backing: Not required.
- Rigid tiling: Ceramic as clause 336.
- Fixing: Bedding adhesive as clause 354.
- Grouting: As clause 358.
- Tile trims: Plastics corner trim as clause 350 Plastic edge trim as clause 352

Products

336 Ceramic tiles for walls

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type:
 - Standard: To BS EN 14411.
 - Water absorption (maximum): 3%.
- Size: 150 x 150 mm.
- Thickness: Manufacturer's standard.
- Colour and pattern: To be agreed with employer

354 Tile bedding adhesive

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: As recommended by tile manufacturer.

358 Tile grout

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: Polymer modified water and frost resistant cement base grout.
- Colour: White.

Execution

602 Minimum drying times for substrates before application of coverings

- Walls:
 - Brickwork or blockwork: 6 weeks.
 - Gypsum plaster: 4 weeks.
 - Render: 2 weeks.
- Floors:
 - Concrete slabs: 6 weeks.
 - Cementitious screeds: 3 weeks.

604 Preparation

- Substrates generally:
 - Dirt and other loose material: Remove and make good with materials compatible with substrate.
 - Deposits of oil, grease and other materials incompatible with the bedding: Remove.
 - Tiled, painted and other nonporous surfaces: Clean.
 - Wet substrates: Dry before tiling.
 - Paint with unsatisfactory adhesion: Remove.
 - Plaster which is loose, soft, friable, badly cracked, affected by efflorescence: Remove. Cut back to straight horizontal and vertical edges, slightly undercut. Make good with plaster or non-shrinking filler.

606 Setting out floor and wall tiling

- Joints:
 - General alignment: True to line, continuous and without steps.
 - Floor joints: Parallel to main axis of space.
 - Wall joints: Maintain alignment around corners.
- Cut tiles: Minimize number, maximize size and locate unobtrusively.
- Cutting: Neat and accurate.
- Waste: Retain suitable covering material for patching. On completion, hand over to Employer.

610 Rigid floor and wall tiling

- Fixing:
 - Dry areas (ribbed bedding): As tile manufacturer's recommendations.
 - Final appearance: Before bedding material sets, adjust tiles to give true, regular appearance to tiles and joints.
 - Surplus bedding: Clean from joints and faces of tiles.
- Permissible deviations from flatness (maximum): 3 mm from underside of a 2 m straightedge.
- Grouting:
 - Sequence: Grout when adhesive has set sufficiently to prevent disturbance to tiles.
 - Joints: 6 mm deep (or depth of tile if less). Free from dust and debris.
 - Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.

M4/110 Rigid tiling to walls

Total for M4 Sheet and tile internal finishes
 To be carried forward to Tender Summary

M6 Painting, staining and varnishing

System Outline

102 Coating systems to plastered walls

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: As clause 604.
- Priming and sealing: As coating manufacturer's recommendations.
- Coating systems: Eggshell paint as clause 302.

104 Coating systems to plastered ceilings

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: As clause 604.
- Priming and sealing: As coating manufacturer's recommendations.
- Coating systems: Emulsion paint as clause 304.

110 Coating systems to wood trim

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: As coating manufacturer's recommendations.
- Priming and sealing: As coating manufacturer's recommendations.
- Coating systems: Gloss paint as clause 314.

112 Coating systems to internal doors and frames

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: As coating manufacturer's recommendations.
- Priming and sealing: As coating manufacturer's recommendations.
- Coating systems:
 - Doors: Gloss paint as clause 314.
 - Frames and architraves: Gloss paint as clause 314.

116 Coating systems to external doors and frames

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: As coating manufacturer's recommendations.
- Priming and sealing: As coating manufacturer's recommendations.
- Coating systems:
 - External doors: Exterior gloss paint as clause 306.
 - External door frames:

120 Coating systems to fascias and bargeboards

- Drawing references: Refer to Drawing Issue Sheet
- Preparation: As coating manufacturer's recommendations.
- Priming and sealing: As coating manufacturer's recommendations.
- Coating systems: Exterior gloss paint as clause 306.

122 Coating systems to gutters and downpipes

- Drawing references: Refer to Drawing Issue Sheet
- Aluminium Self Finished Gutters & Downpipes

Products

302 Eggshell paint

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Coats: Two.
- Colour: To match existing

304 Emulsion paint

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Coats: Two.
- Colour: To match existing

306 Exterior gloss paint

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Undercoats:
 - Coats: As coating manufacturer's recommendations.
 - Colour: To be agreed with employer
- Topcoats:
 - Coats: As coating manufacturer's recommendations.
 - Colour: To be agreed with employer

314 Gloss paint

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Undercoats:
 - Coats: As coating manufacturer's recommendations.
 - Colour: To be agreed with employer
- Topcoats:
 - Coats: As coating manufacturer's recommendations.
 - Colour: To be agreed with employer

318 Varnish

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Coats: As coating manufacturer's recommendations.
- Colour: To be agreed with employer
- Finish: Satin.

320 Preparation materials

- Biocides:
 - Source: Contractor's choice.
 - Type: Surface biocide.
 - Certification: HSE authorized biocide or non-agricultural pesticide.
- Primers:
 - Source:
 - Non-resinous wood: To BS 7956.
 - Resinous wood: Aluminium primers to BS 4756.

Execution

602 Minimum drying times for substrates before application of coatings

- Walls:
 - Brickwork or blockwork: 6 weeks.
 - Gypsum plaster: 4 weeks.
 - Render: 2 weeks.
- Floors:
 - Concrete slabs: 6 weeks.
 - Cementitious screeds: 3 weeks.

604 Preparation for coatings

- Preparation: In accordance with BS 6150.
- Substrates: Sufficiently dry in depth to suit coating.
- Efflorescence salts, dirt, grease, oil, corrosion, loose and flaking material: Remove.
- Surface irregularities (including plaster nibs, trowel marks and splashes): Abrade to a smooth finish. Lightly round arrises.
- Joints, cracks, holes and other depressions: Fill with stoppers or fillers. Abrade to a smooth finish. Remove residues.
- Existing fixtures, fittings and ironmongery: Remove before commencing work. Refurbish as necessary, refit when decoration is dry.
- Doors and windows: Ease if necessary before coating. Prime resulting bare areas.
- Wood resinous areas and knots: Apply two coats of knotting.

606 Applying coatings

- Application generally: In accordance with BS 6150.
- Priming coats:
 - Application: Apply as soon as possible on same day as preparation is completed.
 - Concealed joinery surfaces: After initial priming, apply additional coats to surfaces that will be concealed when component is fixed in place.
 - To putty glazing: Seal putty with oil based primer within 21 days of application. Extend finishing coats onto glass up to sight line.
 - Bead glazing to coated timber: Apply first two coats to rebates and beads before glazing.
- Topcoats: Even, smooth and of uniform colour. Free from brush marks, sags, runs and other defects. Cut in neatly.

M6/102 Coating systems to plastered walls	
M6/104 Coating systems to plastered ceilings	
M6/110 Coating systems to wood trim	
M6/112 Coating systems to internal doors and frames	
M6/116 Coating systems to external doors and frames	
M6/120 Coating systems to fascias and bargeboards	
M6/122 Coating systems to gutters and downpipes	
Total for M6 Painting, staining and varnishing To be carried forward to Tender Summary	

N1 Appliances and fittings

System Outline

108 Kitchen units, worktops and sinks

- Drawing references: Refer to Drawing Issue Sheet
- Floor mounted units:
 - Perimeter base units: As clause 314.
- Wall mounted units: As clause 318.
- Sinks:
 - Type:
 - Integral with worktop on delivery: As drawings.
 - Worktop: As clause 322.
 - Taps: As clause 324.
- Worktops: As drawings.

128 Kitchen furniture and fittings removal

- Drawing references: Refer to Drawing Schedule
- Locations: As drawings.
- Disposal: Remove from site.
- Surfaces affected: Make good after removal.

Products

314 Perimeter base units

- Manufacturer: Howden's Joinery
- Product range or reference: Gloss white Integrated handle
- Layout: As drawings.
- Doors: As drawings.
- Colour and finish: As drawings.
- Storage options: As drawings.

318 Wall units

- Manufacturer: Howden's Joinery
- Product range or reference: Gloss white Integrated handle
- Layout: As drawings.
- Doors: As drawings.
- Colour and finish: As drawings.
- Storage options: As drawings.

322 Worktop sinks

- Manufacturer: Howden's Joinery
- Product range or reference: Lamomna Windemere
- Material: Stainless steel.
- Type: Inset.
- Bowls: One and a half.
- Size: As drawings.
- Colour: Self coloured.
- Sink waste: As drawings.

324 Sink taps

- Manufacturer: Howden's Joinery
- Product range or reference: Lamona Brushed Steel Effect Garda swan neck momobloc
- Material or finish: Chrome plated.
- Type: Pillar.
- Colour: Self coloured.

326 Laminate worktops

- Manufacturer: Howden's Joinery
- Product range or reference: To be agreed with employer
- Material or finish: Laminate faced and edged particleboard.
- Edge detail: Post-formed.
- Thickness: 35 mm.
- Colour: To be agreed with employer
- Accessories: Colour matched aluminium edgings & jointing strips.

Execution

602 Installing kitchen furniture and fittings

- Assembly and fixing: Generally level and plumb. Surfaces designed to fall to drain as intended.
 - Units and worktops: Well fitting, stable and secure. Generally level and plumb.
 - Sinks: Surfaces designed to fall to drain as intended.
- Fasteners: Nonferrous or stainless steel.
- Supply and discharge pipework: Fix before sinks or appliances.
- Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes being jointed or bedded.

N1/108 Kitchen units, worktops and sinks	
N1/128 Kitchen furniture and fittings removal	
Total for N1 Appliances and fittings To be carried forward to Tender Summary	

Q1 Hard Landscaping

System Outline

110 Brick, flag and slab mortar bedded pavings

- Drawing references: Refer to Drawing Issue Sheet
- Substrate:
 - Formation levels: As drawings.
 - Sub-bases:
 - Type: As drawings.
 - Placement: As drawings.
- Paving:
 - Type: Concrete flags as clause 324.
 - Placement: As drawings.

148 Paving removal

- Drawing references: Refer to Drawing Issue Sheet
- Extent: As drawings.
- Disposal: Remove from site.

Products

324 Concrete flags

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 1339.
- Size: To match existing
- Colour: To match existing

Execution

618 Laying pavings generally

- Cutting units: Cut neatly and accurately without spalling. Form neat junctions.
- Laying generally:
 - Preparation: Remove loose material, rubbish and standing water.
 - Lines and levels of finished surface: Smooth and even with falls to prevent ponding.
- All new paving is to match & line with the existing

626 Laying mortar bedded brick, flag or slab paving

- Laying units:
 - Laying: Lay units on 25 mm (minimum) semi-dry full mortar bed.
 - Condition: Firm so that rocking or subsidence does not occur or develop.
 - Appearance: Even and regular with even joint widths and free of mortar and sand stains.
- Protection from traffic: After laying keep free from pedestrian traffic for four days (minimum).
- Dry mortar joints:
 - Execution: When paving is dry and rain is not expected.
 - Jointing: Brush dry mortar into joints and ram firmly home until joints are filled solid and flush. Brush off residue. Allow joints to hydrate naturally.
 - Protection: After filling joints, protect from rain for three days (minimum).
- Deviations (maximum):
 - Finished surface generally: ± 6 mm.
 - Level adjacent to gullies and manholes: +6 to +10 mm.
 - Level adjacent to drainage channels and tops of kerbs: +3 to +6 mm.

Q1/110 Brick, flag and slab mortar bedded pavings

Q1/148 Paving removal	
Total for Q1 Hard Landscaping To be carried forward to Tender Summary	

R1 Above and below ground drainage

System Outline

102 Eaves rainwater drainage

- Drawing references: Refer to Drawing Issue Sheet
- Guttering:
 - Eaves gutters: Aluminium as clause 302
 - Gutter accessories: Gutter Brackets as recommended by the gutter manufacturer
- Downpipes:
 - External downpipes: Aluminium as clause 308.
 - Pipe accessories: Pipe Brackets as recommended by the gutter manufacturer

134 Gutter and downpipe removal

- Drawing references: Refer to Drawing Issue Sheet
- Locations: As drawings.
- Disposal or reuse:
 - Gutters: Remove from site.
 - Pipework: Remove from site.

136 Gutter and downpipe repair

- Drawing references: Refer to Drawing Issue Sheet
- Locations: As drawings.
- Materials for repairs:
 - Gutters: Aluminium as clause 302.
 - Downpipes: Aluminium as clause 308.
 - Brackets and clips: Refix existing, supplemented with matching new material to complete the work.

138 Sanitary pipework removal

- Drawing references: Refer to Drawing Issue Sheet
- Locations: As drawings.
- Disposal or reuse:
 - Branch discharge pipes: Remove from site.
 - Traps: Set aside for reuse.
 - Discharge stacks: Remove from site.

140 Sanitary pipework repair

- Drawing references: Refer to Drawing Issue Sheet
- Locations: As drawings.
- Materials for repairs:
 - Traps: Refix existing, supplemented with matching new components to complete the work.
 - Branch discharge pipework: Internal branch discharge pipes as clause 332.
 - Discharge stacks: External as clause 342 & Internal as clause 340
 - Clips: Refix existing, supplemented with matching new components to complete the work.

Products

302 Aluminium eaves gutters

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Certification: Agrément certified.
- Type: Cast.
- Profile: To match existing
- Size (nominal): To match existing
- Colour or finish as delivered: To match existing
- Brackets: Fascia.
- Fittings: Connectors, outlets, unions, gaskets and sealant as required to complete the gutter system.
- Accessories: Leaf guards.

308 Aluminium external downpipes

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Certification: Agrément certified.
- Type: Extruded.
- Size (nominal): To match existing
- Colour or finish as delivered: To match existing
- Clips and holderbatts: Pipe clips.
- Fittings: Bends, branches, hoppers, offsets and shoes as required to complete the downpipe system.

324 Bottle traps

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS EN 274-1.
- Material: Plastics.
- Size: To match existing
- Seal depth: 75 mm.
- Colour: White.

332 Internal branch discharge pipes

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: PVC-U to BS EN 1329-1.
- Size: As drawings.
- Colour: White.

340 Internal discharge stacks

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Type: PVC-U to BS EN 1329-1, Kitemarked.
- Size: DN 110.
- Colour: Grey.

Execution

602 Layout and installation of rainwater drainage generally

- Standard: In accordance with BS EN 12056-3, Annex NE.
- Execution generally: Lay rainwater goods to discharge rainwater completely, without ponding, leakage or noise nuisance.
- Allowance for thermal and building movement: Provide. Maintain clearance as fixing and jointing proceeds.

604 Installing gutters

- Gutters laid to fall:
 - Setting out: Set out gutters to true line and even gradient to prevent ponding or backfall. Position high points of gutters as close as practicable to the roof and low points not more than 50 mm below the roof.
 - Joints: In direction of fall. Seal to make watertight.
- Gutters laid level:
 - Setting out: Level and as close as practicable to roof.
 - Joints: Seal to make watertight.
- Bracket centres: At all joints and sufficient to prevent sag and ponding between joints.

606 Fixing rainwater pipework

- Fixing: Fix securely, plumb and/or true to line with additional supports as necessary to support pipe collars, particularly at changes in direction.

608 Repairing gutters and pipework

- Preparation: Take down affected gutters/ downpipes and brackets.
- Existing: As drawings.
- Replacement units:
 - New units: Direct replacement from same manufacturer, or matching replacement part to appropriate Standard. Submit samples.
 - Secondhand units: Sound units to match existing. Submit samples.
 - Re-fixing and testing: As new work.

610 Installing sanitary pipework generally

- Standards: To BS EN 12056-2 and to BS EN 12056-5.
- Drainage from appliances: Quick, quiet and complete, without blockage, backfall, leakage, noise nuisance or risk to health.
- Access: Provide access fittings in convenient locations to permit cleaning and testing of pipework.

612 Securing discharge stack pipes

- Support: Fix at or just below socket collar or coupling. Provide additional support as necessary at junctions and changes in direction.

System Completion

802 Testing sanitary pipework

- England: Carry out air tightness test as Approved Document H, part H1, clauses 1.38 and 1.39.
- Wales: Carry out air tightness test as Approved Document H, part H1, clauses 1.38 and 1.39.
- Northern Ireland: Carry out water tightness test as Technical Booklet N.
- Scotland: Test in accordance with National Annex NG of BS EN 12056-2.

804 Testing foul and surface water drainage pipework

- England: As Approved Document H, part H1, clause 2.60 (air test) or clause 2.61 (water test).
- Wales: As Approved Document H, part H1, clause 2.60 (air test) or clause 2.61 (water test).
- Northern Ireland: As Technical Booklet N.
- Scotland: In accordance with BS EN 1610.

806 Testing manholes and inspection chambers

- Exfiltration: To BS EN 1610, method W.
- Infiltration: No identifiable flow of water penetrating chamber.

808 Cleaning below ground drainage systems

- Cleaning: Flush out the whole installation and remove silt and debris immediately before handing over.

R1/102 Eaves rainwater drainage	
R1/134 Gutter and downpipe removal	
R1/136 Gutter and downpipe repair	
R1/138 Sanitary pipework removal	
R1/140 Sanitary pipework repair	
Total for R1 Above and below ground drainage To be carried forward to Tender Summary	

S9 Hot and cold water systems

System Outline

102 Incoming water supply

- Existing supply unaffected by fire or reinstatement works

Products

302 Copper pipelines

- Source: Contractor's choice.
- Copper pipes for general use: To BS EN 1057, Kitemarked.
- Sizes: To match existing

318 Electric instantaneous water heaters

- Reuse existing water heater for existing kitchen Sink to supply new Kitchen Sink

Execution

602 Incoming water supply design

- Existing unchanged

604 Water distribution design

- Standards: To BS EN 806-2 and BS EN 806-3.
- Existing Unchanged

608 Fixing insulation generally

- Pipeline insulation: Fix securely and neatly. Make continuous over fittings and at supports. Leave no gaps. Locate split on 'blind' side of pipeline.
- Cistern insulation: Fix securely and neatly. Make continuous over fittings and at supports. Leave no gaps. Insulate underside of cisterns where exposed in unheated spaces.

System Completion

802 Water supply and distribution completion and testing

- Flushing, filling and disinfection:
 - Standard: To BS 6700.
- Testing:
 - Standard: To BS 6700.
 - Notice (minimum): Three days.
- Commissioning: To BS 6700.

S9/102 Incoming water supply

Total for S9 Hot and cold water systems
 To be carried forward to Tender Summary

V9 Electrical systems

System Outline

102 Electrical supply

- Drawing references: Refer to Drawing Issue Sheet
- Incoming supply location: As drawings.
- Phase: Single.
- Voltage: 230 V.
- Source: Local electricity distributor.
- Existing supply unaffected by the Fire

104 Electrical distribution

- Drawing references: Refer to Drawing Issue Sheet
- Existing Distribution systems unaffected by the Fire

118 Electrical accessory replacement

- Drawing references: Refer to Drawing Issue Sheet
- Removing electrical accessories:
 - Extent: Electrical accessories only.
 - Disposal: Remove from site.
- New or reused accessories: As clause 310.
- Only those items damaged by the Fire or Emergency Services

Products

304 PVC conduits and fittings

- Manufacturer: Contractor's choice.
- Product range or reference: Contractor's choice.
- Standard: To BS 4607-5 or to BS EN 61386-1 and BS EN 61386-21
- Diameter: To match existing
- Only those items damaged by the Fire or Emergency Services

308 Electrical cables

- Source: Contractor's choice.
- Standard: PVC insulated and sheathed cables to BS 6004.
- Third party certification: British Approvals Service for Cables (BASEC) certified.
- Sizes: To match existing
- Only those items damaged by the Fire or Emergency Services

Execution

602 Completing the design of the electrical installation

- Standards: In accordance with BS 7671 and the requirements of the electricity distributor.
- Design: Complete the design and detailing of the electrical installation.
- Proposals: Submit drawings, technical information, calculations and manufacturers' literature.

614 Electrical installation generally

- Standard: In accordance with BS 7671.
- Equipment: Install electrical supplies to equipment requiring power.

616 Installing electrical cable

- Cables routes generally: Position vertically or horizontally in line with equipment served, and parallel with building lines. Dress cables flat, free from twists, kinks and strain. Allow 150 mm (minimum) clearance from other services running parallel. Place cables below heating pipes where running parallel.
- Installation: Install neatly and securely. Conceal wherever possible.
- Timing: Do not start internal cabling until building enclosure provides permanently dry conditions.
- Cables passing through walls: Sleeve with conduit or pipeduct. Bush at both ends.
- Jointing: At equipment and terminal fittings only. Take sheathing of cables into accessory boxes and equipment and protect against abrasion with grommets.

618 Installing electrical conduits and fittings

- Cables routes generally: Position vertically or horizontally in line with equipment served, and parallel with building lines. Locate where accessible.
- Fixing: Fix securely. Fix boxes independently of conduit.
- Jointing: Minimize number of joints. Remove burrs. Plug during building works.
- Changes of direction: Use machine-formed bends, junction boxes and proprietary components. Do not use elbows or tees. Alternatively, use conduit boxes.
- Connections to boxes, trunking, equipment and accessories: Screwed couplings, adaptors, connectors and glands, with rubber bushes at open ends. Provide earthing coupling/ male brass bush and protective conductor at conduit connections to boxes and items of equipment, other than those with threaded entries.

620 Installing electrical accessories and equipment

- Location: Coordinate with other wall or ceiling mounted equipment.
- Positioning: Place accurately and square to vertical and horizontal axes.

System Completion

802 Completion and testing of electrical installations

- Standard: In accordance with BS 7671.
- Notice before commencing tests (minimum): 24 hours.
- Labels and signs: Fix securely before system is tested.

804 Completion and testing of television distribution systems

- Standard: To BS EN 60728-1.

806 Completion and testing of fire detection and alarm systems

- Standard: In accordance with BS 5839-6.

808 Completion and testing of intrusion and hold-up alarm systems

- Standard: To DD CLC/TS 50131-7.

V9/102 Electrical supply	
V9/104 Electrical distribution	
V9/118 Electrical accessory replacement	
Total for V9 Electrical systems To be carried forward to Tender Summary	

Tender Summary	£
A9 General requirements	
D2 Site preparation	
F1 Masonry walling	
G2 Structural timber and general carpentry	
H2 Board and sheet external cladding and soffits	
H6 Slate and tile pitched roof coverings and cladding	
K1 Wood internal flooring, linings and trim	
L2 Doors and frames	
M1 Plastering, rendering and screeding	
M4 Sheet and tile internal finishes	
M6 Painting, staining and varnishing	
N1 Appliances and fittings	
Q1 Hard Landscaping	
R1 Above and below ground drainage	
S9 Hot and cold water systems	
V9 Electrical systems	
Total £	
Contractor's assessment of VAT £	
Grand total £	
<p>Signed _____</p> <p>For and on behalf of _____</p> <p>Date _____</p>	