



## **SECTION 3**

# **MATERIALS & WORKMANSHIP**

## **GENERAL & MISCELLANEOUS**

A	<p><b><u>Application of this Section</u></b></p> <p>Whilst the Materials and Workmanship clauses are assumed not to be priceable, the Contractor shall allow for all of the obligations and liabilities imposed on him by these clauses either in his prices inserted against items in Section 3 – SCHEDULE OF ASSOCIATED WORKS AND ACCESS, or against the item included for this purpose at the end of this section.</p>
B	<p><b><u>Materials Goods and Workmanship</u></b></p> <p>All materials and goods are to be of good sound quality, free from defects and are to be selected to be the best examples of their respective kind. Materials shall not be inferior to the latest provisions of the relevant British Standard or Code of Practice where these are applicable to the work described. Samples of materials and workmanship shall be provided for the Contract Administrator upon request and, if in the opinion and at the sole discretion of the Contract Administrator, are deemed unsuitable shall be removed from site or replaced at the Contractor's expense.</p>
C	<p><b><u>Manufacturer's Instructions</u></b></p> <p>Where materials are specified by the proprietary name or name of the manufacturer, the Contractor is to comply with the manufacturer's current printed instructions and recommendations.</p>
D	<p><b><u>Making Good</u></b></p> <p>Where works involve demolition and cutting out, these must be carried out with care to reduce the amount of making good to a minimum. Unless otherwise stated, make good to match existing in all respects using materials and methods to totally match all visual characteristics and features of existing work. Leave joints between existing and new work as neatly as possible.</p>
E	<p><b><u>Roofing Materials – Flat 5 Roof Perimeter Strip Up and Re-Cover</u></b></p> <p>The roof covering is to be replaced with a polyester carrier coated with polymer modified bitumen. The workmanship, design and detailing is to be in strict and full accordance with the process guidance note for bitumen processes 6/42 (13) and Technical Guides. The general specification is, top down:</p> <ul style="list-style-type: none"><li>- IKO TGX Torch-On Green Mineral Felt Cap Sheet - 8m x 1m Roll, 90 mm thk</li><li>- IKO Ruberoid 2mm Glass Universal Torch-On Underlay - 16m x 1m, Utilises a 60g/m2 glass fibre base, coated with APP modified bitumen Torch-on roofing membranes should be installed in accordance with BS 8217: 2005, Code of Practice for Reinforced bitumen membranes for roofing, and to IKO recommendations;</li><li>- Torch Flex Vapour Barrier, Tensile Strength 350 / 350 N/50mm, Length 10 m, Width 1 m, 3mm thick, Width 1 m.</li><li>- IKOpro Quick Dry Bitumen Primer 2.5L as per manufacturer's instructions.</li></ul> <p>All onto new deck of 18mm wbp ply where required. Please refer to specification for deck repairs.</p>

F	<p><b><u>PITCHED ROOF REPAIRS</u></b></p> <p>For the roof works to the pitched slated areas, replace cracked, slipped or missing slates with new natural slate to match existing in all respects.</p>
G	<p><b><u>MASONRY REPAIRS</u></b></p> <p>All brickwork repairs to be carried out in brickwork to match existing. Any reclaimed bricks to be sound, free from mortar and deleterious materials.</p>
	<p>All brickwork is to be carried out in accordance with the latest amendments of BS 5628: Parts 1, 2 &amp; 3. 'Code of Practice for use of masonry.</p>
	<p>Mortar joints: fill vertical joints. Lay bricks on solid bed. Bond: to match adjacent work. Ensure matching levels of beds with existing brickwork. Jointing to be consistent with existing throughout.</p> <p>Any variation to above, refer to CA for agreement before proceeding.</p>
	<p>Repointing: rake out joint to a depth of 20mm. Dampen joint, repoint in lime mortar softer than bed joint, finish to match surrounding pointing or bucket handle if no discernible single finish. Accessible joints not exposed to view: struck flush as work proceeds.</p>
	<p>Adverse weather: Do not use frozen materials or lay onto frozen surfaces. Air temperature: do not lay bricks below 5° C, rain or snow. Protect work from elements, rain and snow and form drying out too quickly in hot conditions and in drying winds.</p>
	<p>Sand used in mortar to comply with BS 1200.</p>
	<p>Lime is to be hydrated and shall be hydraulic (calcium) lime or semi-hydraulic lime to conform to BS 590 Class B, and a type deemed suitable by the contractor.</p>
	<p>Water used for mixing shall be obtained from a statutory water undertaking, or shall satisfy the recommendations given in appendix of BS 3148.</p>
	<p>Admixtures: No admixtures will be permitted however a plasticiser conforming to BS 1014 may be used at the contractor's discretion. The use of calcium chloride will not be permitted.</p>
	<p>Where roofing material is removed from parapet walls, etc. newly exposed brickwork is to be made good to match existing. Allow to clean off faces back to the original brickwork and mortar faces.</p>
	<p>For repairing defective rendering apply a breathable lime mortar to match the existing appearance and texture of the external walls.</p>
H	<p><b><u>Timber</u></b></p> <p>All timber for general use should be sound, well-seasoned square-edged Redwood or Douglas Fir and shall be carefully selected to minimise defects in the finished faces. Timber shall be generally free of large knots, shakes or discoloration.</p>

	Plywood for the roof deck, where required, should be of marine grade and suitable for external use to BS EN 636 or a bond Class 2 or better, complying with BS EN 314 Class 3. A minimum thickness of 18mm. All to be double nailed at each joist, laid with staggered joints, laid with the edges of the board corresponding with joists or noggins, expansion gaps of 3mm should be provided between the boards.
I	<b><u>Rainwater Goods</u></b>  For repairs to rainwater goods replace any defective cast iron gutters, rainwater pipes, soil and ventilation pipes and branches on a like-for-like basis to match the existing appearance.
	Where the original rainwater system has previously been replaced, apply an alternative such as the Brett Martin traditional cast iron effect system as recommended.
	Any replacement cast iron gutters, rainwater pipes, soil and ventilation pipes and branches are to be in compliance with BS 416 Part 1 and BS 460.
	Any replacement un-plasticised PVC gutters, rainwater pipes, soil and ventilation pipes and branches are to be in compliance with BS 4576.
	“Replace” shall include for careful removal of existing defective units and disposal off site.
J	<b><u>Leadwork</u></b>  For all leadwork to the pitched roof re-wedge and re-point flashings in mortar and renew apron flashing.
	All leadwork is to be in accordance with the Lead Sheet association recommendations.
K	<b><u>Carpentry &amp; Joinery</u></b>  “Ease and adjust” or “overhaul” where used with reference to the existing doors and windows shall mean adjusting joinery to easily open and close, re-hanging on new where hinges are worn, piecing in timber where existing damaged or rotted, reinforcing loose joints, hacking out and renewing all loose and missing putties, easing, oiling and adjusting all existing ironmongery (except where described to be taken off), replacing scuffed or broken parts and leaving both the joinery and existing remaining ironmongery in perfect working order upon completion, including glazing thereto.  END OF GENERAL AND MISCELLANEOUS
L	<b><u>DECORATION WORKS</u></b>  <b><u>Generally</u></b>  The Contractor is to familiarise himself with and observe the guidance provided in BS 6150 Code of Practice for Painting of Buildings.
	Unless otherwise specified, paint shall be as manufactured by: Dulux ICI Paints

	Wexham Road, Slough SL2 5DS Tel: 08444 817818
	Use primers and sealers recommended and supplied by the paint manufacturer for the particular surface to be prepared. With the exception of white finish, all undercoats and primers shall be of a differing shade.
	The colour of all paintwork is to be approved by the Contract Administrator prior to application of <u>any</u> part.
	Any paint delivered to the site shall be in the manufacturer's sealed containers. The paint shall not be thinned without prior consultation and written approval of the Contract Administrator.
	All ironmongery to joinery and surfaces to be decorated shall be removed prior to painting and refitted on completion. All hinges shall be left in position and left self-finished. Over-painting of hinges is only permitted where these have been previously over-painted.
	Primed or undercoated work and bare surfaces shall not be left for any period of time before completing the next stage of the painting process. If, in the opinion of the Contract Administrator, surfaces have been left such that there will be a deleterious effect on the performance of the final finish, the works shall be re-prepared. In particular, exposed filler shall be dug out and entirely removed.
M	<b><u>Decoration Works : Preparation of Surfaces</u></b>  Remove all existing loose paintwork, dirt, grease etc. All paintwork cracked, blistered or otherwise defective is to be removed and the surfaces primed with appropriate primer and stopped as necessary. Existing finishes which are taken back to the base surface shall be brought forward with one additional undercoat in addition to the appropriate primer coat.
	Number of undercoats and finish coats is to be as per the work section of the Specification. Where paintwork is partially removed to joinery and the like, sufficient adjoining sound paintwork shall be removed and further back so that the bringing forward of bare surfaces to existing work is inconspicuous.
	All knots in woodwork to be treated to prevent bleeding. Large or loose knots to be cut out and replaced with sound wood or cut back and the surface made good with stoppers. Smaller knots to be treated with two thin coats of knotting.
	All cracks, crevices and holes to woodwork are to be scraped out, primed and made good with hard stopping, faced up and rubbed down to an even surface. The hard stopping must be of an approved make or made up on the job according to approved practice.
	All rust and scale and loose paint to metalwork is to be entirely removed. All metalwork is to be properly prepared and treated with approved pacifying solution and primed or treated with a proprietary three-pack system.
	All defective plaster render is to be cut out and made good with plaster/render of the same type as previously used. Slight cracks to be made good with hard stopping. Large cracks to be cut out with edges undercut and filled with Keenes or other approved cement-lime mixtures, the

	edges being closely knit and the filling level with the surrounding surface.
	Burning off of paintwork with naked flames will not be permitted. The use of hot air guns must be done by skilled workmen and should not be used on carved surfaces adjoining glass, such as sashes.
	All previously polished woodwork to be washed with soap and water, well rinsed with clean water, rubbed down with fine water-proof abrasive paper and brought up to the original shade with stain, care being taken to wipe off all surplus stain with a clean cloth to expose natural timber grain.
N	<p><b><u>Decoration Works : Application of Paints</u></b></p> <p><b><u>Generally</u></b></p> <p>All bare surfaces to be primed or sealed immediately after cleaning.</p>
	All coats of paint must be thoroughly dry before subsequent coats are applied and rubbed down with fine water-proof abrasive where necessary to achieve a smooth and even finish free from imperfections.
	No painting on exterior work is to be done during wet or foggy weather or upon surfaces which are not thoroughly dry.
	For repainting brickwork use a breathable exterior paint coating system to match the existing appearance and texture of the walls.
	All new woodwork to be properly primed before being fixed in position. All woodwork not previously painted or from which defective paint has been removed to be given a coat of approved primer well brushed in.
	<p>All iron and steel work to be primed with selected primer or paint in accordance with the manufacturer's instructions.</p> <p>END OF DECORATION WORKS</p>
	All leadwork is to be in accordance with the Lead Sheet Association recommendations.
O	<p><b><u>COMPLETION</u></b></p> <p>On completion of the works, all paint is to be removed from glazing, ironmongery, electrical fittings etc., and hard surfaces are to be cleaned, all floors used for access to be vacuum cleaned, windows and doors left in good working order and the property left ready for immediate occupation.</p>

**SECTION 3**

**MATERIALS & WORKMANSHIP**

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**Collection**

Allow for the whole of the obligations, liabilities and Restrictions etc contained in all the foregoing Materials and Workmanship clauses.

To summary

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