

**Lincoln's Inn
Cyclical Repairs, Roofing and Decoration Works to Stone
Buildings and High Level Access Installation to the
Estate 2015**

Section 2A – Provision of Scaffolding

General – Schedule of Condition

Prior to commencement of works, the contractor is to produce a written Schedule of Condition, with photographic support relating to the external areas that may be affected by the erection of the scaffold and the works themselves, to be agreed with the Contract Administrator prior to commencement of works on site.

2A.1 Scaffolding

2A.1.1 Provide and erect scaffolding to all properties all in accordance with the latest health and safety legislation to allow for access for recovering of roof surfaces where specified, associated works, renewal or repairs of windows, brick repairs, redecoration and pointing repairs as specified for each property.

2A.2 Temporary Roof

2A.3 Where specified under individual properties, a scaffold incorporating a temporary roof is to be provided and contained within the upper parapet walls. Temporary roofs must be in position before work commences on the removal of the existing roof covering.

2A.4 Incorporated within the temporary roof structure shall be vertical plastic sheeting for the full height between the temporary roof and the perimeter of the existing roof, to protect against driving rain. This sheeting is to be taken down at least 300mm below the perimeter of the existing roof finish and properly secured.

2A.5 The temporary roof must be maintained in position until all works necessary to complete a completely weatherproof structure are completed.

2A.6 The contractor must make temporary arrangements for the disposal of the rainwater from the temporary roof structure in such a way that the rainwater run off is not allowed to be concentrated on any part of the structure below.

2A.7 Adequate precautions should be taken to ensure that the rainwater run off is disposed of well away from the main structure.

2A.8 The contractor must comply with all Health & Safety at Work Legislation in connection with the erection, maintenance and

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dismantling of the temporary roof.

2A.9 The contractor will be required to submit a breakdown of the cost of this item, for each property, prior to entering into a contract as follows:-

- Erection
- Maintenance
- Dismantling

2A.10 Prior to erection of the temporary roof, the contractor will be required to submit for the Contract Administrator's approval, all constructional details.

2A.11 Where means of escape in case of fire is via the roof, a temporary alternative escape route must be erected and maintained for the duration of the works to ensure that the means of escape is continually provided.

2A.12 Erection of Scaffold

2A.12.1 Provide and erect tubular scaffolding in accordance with BS5973 to the full required height of each building as necessary to provide a satisfactory working platform for the full and proper execution of the works described for each property and inspection by the Contract Administrator.

2A.12.2 On property numbers 1-7 and 10, the scaffold must be designed and constructed without the use of masonry anchors or raking props. The contractor should consider the use of window openings, window jamb cramps or other alternative methods of bracing and tying.

2A.12.3 The contractor is to ensure all scaffold operatives wear harnesses when working above 2 metres whilst erecting and dismantling the scaffold.

2A.12.4 The contractor is to allow to provide all necessary fans and other temporary protection to ensure complete safety of the building occupiers and public at large during the works. The contractor is also to include toe boards to the inner face of the scaffold over window openings as well as the external faces and weld mesh infill panels etc.

2A.12.5 All poles at ground floor level are to be painted white and the contractor is to provide PIR sensor lighting whilst the site is not

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manned and is to ensure complete coverage of the building perimeter and external doors.

- 2A.12.6 The scaffold is to be erected so as not to obstruct any door or window openings or inhibit the progress of the works and is to include for the provision, installation, adaptation, maintenance and removal of any necessary electric hoists, ladders, staging, tarpaulins, tools and other plant, mechanical or otherwise which may be considered necessary for the proper execution of the works.
- 2A.12.7 The contractor shall take down and safely store at the conclusion of each days work, all ladders used in connection with the works until render, scaffolding, plant etc in accessible to unauthorised persons during non working hours.
- 2A.12.8 The contractor is to allow to provide adequate sheeting to the scaffold to prevent the risk of dirt and debris falling to areas below.
- 2A.12.9 The entire scaffold is to be entirely covered in 70 GSM debris netting colour green, for the duration of the works.
- 2A.12.1 The contractor is to ensure that safe access and egress is maintained for the building users for the duration of the works.
- 2A.12.1 The scaffold must be designed and constructed to take into account the vaults which lie under Serle Street, not inhibiting fall access into them.
- 2A.13 **Scaffold Security**
- 2A.13.1 Provide and install a scaffold alarm to the bottom and top lift of each scaffold section to each building. Sensors are to be located on the scaffold to create a harmless volumetric beam detection zone, to ensure that any intruder entering the zone immediately sets off the alarm. The alarm is to be taken back to a central monitoring station to alert a nominated key holder (contractor). The contractor must ensure that the scaffold alarm is in full operational order at the end of each working day, even if the scaffold is not fully complete.
- 2A.13.2 In addition the security alarm is to have the option of taking back to the security guard at Lincolns Inn.
- 2A.13.3 Sensors to be operated by a mains pad console with sensors integrated to ensure that when the system is suspended during working hours, a tamper system is active which triggers the alarm

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if cables are cut, disconnected or the console interfered with.

2A.14 Scaffold Lighting

2A.14.1 Where necessary, supply, install and maintain infra red activated lighting to scaffold to meet Local Authority requirements, particularly where along pedestrian walkways. In addition to each entrance, supply and install adequate lighting to ensure the door entrances remain well lit.

2A.15 Scaffold License

2A.15.1 Where necessary, allow to obtain a scaffold license from the Local Authority, including all scaffolds on Chancery Lane.

2A.15.2 In addition, scaffold will not be permitted to the rear elevations of nos.3-6 Stone Buildings and the rear and flank elevations of no.7 Stone Buildings until after the 5th of July 2015.

Note: this section is to be priced under individual properties.