



SPECIFICATION

FOR

FRONT AND REAR DOOR REPLACEMENT

ALLIANCE HOMES PROPERTY CARE
HARBOUR COURT
SERBERT ROAD
PORTISHEAD
NORTH SOMERSET
BS20 7GF

January 2016 (Revision D)

GENERALLY

The works are to be carried out to occupied dwellings. Comply at all times with the requirements set out in the preliminaries; include for all necessary protection to floor coverings, furniture and the like.

Disconnect all tenants' fittings including doorbells, lights, entry systems etc. as required to carry out the work. At completion re-fixing in position and re-connect to services.

Where a door-set is removed, the new assembly must be installed and left in full working order before the end of the same day. No un-fixed door-set assemblies are to be left on site over night.

Carefully take down and set aside curtains, net curtains, roller and Venetian blinds, tracks and the like; re-fix on completion work.

To minimise movement of dust and dirt between rooms allow to temporarily seal or cover doors as appropriate during 'dirty' work and use 'dustless' drilling and cutting tools.

TERMS AND ABBREVIATIONS

AH	Alliance Homes.
CA	Contract Administrator – representative of Alliance Homes.
Removal	Dispose of all unwanted materials, packaging etc off site to a licensed facility.
Making good	Making good structure, coverings and finishes to floors walls and ceilings following removal of items.
Disconnecting	Isolate electric, gas, water, telephone, television, soil, waste and extract connections; making safe with temporary caps and isolators.
Reconnecting	Connecting electric, gas, water, telephone, television, soil, waste and extract services; removing temporary caps and isolators; making good
Setting aside	Carefully disconnecting, removal from structure, setting aside in safe and protected position for later re-use.
Re-fixing	Fitting existing furniture, fittings, electrical goods in new or existing positions.
Plugging	Proprietary plugs suitable for the background to which the item is to be fixed.
BS	British Standards and British Standards Codes of Practice – all works shall comply to these standards unless otherwise stated.
Or Equal	Materials shall be as noted in the specification. Alternative materials may be considered if they are of equal standard and performance and provide all warranties.
Employer	Alliance Homes.

PRELIMINARIES

Refer to Alliance Home's standard preliminaries document.

CDM Regulations will apply should the works take in excess of 30 days. See Pre-Construction Information Document issued by CDM Co-ordinator (if applicable)

All Alliance Homes policies must be obeyed when carrying out the works as follows:

- Approved Contractors Standards.
- Approved Contractor Asbestos Management.
- Any other document(s) issued at the tender stage.
- Any other document(s) applying to the works.

The Rectification Period will be 12 months from the date of completion.

Allow for all costs in working around tenants' and in occupied properties, maintaining access to the properties. Give adequate notice to the CA and tenant(s) should it be necessary to temporarily obstruct or block any accesses

Should unforeseen variations or extra works be encountered, take direction from the CA and obtain written confirmation of the variation. Do not take any instruction from the tenant(s); any works carried out by instruction from a tenant will not be paid for.

Provide a comprehensive programme of works showing the commencement and completion dates and all major elements of works within the programme with dates.

Power and water is not available unless a method of reimbursement is agreed with the tenant(s) before work commences.

DOOR SET DESIGN

This specification is for the removal of existing external entrance doors and the supply and installation of 'Secured by Design' door-sets, together with all associated works.

All works are to be executed according to current standards, directives, government codes, building regulations, fire regulations and all health and safety requirements.

The Contractor will make provisions and take responsibility for site measurement for replacement door-sets. The Contractor will be directly responsible for taking all dimensions and details required for fabrication and fitting. Fitting tolerances shall be plus or minus 5mm. It is the Contractor's responsibility to take all site dimensions for pricing purposes.

The door sets are to be delivered to site (the individual house, bungalow or flat) by the supplier, to suit the programme.

Making good internally and externally is to be kept to a minimum and is to be included within the prices submitted. Where large areas of internal or external plaster/render are found to be defective, or if there is any obvious defect in the existing structure it is to be brought to the attention of the CA and direction taken.

The Contractor shall allow for all necessary access and lifting equipment required; all to be erected and operated in accordance with current Codes of Practice and the Health and Safety at Work etc. Act.

All structure above existing frames shall be fully supported prior to removing existing frames to avoid any structural movement. Should any damage occur as a result of this installation the Contractor shall make good at his own expense.

Door-sets must meet the standards as set out in PAS 23 and PAS 24. The Contractor must provide a copy of the test certificate, supplied by a UKAS test house, prior to commencement of the Contract. The door-sets supplied must be of exactly the same specification as those tested.

Where existing side screen(s) and top light(s) are encountered, the Contractor shall remove the side screen(s), top light(s) with all glazing and dispose of off site. New glazed side screen(s) and top light(s) must be of similar construction to the main door frames, with sealed double glazed, Argon filled units to comply with FENSA regulations. Glazing shall be bedded in suitable glazing compound; the overall thickness of the sealed units will be as detailed hereinafter.

MATERIALS SPECIFICATION

Standard specification (standard widths and narrow widths)

- Doorsets: 10 Year Guarantee
- Door Skins: High Impact 2mm thick GRP with grained finish
Front door external colours: White (RAL9003), Red (RAL3003), Blue (RAL5003) Green (RAL6005).
Rear door external colour: White (RAL9003)
Internal colour: White (RAL9003).
- Door Leaf: Injected polyurethane foam core (CFC free)
PVCu profiles to outer edge laminated to engineered timber inner sub-frame
- Frame: Outer frame: Profile 22 composite door profile
70mm deep outer frame profile
Acrylic modified high impact resistant white pvcu extrusion, producing a rigid multi-chamber profile to BS EN 12608
Outer frame fully reinforced with recycled composite material extrusion to BS 7412, inserted within the central chamber of the profile
- Door Styles: Standard widths - Hughes, Chaucer, Byron, Larkin, Burns (Front)
Burns (Rear) – white only
Narrow widths – T&G, Causley, Avon 2, Coleridge, Teasdale (Front)
- Door Furniture: Hardware:
High security Paddock Lockmaster PL18W multipoint lock with 20mm faceplate; 2 hooks, deadbolt and latch
Handles:
GAA offset/lever or lever/lever handles
Cylinder:
Yale KM Series 6 pin Euro profile cylinder key/key to BS EN 1303:2005
BSI Kitemark approved – KM532920
TS007 1* cylinder
Anti-bump, anti-pick and anti-drill protection
Polished brass or nickel plated finish
Letter plate:
300mm GAA sleeved letter plate with internal security hood
Aperture to BS 2911 (front door only)
Threshold:
Profile 22 2438 low level GAA aluminium threshold
Neoprene seals – front main seal 1831, central seal 1832
Part M compliant

MATERIALS SPECIFICATION (Cont'd)

Standard specification (Cont'd)

- Door Furniture: Hinges:
(Cont'd) One and a half pairs of Paddock Mk IV polyester powder coated white aluminium butt hinges with stainless steel non-removable pins and nylon bushes
Corrosion resistance to EN 1670:2007 Grade 4
- Other items:
GAA door viewer (front door only)
75mm high GAA self-adhesive numerals (up to a maximum of 4 symbols) (front door only)
Aluminium GAA door knocker (front door only)
Security/safety chain (front door only)
Through frame fixing
- Glazing: Compliant to BS 6262
27mm (6.8mm/16mm/4mm clear laminated/aluminium spacer/obscured or clear toughened) to BS EN 1279
Three part screw together cassette glazing system
- Compliance: PAS 23 & PAS 24 tested and approved
- Rear door: Option for integral cat flap to Burns rear door

Fire door specification

- Doorsets: 10 Year Guarantee
- Door Skins: High Impact 2mm thick GRP with grained finish
Front door external colours: White (RAL9003), Red (RAL3003), Blue (RAL5003) Green (RAL6005).
Internal colour: White (RAL9003).
- Door Leaf: Injected phenolic foam core (CFC free)
PVCu profiles to outer edge laminated to engineered timber inner sub-frame
- Frame: Outer frame: Profile 22 composite door profile
70mm deep outer frame profile
Acrylic modified high impact resistant white pvcu extrusion, producing a rigid multi-chamber profile to BS EN 12608
Outer frame fully reinforced with aluminium box sections to BS 7412, inserted within the central chamber of the profile

MATERIALS SPECIFICATION (Cont'd)

Fire door specification (Cont'd)

Door Styles: Standard widths - Hughes, Chaucer, Byron, Larkin, Burns

Door Furniture: Hardware:

High security Paddock Lockmaster PL18W multipoint lock with 20mm faceplate; 2 hooks, deadbolt and latch
or High security Winkhaus AV2 automatic multipoint locking system with 20mm faceplate; hooks throw automatically on closing; 2 automatic hooks, deadbolt and latch

Handles:

GAA offset/lever or lever/lever handles

Cylinder:

Yale KM Series 6 pin Euro profile cylinder key/key to BS EN 1303:2005

BSI Kitemark approved – KM532920

TS007 1* cylinder

Anti-bump, anti-pick and anti-drill protection

Polished brass or nickel plated finish

Letter plate:

300mm GAA sleeved letter plate with internal security hood

Aperture to BS 2911

Wrapped with intumescent graphite liner

Threshold:

Profile 22 2438 low level GAA aluminium threshold

Neoprene seals – front main seal 1831, central seal 1832

Part M compliant

Hinges:

One and a half pairs of Paddock Mk IV polyester powder coated white aluminium butt hinges with stainless steel non-removable pins and nylon bushes

Corrosion resistance to EN 1670:2007 Grade 4

Door closer:

Overhead door closer to BS EN 1154 and 1634

Rutland TS3204 GE with adjustable closing and latching speeds

Other items:

GAA door viewer

75mm high GAA self-adhesive numerals (up to a maximum of 4 symbols)

Aluminium GAA door knocker

Security/safety chain

Through frame fixing

MATERIALS SPECIFICATION (Cont'd)

Fire door specification (Cont'd)

Glazing: Compliant to BS 6262
26mm (6mm/16mm/4mm – Georgian wired polished plate/
aluminium spacer/obscured or clear toughened) to BS EN 1279
Three part screw together cassette glazing system

Compliance: PAS 23 & PAS 24 tested and approved

Manufacturer's Details

Permadoor Limited
Station Road Industrial Estate
Upton upon Severn
Worcestershire
WR8 0RX

Tel: 01684 595200

All orders placed with Permadoor Limited must state that the doors are required for Alliance Homes. Alliance Homes has an agreement and discounted rates for the supply of door sets from Permadoor Limited.

DOOR SPECIFICATION

The Contractor shall carefully remove the existing doors to the property, avoiding damage to the opening, and replace them with 'Secure by Design' door-sets complying with the specification. Where the existing front doors also have adjacent glazing panels, these too will be removed and replaced.

The existing door and frame shall be carefully removed and disposed of off site. Where applicable, the adjacent glazing shall also be removed and disposed of off site. Where debris is to be removed from site by skip, appropriate authorisation shall be sought from the Local Authority.

All openings are to be thoroughly cleaned prior to fixing of new door-sets. All remaining paint and mastic/silicone from original the door-set is to be removed. All internal decorations are to be carefully trimmed to ensure a clean edge to fix the door-set against.

Any exposed cavities shall be closed with Thermabate combined cavity closer and damp proof course (or equal), fixed in accordance with the manufacturer's recommendations.

Door frames to be secured firmly to the structure of the building at a maximum of 600mm centres and a minimum of 150mm from the corners, using manufacturer's approved fixings and specification. All frame fixings shall be made through the frame packers. Fixings that are not 'through' fixed will not be accepted.

The external edge of the door frame, on properties with facing brick finish, are to be sealed with a pvcu corner moulding trim, sealed with external quality low modulus neutral core white silicone.

The external edge of door frame or properties with render type finishes, are to be sealed with external quality low modulus neutral core white silicone and the space between the existing render and the frame to be made good to match existing and decorated to match property colour.

Internal edges of the door frame are to be sealed with caulk. Any shortfall between existing decorations, wall finishes and the new frame is to be covered with a pvcu moulding and sealed with internal quality low modulus neutral core white silicone and/or caulk. Any shortfall between the existing floor covering and new frame is to be made up with a stained and sealed hardwood strip. Any hardwood strips are to be plugged and countersunk screwed with stainless steel screws to avoid movement.

The Contractor is to test the doors after installation and to ensure that the tenant is fully conversant with their operation and to supply an information sheet from the manufacturer.

DOOR SPECIFICATION (Cont'd)

Where any properties have a door-bell cable, door entry cable, CCV cable or other fitting cable entering the property through the frame of the door aperture, the cable(s) are to be disconnected prior to removal of the existing frame and reconnected after the new door-set is fitted. Door-bell pushes are to be removed, re-fixed and re-connected. The Contractor is to test and ensure all fittings are left in full working order.

All fixings and fastenings shall be either galvanised or stainless steel.

INITIAL WORKS

Pilot door-set Installation

A void dwelling (house, bungalow or flat) will be made available to the Contractor, prior to commencement of the main works to carry out all works to complete a replacement external entrance door installation, complete with all making good and sealing. Once the 'standards' have been set and agreed, all subsequent dwellings must be completed to this standard.

GENERAL REQUIREMENTS

Tenants choice and site survey

The Contractor shall be responsible for sending the 'Tenants' Choice' form to each address in the programme. The Contractor shall provide a prepaid envelope with the 'Tenants' Choice' form, addressed to be returned to the Contractor.

It will be the Contractor's responsibility to collect the Tenants' Choice forms from the tenants who have not returned their forms.

The Tenants' Choice forms are to be approved and signed by each tenant. One copy is to be handed or returned to the tenant and another copy to be retained by the CA.

A 'Tenants' Choice' form is available in electronic format from Alliance Homes.

The Contractor is responsible for the site survey and preparation of manufacture sizes prior to fabrication of the door-sets for each property.

During the site survey, the Contractor is to note the presence of any ramps and steps that do not comply to the Building Regulations; door entry systems, electrical cables, gas pipes and such items that could interfere with the installation. These are to be brought to the attention of the CA.

GENERAL REQUIREMENTS (Cont'd)

Access to the site

The Contractor shall inform tenants, in writing, 2 weeks in advance of work commencing on their home.

The Contractor shall also advise tenants verbally one week in advance of work commencing on their property.

Notifying the tenants and arranging access is the Contractor's responsibility.

Trespass and nuisance

All reasonable means shall be used to avoid inconveniencing adjoining owners and occupiers.

No persons employed on the works shall be allowed to trespass on adjoining properties.

Removing rubbish and clearing debris

The Contractor shall allow for removing all rubbish, protective casings, coverings, doors, frames, ironmongery, glazing, joinery and other debris from site.

Maintenance

The Contractor shall provide maintenance cover for a period of 12 months from the date of practical completion. Reported faults must be attended to within five working days unless agreed otherwise for non-urgent works.

Tenant liaison

It is the Contractor's responsibility to keep the tenants fully informed of start dates.

The Contractor shall notify all tenants at the beginning of the Contract, in writing, of the month in which their doors are programmed to be replaced. Any alterations to this programme shall be confirmed in writing to both the tenant(s) and the CA. The Contractor shall confirm an exact date, one week prior to starting on the individual door(s). The programme shall also include for reasonable alterations by tenants – e.g. holidays.

Contact with leaseholder owners may not be made without the written consent of the CA. Doors to leaseholder owned flats must not be ordered or fitted without written confirmation from the CA.