

NBS Specification

Ramsden Building Refurbishment

University of Huddersfield

Preliminary

P02

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C20

Demolition

General requirements

110 Desk study/ survey

1. Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of: The structure or structures to be deconstructed/ demolished.
2. **Report and method statements:** Submit, describing:
 - 2.1. Form, condition and details of the structure or structures, the site, and the surrounding area.
 - 2.1.1. **Extent:** As per GSSA Demolition Drawings
 - 2.2. Type, location and condition of features of historical, archaeological, geological or ecological importance.
 - 2.3. Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures, or by noise, vibration and dust generated during deconstruction or demolition.
 - 2.4. Identity and location of services above and below ground, including those required for the contractor's use, and arrangements for their disconnection and removal.
 - 2.5. Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
 - 2.6. Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
 - 2.7. Proposed programme of work, including sequence and methods of deconstruction or demolition.
 - 2.8. Details of specific pre-weakening required.
 - 2.9. Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - 2.10. Arrangements for control of site transport and traffic.
 - 2.11. **Special requirements:** Refer to SKA Assessment for requirements of recyclable waste.

120 Extent of deconstruction/ demolition

1. Refer to GSS Demolition Drawings for extents

150 Features to be retained

1. General: Keep in place and protect the following: All historic building fabric, refer to all surveys and Heritage Assessment.

Services affected by deconstruction and demolition

210 Services regulations

1. **Work carried out to or affecting new and/ or existing services:** Carry out in accordance with the by-laws and regulations of the relevant statutory authority

270 Services to be retained

1. **Extents:** Refer to Buro Happold Specification for Extent of Services to be Removed
2. **Damage to services:** Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction or demolition

3. **Repairs to services:** Complete as directed, and to the satisfaction of the service authority or owner

Deconstruction and demolition work

310 Workmanship

1. **Standard:** Demolish structures in accordance with BS 6187.
2. **Operatives**
 - 2.1. Appropriately skilled and experienced for the type of work.
 - 2.2. Holding, or in training to obtain, relevant Construction Skills certification of competence.
3. **Site staff responsible for supervision and control of work:** Experienced in the assessment of risks involved and methods of deconstruction and demolition to be used.

330 Dust control

1. **General:** Minimize airborne dust by periodically spraying deconstruction and demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris
2. **Lead dust:** Submit method statement for control, containment and clean-up regimes.

340 Health hazards

1. **Precautions:** Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the works.

360 Structures to be retained

1. **Extent:** Refer to GSS Demolition Drawings
2. **Parts which are to be kept in place:** Protect. Give notice and notify service authority or owner of damage arising from the execution of the works.
3. **Interface between retained structures and deconstruction or demolition:** Cut away and strip out with care to minimize the amount of making good needed

370 Partly demolished structures

1. **General:** Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
2. **Temporary works:** Prevent overloading due to debris.
3. **Access:** Prevent access by unauthorized persons.

375 Existing doors to be removed

1. **General:** Carefully remove select existing doors and frame as per GSS Demolition drawings

380 Dangerous openings

1. **General:** Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
2. **Access:** Prevent access by unauthorized persons.

390 Asbestos-containing materials

1. **General:** Materials containing asbestos are known to be present in: Refer to Asbestos Report for possible locations .
2. **Discovery:** Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction and demolition work. Avoid disturbing such materials.

-
3. **Removal:** Submit risk assessments and details of proposed methods for safe removal.

410 Unforeseen hazards

1. **Discovery:** Give notice immediately when hazards such as unrecorded voids, tanks, chemicals, are discovered during deconstruction or demolition.
2. **Removal:** Submit details of proposed methods for filling, removal, etc.

450 Site condition at completion

1. **Debris:** Clear away and leave the site in a clean, tidy and secure condition.

Materials arising

520 Recycled materials

1. **Materials arising from deconstruction and demolition work:** Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.
2. **Evidence of compliance:** Submit full details and supporting documentation.
 - 2.1. **Verification:** Allow adequate time in programme for verification of compliance.

Ω End of Section

C90

Alterations - repair, refurbish, refit

General

110 Descriptions

1. **Location of alterations:** As set out in GSS Demolition and Proposed drawings.
2. **Details of alterations:** As set out in GSS Demolition and Proposed drawings.

130 Recycled materials

1. **Materials arising from alterations:** May be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.
2. **Evidence of compliance:** Submit full details and supporting documentation.
 - 2.1. **Verification:** Allow adequate time in programme for verification of compliance.

140 Removal

1. **Scope of removal:** Refer to GSS Demolition Drawings
2. **Special requirements:** Provide protection for War Memorial

170 Making good

1. Unless otherwise stated, make good and extend parts and/or finishes of existing structure disturbed during alterations to match existing.

180 Making good and working with existing ceilings

1. - The Contractor must refer to the asbestos survey, and obtain any other as necessary, prior to undertaking work to any existing ceiling.
 - Where existing suspended ceilings are to be removed refer to clause 250.
 - If existing ceiling is damaged in any way, Contractor to make safe prior to proceeding.
 - Where any ceiling fixtures and fittings are to be removed refer to asbestos survey.
 - Where any new fixtures and fittings are to be provided refer to asbestos specialist or the 'Asbestos Essentials - Task Manual' published by the Health & Safety Executive.
 - Where works are required to existing ceilings being retained, allow for making good as clause 170.

190 Making good and working with existing floors

1. In all instances where existing floor coverings are to be replaced, allow for the following:
 - Remove existing floor finish to include any adhesive, plywood, hardwood, UPVC skirtings, trims, cover strips, framing or similar fittings. Allow for replacing all removed fittings with new. All historic skirting boards to be retained.
 - Level out all irregularities to achieve a finish that meets the recommendations of the floor manufacturer and the chosen flooring subcontractor. Please note the above includes all works to the extent of grinding/scabbling back all existing compounds and levelling materials.
 - Supply and install 6mm plywood to all existing floors being re-covered and allow for timber firings to level out floor.
 - Contractor to refer to asbestos log prior to removing any existing floor finishes.
2. In all instances where existing internal walls have been removed and the remaining floor finish is to be covered with a new floor finish, allow for the following:
 - Remove existing floor finish to include any adhesives, trims, adhesive, plywood, UPVC skirting's, cover strips, framing or similar fittings. Allow for replacing all removed fittings with new - please refer to GSS Floor Finishes.

- Level out all irregularities to achieve a finish that meets the recommendations of the floor manufacturer and the chosen flooring subcontractor. Please note the above includes all works to the extent of grinding/scabbling back all existing compounds and levelling materials (such as screeds, asphalt or latex, etc.).
- Supply and install 6mm plywood to all existing floors being re-covered and allow for timber firings to level out floor.
- Contractor to refer to asbestos log prior to removing any existing floor finishes.

220 Making good and working with existing stud walls

1. - For all rooms where works are planned, allow for the following if stud walls are present:
 - Remove items of fixed furniture, such as shelving or pinboards etc.
 - Allow for removing and replacing with new, all timber trims, such as architraves and skirtings, to match existing.
 - Leave in a suitable condition to receive finishes.

230 Making good walls to be redecorated

1. - For all rooms where only redecoration is required:
 - Allow for removing all staples, pins or old display fixings that are no longer required prior to making good.
 - Fill all dents and damage in existing plaster and sand back to achieve a smooth finish prior to decoration.
 - Make good existing skirtings and timberwork as clause 240.

240 Making good or removing existing skirtings

1. - Make good skirtings in rooms where only redecoration is planned as follows:
 - Trim back neatly where required if existing walls have been removed.
 - Ensure all dents/damaged areas are repaired and sanded prior to repainting. Contractor also to ensure that existing skirtings are sound and are not rotten. Any rotten areas to be cut out and replaced.
 - Contractor to refer to asbestos log prior to removing any existing finishes.
 - Splice in or provide new skirting boards if necessary.
 - Fill in all dents and damage and sand back to provide a smooth finish prior to decoration.

250 Removal of existing suspended ceilings

1. - Removal of any existing ceiling to be coordinated with asbestos specialist. Contractor must refer to asbestos survey prior to commencement. Ceiling and all associated asbestos containing items to be removed in their entirety.
 - Make good adjacent walls.
 - Allow for extending plaster if required to suit new ceiling heights.

255 Removal of existing walls

1. Stud walls:
 - Dismantle existing stud walls and segregate arisings to be sent for recycling as clause 130.
 - Make good all adjacent surfaces.
2. Masonry walls:
 - Demolish existing walls and collect all mixed inert arisings for recycling as clause 130.
 - Make good all adjacent surfaces as per clauses.

260 Replacement of existing doors

1. - Carefully remove existing door and frame.
 - Make good to existing reveals to take new door and frame or refurbished door and frame.

270 Removal of existing loose furniture

1. All loose furniture is to be removed by the Employer ahead of the Works commencing on site.
- For the duration of the Works, the Employer is to arrange and is responsible for the storage of all loose furniture.

Ω End of Section

J42

Single-layer polymeric sheet roof coverings

Types of roof covering

110 Single layer sheet warm roof covering systems

1. **Description:** Roof Covering to replace existing in ground floor courtyard and for new roof to Plant area.
2. **Substrate:** Plywood deck over existing structure, additional structural support to be provided within insulation layer.
3. **Roof covering system:** Single Ply Membrane (Adhered)
 - 3.1. **Preparation**
 - 3.1.1. **Horizontal work:** Manufacturer recommended Primer.
 - 3.1.2. **Skirtings and vertical work:** Manufacturer recommended Primer.
 - 3.2. **Air and vapour control layer**
 - 3.2.1. **Type:** Manufacturer recommended AVCL to suit substrate.
 - 3.3. **Insulation**
 - 3.3.1. **Type:** Mineral Wool
 - 3.3.2. **Attachment:** Manufacturer standard adhesive
 - 3.4. **Waterproof covering**
 - 3.4.1. **Type:** Multi-layer, synthetic roof waterproofing sheet based on premium-quality polyvinyl chloride (PVC) with inlay of glass non-woven containing ultraviolet light stabilizers and flame retardant according to EN 13956.
 - 3.4.2. **Attachment:** Manufacturer standard adhesive
 - 3.5. **System accessories:** Manufacturer standard trims including standing seam profile to match existing roofs.
 - 3.6. **Standard:** To BS EN 13956.
 - 3.7. **Top surface colour:** Dark grey.
 - 3.8. **Colour:** Dark grey.

Performance

230 Thermal performance

1. **Requirement:** Determine type and thickness of insulation and integral or separate overlay to satisfy the following criteria:
 - 1.1. **Thermal transmittance of the roof (maximum):** 0.16 W/m²K
 - 1.2. **Compressive strength of insulation (minimum) at 10% compression:** To [SPRA](#) quality standard for insulation type
 - 1.3. **Finished surface:** Suitably even, stable and robust to receive roof covering.
 - 1.4. **Insulation standard:** To a relevant standard, or Agrément-certified.

Products - Not Used

Execution generally - Not Used

Substrates/ air and vapour control layers/ warm deck roof insulation

610 Suitability of substrates

1. **Surfaces to be covered:** Secure, clean, dry, smooth, and free from frost, contaminants, voids and protrusions.
2. **Preliminary work. Complete, including::** Fixing of battens, fillets and anchoring plugs/ strips. Formation of upstands, kerbs, box gutters, sumps, grooves, chases and expansion joints.
3. **Moisture content and stability of substrate:** Must not impair integrity of roof.

660 Joints in rigid board substrates

1. **Cover strip:** Lay centrally over substrate joints before laying air and vapour control layers or coverings. Adhere to substrate with bonding compound along edges only.

680 Laying warm deck roof insulation

1. **Setting out**
 - 1.1. Long edges: Fully supported and running at right angles to structure.
 - 1.2. **End edges:** Adequately supported.
 - 1.3. **Joints:** Butted together.
 - 1.4. **End joints:** Staggered.
2. **Completion:** Boards must be in good condition, well fitting and secure.

Waterproof membranes/ accessories

720 Adhesive bonding of waterproof membrane

1. **Setting out:** Perpendicular to the deck direction
2. **Attachment:** Fully adhered on a continuous even coating of adhesive
3. **Membrane:** Do not wrinkle or stretch.
4. **Surface condition at completion:** Fully sealed, smooth, weatherproof and free-draining.

Surfacing - Not Used

Completion

940 Completion

1. **Roof areas:** Clean.
 - 1.1. **Outlets:** Clear.
2. **Work necessary to provide a weathertight finish:** Complete.
3. **Storage of materials on finished surface:** Not permitted.
4. **Completed membrane:** Do not damage. Protect from traffic and adjacent or high-level working.

Ω End of Section

K10

Gypsum board dry linings/ partitions/ ceilings

Types of dry lining

115 Metal stud partition system

1. **Description:** New metal stud partition
2. **Partition type:** Varies
3. **Partition height:** Varies- Refer to building sections
4. **Head condition:** Timber joists
 - 4.1. **Deflection allowance:** TBC
5. **Structural performance**
6. **Fire performance**
 - 6.1. **Reaction to fire:** Refer to GSS Fire Strategy Plans
 - 6.2. **Fire resistance of complete partition assembly:** Refer to GSS Fire Strategy Plans
7. Airborne sound insulation
 - 7.1. **Laboratory measurement of complete partition assembly:**
 - 7.2. **Weighted sound reduction index R_w (minimum) to BS EN ISO 717-1:** Refer to Acoustic Report
8. **Metal framing:** Type recommended by board manufacturer to complete the partition assembly and achieve specified performance.
9. **Insulation:** As recommended by board manufacturer to meet specified performance
 - 9.1. **Recycled content:** To meet SKA Assessment requirements

215 MF Suspended ceiling system

1. **Description:** New metal stud ceiling
2. **Standard:** To BS EN 13964.
3. **Evidence of compliance:** Submit Declaration of Performance (DoP).
4. **Suspension system:** As recommended by lining manufacturer to complete the ceiling system and achieve specified performance.
 - 4.1. **Hangers:** Type recommended by board manufacturer
 - 4.1.1. **Length:** To give ceiling soffit height above finished floor level of 2600 mm
 - 4.2. Top fixing: To suit structural soffit of existing lath and plaster on timber joists.
5. **System performance**
 - 5.1. **Standard:** To BS EN 13964.
 - 5.2. **Structural:** The ceiling system must safely support all anticipated loads including services fittings.

General/ preparation

305 Compliance with performance requirements

1. Testing/ Assessment: Submit UKAS accredited laboratory reports for the following: Fire resistance: Partitions (including deflection heads and doorsets) and suspended ceilings (including access units)..
2. **Materials, components and details:** As used in testing/ assessment reports. If discrepancies arise, give notice.

Components

400 Gypsum boards generally

1. **Standard**
 - 1.1. Gypsum plasterboard to BS EN 520.
 - 1.2. Gypsum fibre board to BS EN 15283-2.
 - 1.3. **Evidence of compliance:** Submit Declaration of Performance (DoP).

Installation

435 Dry linings generally

1. **General:** Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
2. **Cutting gypsum boards:** Neatly and accurately without damaging core or tearing paper facing.
 - 2.1. **Cut edges:** Minimize and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
3. **Fixings boards:** Securely and firmly to suitably prepared and accurately levelled backgrounds.
4. **Finishing:** Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

445 Ceilings

1. **Sequence:** Fix boards to ceilings before installing dry lined walls and partitions.
2. **Orientation of boards:** Fix with bound edges at right angles to supports and with ends staggered in adjacent rows.
3. **Two layer boarding:** Stagger joints between layers.

455 Metal framing for partitions/ wall linings

1. **Setting out:** Accurately aligned and plumb.
 - 1.1. **Frame/ Stud positions:** Equal centres to suit specified linings, maintaining sequence across openings.
 - 1.2. **Additional studs:** To support vertical edges of boards.
2. **Fixing centres at perimeters (maximum):** 600 mm.
3. **Openings:** Form accurately.
 - 3.1. **Doorsets:** Use sleeved or boxed metal studs and/ or suitable timber framing to achieve strength grade requirements for framing assembly and adequately support weight of door.
 - 3.2. **Services penetrations:** Allow for associated fire-stopping.

465 Staggered stud partitions

1. **Horizontal frame members (noggin, bearers, etc.) and boards:** Fix between alternate studs and not touching adjacent offset studs.

485 Suspended ceiling grids

1. **Setting out:** Accurately aligned and level.
 - 1.1. **Grid members and hangers:** Centres to suit specified linings and imposed loads.
 - 1.2. **Additional grid members:** Provide bracing and stiffening at upstands, partition heads, access hatches, etc.
2. **Fixing:** Securely at perimeters, grid joints, top and bottom hanger fixings.

510 Sealing gaps and air paths

1. **Location of sealant:** To perimeter abutments and around openings.
 - 1.1. **Pressurized shafts and ducts:** At board-to-board and board-to-metal frame junctions.
2. **Application:** To clean, dry and dust free surfaces as a continuous bead with no gaps.
 - 2.1. **Gaps greater than 6 mm between floor and underside of gypsum board:** After sealing, fill with jointing compound.

560 Joints between boards

1. **Tapered edged gypsum boards**
 - 1.1. **Bound edges:** Lightly butted.
 - 1.2. **Cut/ unbound edges:** 3 mm gap.
2. **Square edged plasterboards:** 3 mm gap.
3. **Square edged gypsum fibre boards:** 5 mm gap.

565 Vertical joints

1. **Joints:** Centre on studs.
 - 1.1. **Partitions:** Stagger joints on opposite sides of studs.
 - 1.2. **Two layer boarding:** Stagger joints between layers.

570 Horizontal joints

1. **Surfaces exposed to view:** Horizontal joints not permitted. Seek instructions where height of partition/ lining exceeds maximum available length of board.
2. **Two layer boarding:** Stagger joints between layers by at least 600 mm.
3. **Edges of boards:** Support using additional framing.
 - 3.1. **Two layer boarding:** Support edges of outer layer.

575 Plank plasterboard

1. **First layer in two layer boarding:** Square edged with long edges at right angles to studs.

Finishing

650 Level of dry lining across joints

1. **Sudden irregularities:** Not permitted.

670 Seamless jointing to gypsum boards

1. **Cut edges of boards:** Lightly sand to remove paper burrs.
2. **Filling and taping:** Fill joints, gaps and internal angles with jointing compound and cover with continuous lengths of paper tape, fully bedded.
3. **Protection of edges/ corners:** Reinforce external angles, stop ends, etc. with specified edge/ angle bead.
4. **Finishing:** Apply jointing compound. Feather out each application beyond previous application to give a flush, smooth, seamless surface.
5. **Nail/ screw depressions:** Fill with jointing compound to give a flush surface.
6. **Minor imperfections:** Remove by light sanding.

680 Skim coat plaster finish

1. Plaster type As recommended by board manufacturer..
 - 1.1. **Thickness:** 2-3 mm.
2. **Joints:** Fill and tape except where coincident with metal beads.
3. **Finish:** Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

692 Rigid beads/stops

1. **Internal:** To BS EN 13658-1.
2. **External:** To BS EN 13658-2.

695 Installing beads/ Stops

1. **Cutting:** Neatly using mitres at return angles.
2. **Fixing:** Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
3. **Finishing:** After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

725 Repairs to existing gypsum board

1. Performance of repairs must match original specified performances.
2. **Filling small areas with broken cores:** Cut away paper facing, remove loose core material and fill with jointing compound.
 - 2.1. **Finish:** Flush, smooth surface suitable for redecoration.
3. **Large patch repairs:** Cut out damaged area and form neat hole with rectangular sides. Replace with matching gypsum board.
 - 3.1. **Fixing:** Use methods to suit type of dry lining, ensuring full support to all edges of existing and new gypsum board.
 - 3.2. **Finishing:** Fill joints, tape and apply jointing compound to give a flush, smooth surface suitable for redecoration.

Ω End of Section

K32

Panel cubicles/ duct and wall linings/ screens

To be read with preliminaries/ general conditions.

120 Panel cubicles

1. **Description:** Male and Female Washrooms
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** MARINE SOLID GRADE LAMINATE (SGL) WITH SATIN ANODISED ALUMINIUM (SAA) FITTINGS
3. **Panels**
 - 3.1. **Height (overall):** Standard height
 - 3.2. **Floor clearance:** 180mm nominal
 - 3.3. **Core material:** Solid-grade laminate

130 Privacy screens

1. **Description:** Male Washrooms
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** MARINE SOLID GRADE LAMINATE (SGL) WITH SATIN ANODISED ALUMINIUM (SAA) FITTINGS

150 Duct/ wall linings – panels and proprietary frames

1. **Description:** Male and Female Washrooms
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** MARINE SOLID GRADE LAMINATE (SGL)

180 Duct panel support framing– site-fabricated softwood

1. **Description:** Male and Female Washrooms
2. **Framing:** Softwood, free from decay and active insect attack and with no knots wider than half the width of the section.
 - 2.1. **Finished size:** As panel manufacturer's recommendations

210 Samples

1. **General:** Before placing orders submit representative samples of the following: Panel and door material and colours.
2. **Delivered materials/ products:** To match samples.

250 Installation

1. **Programming:** Do not install cubicles or duct/ wall panels before building is weathertight, wet trades have finished their work, wall and floor finishes are complete, and the building is well dried out.
2. **Accuracy:** Set out to ensure frames and/ or panels and doors are plumb, level and accurately aligned.
3. **Modifications:** Do not cut, plane or sand prefinished components except where shown on drawings.
4. **Fixing:** Secure components using methods and fasteners recommended by the cubicle/ panel manufacturer. Prevent pulling away, bowing or other distortions to frames, panels and doors.
5. **Moisture and thermal movement:** Make adequate allowance for future movement.

K40

Demountable suspended ceilings

Types of ceiling system

115 Unit/ modular suspended ceiling system

1. **Description:** to Archive Rooms and PC Lab
2. **Standard:** To BS EN 13964.
3. **Evidence of compliance:** All ceilings kits to be UKCA/ UKNI/ CE marked. Submit Declaration of Performance (DoP).
4. **Ceiling**
 - 4.1. **Ceiling module:** 600 x 600 mm
 - 4.2. **Soffit height above finished floor level:** 2.6m
5. **Grid**
 - 5.1. **Form:** Interlocking
 - 5.2. **Exposure:** Exposed
6. **Access:** Identified infill units demountable

General/ performance - Not Used

Components - Not Used

Execution

305 Setting out

1. **General:** Completed ceiling should present, over the whole of its surface exposed to the room below, a continuous and even surface, jointed (where applicable) at regular intervals.
2. **Infill and access units, integrated services:** Fitted correctly and aligned.
3. **Edge/ perimeter infill units size (minimum):** Half standard width or length.
4. **Corner infill units size (minimum):** Half standard width and length.
5. **Grid:** Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes of infill unit.
6. **Infill joints and exposed suspension members:** Straight, aligned and parallel to walls, unless specified otherwise.
7. **Suitability of construction:** Give notice where building elements and features to which the ceiling systems relate are not square, straight or level.

310 Bracing

1. **General:** Secure, with additional bracing and stiffening to give a stable ceiling system resistant to design loads and pressures.

315 Protection

1. **Loading:** Do not apply loads for which the suspension system is not designed.
2. **Ceiling materials:** When necessary, remove and replace correctly using special tools and clean gloves, etc. as appropriate.

Completion - Not Used

L10

Windows/ rooflights/ screens/ louvres REVISED

General

110 Evidence of performance

1. **Certification:** Provide independently certified evidence that all incorporated components comply with specified performance requirements.

115 Timber procurement

1. **Timber (including timber for wood-based products):** Obtained from well managed forests and/ or plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. **Documentation:** Provide either in accordance with chain of custody certification scheme requirements:
 - 2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.
 - 2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.

120 Pre-construction survey

1. **Procedure:** Before starting work on designated items take site dimensions, record on shop drawings and use to ensure accurate fabrication.
2. **Designated items:** All windows to received secondary glazing
3. **Primary support structure:** Carry out survey sufficient to verify that required accuracy and security of erection can be achieved.
4. **Timing:** Before fabrication.

140 Control samples

1. **Procedure**
 - 1.1. Finalize component details.
 - 1.2. Fabricate one of each of the following designated items as part of the quantity required for the project.
 - 1.3. Obtain approval of appearance and quality before proceeding with manufacturer of the remaining quantity.

Products

460 Rooflights REVISED

1. **Manufacturer:** Velux
 - 1.1. **Product reference:** Mono Pitched and Dual Pitched Roof Lights
2. **Type:** Modular
3. **Frame:** Aluminium
4. **Thermal performance (U-value maximum):** 1.6 W/m²K
5. **Other requirements:** Glass to be non- fragile

510 Glazed wood screens

1. **Location:** As per GSS Proposed Plans
2. **Timber:** Generally to BS EN 942.
 - 2.1. **Species:** Manufacturer's standard
 - 2.2. **Appearance Class:** Manufacturer's standard
3. **Joinery workmanship:** As section Z10.
4. **Fire performance:** As per GSS Fire Strategy Plans
5. **Glazing details:** Manufacturer's standard

580 Secondary glazing system

1. **Description:** To all existing External Windows
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Contractor's choice
3. **Type:** Horizontal sliding
4. **Framing material:** Aluminium
5. **Thermal performance:** TBC

650 Metal louvres to External Windows

1. **Material:** Manufacturer's standard
 - 1.1. **Finish as delivered:** Powder-coated
2. **Fire performance:** Not applicable
3. **Louvre blade pitch and angle:** Manufacturer's standard
4. **Accessories/ other requirements:** Free area to MEP Engineers specification
5. **Fixing:** Manufacturer's standard

651 Metal louvres for Acoustics

1. **Material:** Manufacturer's standard
 - 1.1. **Finish as delivered:** Powder-coated
2. **Fire performance:** Not applicable
3. **Louvre blade pitch and angle:** Single bank acoustic louvre 150mm deep, manufactured with horizontally mounted blades on a 150mm pitch, housed in an outer casing.
4. **Fixing:** Manufacturer's standard

Execution

710 Protection of components

1. **General:** Do not deliver to site components that cannot be installed immediately or placed in clean, dry floored and covered storage.
2. **Stored components:** Stack vertical or near vertical on level bearers, separated with spacers to prevent damage by and to projecting ironmongery, beads, etc.

730 Priming/ sealing

1. **Wood surfaces inaccessible after installation:** Prime or seal as specified before fixing components.

Ω End of Section

L20

Doors/ shutters/ hatches REVISED

General

110 Evidence of Procurement

1. **Certification:** Provide independently certified evidence that all incorporated components comply with specified performance requirements.

112 Timber procurement

1. **Timber (including timber for wood-based products):** Obtain from well-managed forests and/ or plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).
2. **Documentation:** Provide either in accordance with chain of custody certification scheme requirements:
 - 2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or
 - 2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. **Chain of custody certification scheme:** In accordance with [UK Government Timber procurement policy \(UKTPP\)](#), i.e. FSC, GiB or PEFC
 - 3.1. **Other evidence:** [UK Government Timber procurement policy \(UKTPP\)](#) Category B

150 Site dimensions

1. **Procedure:** Before starting work on designated items take site dimensions, record on shop drawings and use to ensure accurate fabrication.
2. **Designated items:** All existing openings

Products

250 Type 01/02 heritage wood panelled doors

1. **Description:** Fire rated and non fire rated heritage door
2. **Glazing/ infill details:** Clear fire-resisting glazing
 - 2.1. **Manifestation:** Not required
 - 2.2. **Beading:** External
3. **Fire performance**
 - 3.1. **Fire resistance:** To [BS EN 13501-2](#), EIW 30 or better
 - 3.2. **Reaction to fire:** To [BS EN 13501-1](#), Class B or better
4. **Architraves:** Retain and refurbish existing architraves on both sides of openings, unless specified otherwise.

251 Type 03/04 Refurbished heritage wood panelled doors

1. **Description:** Fire rated and non fire rated heritage door
2. **Glazing/ infill details:** Clear fire-resisting glazing
 - 2.1. **Manifestation:** Not required

- 2.2. **Beading:** External
3. **Fire performance**
 - 3.1. **Fire resistance:** To [BS EN 13501-2](#), EIW 30 or better
 - 3.2. **Reaction to fire:** To [BS EN 13501-1](#), Class B or better
4. **Architraves:** Retain and refurbish existing architraves on both sides of openings, unless specified otherwise.

260 Ironmongery ADDED

1. Ironmongery suite to be supplied by manufacturer to new and refurbished doors throughout.
2. Ironmongery to be compatible with Client's chosen access control supplier.

410 Type 05- Melamine Faced Wood Doorsets

1. **Description:** Fire rated and non fire rated Modern Door
2. **Door leaf:**
3. **Core:** Manufacturer's choice
4. **Thickness:** 54mm
5. **Facings:** HGS-grade laminate
6. **Lippings:** 9mm hardwood lipping all around
7. **Glazing/ infill details:** Clear fire-resisting glazing
 - 7.1. **Manifestation:** Not required
8. **Beading:** External
9. **Perimeter seals:** Fire, smoke and acoustic seals
10. **Fire performance**
 - 10.1. **Fire resistance:** To [BS EN 13501-2](#), EIW 30 or better
 - 10.2. **Reaction to fire:** To [BS EN 13501-1](#), Class B or better

430 External Wood doorsets

1. **Description:** To New Fire Escape
2. **Materials:** Generally to [BS EN 942](#).
3. **Door leaf**
 - 3.1. **Core:** Solid laminated softwood
 - 3.2. **Facings:** Boarded finish to match other external doors.
 - 3.3. **Finish as delivered:** Prepared and primed, as section M60
4. **Frame and architraves**
 - 4.1. **Wood species:** TBC
 - 4.2. **Appearance Class to BS EN 942:** J10
 - 4.3. **Finish as delivered:** Prepared and primed, as section M60
5. **Perimeter seals:** EPDM weatherseal
6. **Thermal performance (U-value maximum):** 1.6 W/m²K

545 Sliding stacking panel partitions

1. **Description:** Folding sliding partitions to classrooms
2. **Manufacturer:** Contractor's choice

3. **Performance:** 40 D(db)
4. **Operation:** Powered, existing 240 V single-phase supply to transformer, fully automatic

Execution

830 Fixing ironmongery generally ADDED

1. **Fasteners:** Supplied by ironmongery manufacturer.
 - 1.1. **Finish/ corrosion resistance:** To match ironmongery.
2. **Holes for components:** No larger than required for satisfactory fit/ operation.
3. **Adjacent surfaces:** Undamaged.
4. **Moving parts:** Adjusted, lubricated and functioning correctly at completion.

840 Fixing ironmongery to fire-resisting door assemblies ADDED

1. **General:** All items fixed in accordance with door leaf manufacturer's recommendations ensuring that integrity of the assembly, as established by testing, is not compromised.
2. **Holes for through fixings and components:** Accurately cut.
 - 2.1. **Clearances:** Not more than 8 mm unless protected by intumescent paste or similar.

Ω End of Section

L30

Stairs/ ladders/ walkways/ handrails/ balustrades REVISED

Preliminary information/ requirements - Not Used

Components

250 Metal fire escape stairs

1. **Description:** Hot rolled steel staircase to new fire escape
2. **Component materials/ grades**
 - 2.1. **Treads:** Steel tread with bonded CP inserts
 - 2.2. **Guarding**
 - 2.2.1. **Handrails:** Flanked by Walls.
3. **Finish as delivered:** Galvanized to BS EN ISO 1461
4. **Reaction to fire:** To BS EN 13501-1, Class B or better

460 Footway gratings above plant deck roof finish ADDED

1. **Manufacturer:** [Lionweld Kennedy Group](#)
2. **Contact details**
 - 2.1. **Address:** Marsh Road
Middlesbrough
Cleveland
TS1 5JS
 - 2.2. **Telephone:** +44 (0)1642 245151
 - 2.3. **Web:** www.lk-uk.com
 - 2.4. **Email:** sales@lk-uk.com
3. **Product reference:** [Safegrid Forge Welded Steel Grating - 35mm Ball Proof](#)
4. **Material:** Steel.
5. **Finish:** Galvanized.
6. **Accessories:** Clip on bars.
7. **Panel:** 1000 x 1000 mm.
8. **Surface:** Rolled serrated.
9. **LoadBearingCapacity:** TBC by SE
10. **Component material, grade and finish as delivered**
 - 10.1. **Guarding:** Provided by louvred screen
11. **Other requirements:** Walkway must have removal sections to access gutters and roof covering below

Installation - Not Used

Completion - Not Used

Deleted clauses

410 Steel ladders DELETED

Ω End of Section

M20

Plastered/ rendered/ roughcast coatings

Types of coating

280 Gypsum plaster skim coat on plasterboard

1. **Plasterboard:** 12.5 mm
 - 1.1. **Preparation:** Bonding agent recommended by plaster manufacturer
2. **Plaster:** Board finish/ finish plaster to BS EN 13279-1.
 - 2.1. **Finish:** Smooth.

General

424 Special protection of historic plasterwork

1. **General:** Prevent damage and disturbance to retained plasterwork.
2. **Protection methods:** Submit proposals.

Materials and marking of mortar - Not Used

Preparing substrates

510 Suitability of substrates

1. **Soundness:** Free from loose areas and significant cracks and gaps.
2. **Cutting, chasing, making good, fixing of conduits and services outlets and the like:** Completed.
3. **Tolerances:** Permitting specified flatness/ regularity of finished coatings.
4. **Cleanliness:** Free from dirt, dust, efflorescence and mould, and other contaminants incompatible with coatings.

551 Removal and renewal of existing plaster/ render

1. **Location and extent:** Agree, at least on a provisional basis, before work commences. Minimize extent of removal and renewal.

566 Removing defective existing plaster

1. **Plaster for removal:** Detached, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
 - 1.1. **Hollow, detached areas:** Obtain instructions
2. **Stained plaster:** Remove
3. Removing defective plaster. Cut back to a square, sound edge.
4. **Faults in substrate (structural deficiencies, damp, etc.):** Submit proposals.
5. **Cracks**
 - 5.1. **Fine hairline cracking/ crazing:** Leave.
 - 5.2. **Other cracks:** Obtain instructions
6. **Dust and loose material:** Remove from exposed substrates and edges.

568 Existing damp affected plaster

1. **Plaster affected by rising damp:** Remove to a height of 300 mm above highest point reached by damp or 1 m above dpc, whichever is higher.
2. **Perished and salt contaminated masonry**
 - 2.1. **Mortar joints:** Rake out.
 - 2.2. **Masonry units:** Submit proposals.
3. **Faults in substrate (structural deficiencies, additional sources of damp, etc.):** Submit proposals.
4. **Drying out substrates:** Establish drying conditions. Leave walls to dry for as long as possible before plastering.
5. **Dust and loose material:** Remove from exposed substrates and edges.

587 Replacing timber laths

1. **Defective plaster and laths:** Remove. Prevent disturbance to adjacent sound plaster.
 - 1.1. **Defective laths:** Cut back to supporting timbers.
 - 1.2. **Cavities:** Keep clear of debris.
2. **Supports for laths:** Sound and firmly fixed. Provide additional supports where necessary.

589 Refixing sound timber laths through plaster

1. **Application of repair:** To loose but otherwise sound laths on sound framework.
2. **Method:** Cut out plaster patches to sound, undercut edges. Screw laths back to framework using screws and washers.

Backings/ beads/ joints

626 Timber lathing

1. **Type/ Section size:** To match existing
2. **Moisture content at time of installation (maximum):** 16%.

659 Plasterboard joints

1. Joints and angles (except where coincident with metal beads). Reinforce with continuous lengths of jointing tape.

673 Plasterboard over conduits/ service chases

1. **General:** Prevent cracking over conduits and other services.
2. **Services chased into substrate:** Isolate from coating by covering with galvanized metal lathing, fixed at staggered centres along both edges.

Mouldings/ decorative plasterwork

692 Refixing existing plaster mouldings

1. **Substrates:** Accurate, secure and clean.
 - 1.1. **Suction control:** Dampen or apply suitable sealer.
2. **Installation:** True to line and level with abutting mouldings, on solid bed of gypsum based adhesive.
3. **Finishing:** Smooth, to correct profile and with flush joints.

695 Reproduction of existing plaster mouldings

1. **Moulds and casts generally:** Prepare moulds from original plaster face. Reproduce profiles and details accurately.
2. **Quantity of moulds:** Sufficient to complete the required number of casts and maintain a consistent appearance.
3. **Casting material:** Plaster of Paris.
4. **Inserts:** As necessary to give strength and rigidity to the mouldings and provide secure fixings.

697 Repairing cracks/ steps in plaster mouldings

1. **Preparation:** Remove applied ornament and keep for reuse. Cut back plasterwork each side of cracks. Replace defective timber laths. Remove dust.
 - 1.1. **Suction control:** Dampen repair area or apply suitable sealer.
2. **Plaster:** Follow, and finish flush with, existing moulding profile.
3. **Applied ornaments:** Fix accurately using gypsum based adhesive.

Internal plastering

710 Application generally

1. **Application of coatings:** Firmly and in one continuous operation between angles and joints. Achieve good adhesion.
2. **Appearance of finished surfaces:** Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
 - 2.1. **Accuracy:** Finish to a true plane, to correct line and level, with angles and corners to a right angle unless specified otherwise, and with walls and reveals plumb and square.
3. **Drying out:** Prevent excessively rapid or localized drying out.

715 Flatness/ surface regularity

1. **Sudden irregularities:** Not permitted.
2. **Deviation of plaster surface:** Measure from underside of a straight edge placed anywhere on surface.
 - 2.1. **Permissible deviation (maximum) for plaster not less than 13 mm thick:** 3 mm in any consecutive length of 1800 mm.

718 Junction of new plasterwork with existing

1. **New plasterwork:** Finish flush with original face of existing plasterwork to form a seamless junction.

725 Undercoats generally

1. **General:** Rule to an even surface. Cross scratch to provide a key for the next coat.
2. **Undercoats on metal lathing:** Work well into interstices to obtain maximum key.
3. **Undercoats gauged with Portland cement:** Do not apply next coat until drying shrinkage is substantially complete.

742 Thin coat plaster

1. **Preparation for plasters less than 2 mm thick:** Fill holes, scratches and voids with finishing plaster.

747 Projection plaster

1. **Application:** Evenly and in one continuous operation between angles and joints.

-
2. **Finish:** A level open textured surface before finishing manually.

777 Smooth finish

1. **Appearance:** A tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. Avoid water brush, excessive trowelling and over polishing.

778 Wood float finish

1. **Appearance:** An even overall texture. Finish with a dry wood float as soon as wet sheen has disappeared.

786 Plastering on timber lathing

1. **Application of undercoat:** Force between laths to form continuous keys.

External rendering - Not Used

Ω End of Section

M40

Stone/ concrete/ quarry/ ceramic tiling/ mosaic

Types of tiling/ mosaic

110 Tiling to

1. **Description:** Kitchenette, WC sinks and walls
2. **Tiles:** Wall
 - 2.1. **Manufacturer/ Supplier:** Contractor's choice
 - 2.2. **Colour:** TBC
 - 2.3. **Finish:** Glazed
 - 2.4. **Size:** 200 x 100mm
 - 2.5. **Thickness:** 6.5
 - 2.6. **Recycled content:** Refer to SKA requirements
3. **Background/ Base:** Plasterboard
 - 3.1. **Preparation:** Smoothing underlayment
4. **Joint width:** 3mm as spacer lugs

111 Tiling to WC Areas

1. **Description:** WC
2. **Tiles:** Floor
 - 2.1. **Manufacturer/ Supplier:** Contractor's choice
 - 2.2. **Colour:** TBC
 - 2.3. **Slip potential**
 - 2.3.1. **Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum) to BS 7976-1, -2, -3 or BS EN 14231 (natural stone only):** R11
 - 2.4. **Recycled content:** Refer to SKA requirements
3. **Background/ Base:** Plywood screwed to existing substrate. Acrylic sealant applied to board prior to tiling.

General - Not Used

Preparation

330 Existing plaster

1. **Defective areas:** Remove plaster that is loose, soft, friable, badly cracked or affected by efflorescence. Cut back to straight horizontal and vertical edges.
2. **Making good:** Use plaster or nonshrinking filler.

Fixing

510 Fixing generally

1. **Colour/ shade:** Unintended variations within tiles for use in each area/ room are not permitted.
 - 1.1. **Variegated tiles:** Mix thoroughly.
2. **Adhesive:** Compatible with background/ base. Prime if recommended by adhesive manufacturer.
3. **Use of admixtures with cementitious adhesives:** Only admixtures approved by adhesive manufacturer.

4. **Cut tiles:** Neat and accurate.
5. **Fixing:** Provide adhesion over entire background/ base and tile backs.
6. **Final appearance:** Before bedding material sets, make adjustments necessary to give true, regular appearance to tiles and joints when viewed under final lighting conditions.
7. **Surplus bedding material:** Clean from joints and face of tiles without disturbing tiles.

Movement joints/ grouting/ completion - Not Used

Performance - Not Used

Ω End of Section

M50

Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting

Types of covering

110 Resilient floor tiling

1. **Description:** LVT Flooring
2. **Location:** Refer to Floor Plans and Finishes Mood Boards
3. **Base:** Existing floors.
 - 3.1. **Preparation:** Allow for timber ply overlay to existing floor boards throughout.
4. **Tiles**
 - 4.1. **Standard:** To BS EN 14041.
 - 4.1.1. **Evidence of compliance:** Submit.
 - 4.2. **Manufacturer:** Forbo, Polyflor, Gerflor etc.
 - 4.3. **BS EN ISO 10874 class:** 32
 - 4.4. **Slip potential**
 - 4.4.1. **Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum) to BS 7976-1, -2 and -3:** R10
 - 4.5. **Thickness:** Manufacturer's standard
 - 4.6. **Colour/ pattern:** See stage 3 design information
5. **Adhesive (and primer if recommended by manufacturer):** Manufacturers recommendations to provide product guarantee/warranty.

130 Carpet tiling

1. **Location:** Refer to Floor Plans and Finishes Mood Boards
2. **Base:** Existing Floors
 - 2.1. **Preparation:** Allow for timber ply overlay to existing floor boards throughout.
3. **Carpet tiles**
 - 3.1. **Standards:** To BS EN 14041 and BS EN 1307.
 - 3.1.1. **Evidence of compliance:** Submit.
 - 3.2. **Manufacturer:** Burmatex, Forbo, Tarkett
 - 3.3. **BS EN 1307 classification**
 - 3.3.1. **Levels of use class:** Heavy Contract 33
 - 3.4. **Recycled content:** To meet SKA criterion
 - 3.5. **Colour/ pattern:** Refer to Finishes Boards

General requirements

210 Workmanship generally

1. **Base condition after preparation:** Rigid, dry, sound, smooth and free from grease, dirt and other contaminants.
2. **Finished coverings:** Accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks and stains.

Preparing bases - Not Used

Laying coverings

740 Edgings and cover strips

1. **Manufacturer:** Gradus
2. **Fixing:** Secure with edge of covering gripped. Use matching fasteners where exposed to view

750 Stair nosings and trims

1. **Manufacturer:** Gradus
2. **Fixing:** Secure, level and with mitred joints. Adjusted to suit thickness of covering with continuous packing strips of hardboard or plywood. Nosings and packing strips bedded in gap-filling adhesive recommended by nosing manufacturer.

Completion - Not Used

Ω End of Section

M60

Painting/clear finishing

Coating systems

110 Emulsion paint

1. **Description:** to all Walls, Ceilings and Cornicing unless stated otherwise
2. **Manufacturer:** Dulux Trade
 - 2.1. **Product reference:** Contractor's choice
3. **Surfaces:** Internal plaster surfaces
 - 3.1. **Preparation:** Ensure surfaces are clean and dry
4. **Initial coats:** As recommended by manufacturer

120 Mouldshield Fungicidal Matt

1. **Description:** to all WC Walls, Ceilings and Cornicing
2. **Manufacturer:** Dulux Trade
 - 2.1. **Product reference:** Contractor's choice
3. **Surfaces:** Internal plaster surfaces
 - 3.1. **Preparation:** Ensure surfaces are clean and dry
4. **Initial coats:** As recommended by manufacturer

150 Eggshell/ satin paint

1. **Description:** to Internal Joinery, Cills, Architraves, Skirting Boards
2. **Manufacturer:** Dulux Trade

160 Decorative woodstain/ varnish/ preservative

1. **Description:** to new and refurbished heritage doors

172 Flame-retardant coating system

1. **Description:** to exposed ceilings and beams
2. **Reaction to fire rating:** To BS EN 13501-1, Class B-s2, d0

Generally - Not Used

Preparation

400 Preparation generally

1. **Standard:** In accordance with BS 6150.
2. Refer to any pre-existing CDM Health and Safety File.
3. Refer to CDM Construction Phase Plan where applicable.
4. **Suspected existing hazardous materials:** Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
5. **Preparation materials:** Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.

6. **Substrates:** Sufficiently dry in depth to suit coating.
7. **Efflorescence salts:** Remove.
8. **Dirt, grease and oil:** Remove. Give notice if contamination of surfaces/ substrates has occurred.
9. **Surface irregularities:** Remove.
10. **Joints, cracks, holes and other depressions:** Fill flush with surface, to provide smooth finish.
11. **Dust, particles and residues from preparation:** Remove and dispose of safely.
12. **Water based stoppers and fillers**
 - 12.1. Apply before priming unless recommended otherwise by manufacturer.
 - 12.2. **If applied after priming:** Patch prime.
13. **Oil based stoppers and fillers:** Apply after priming.
14. **Doors, opening windows and other moving parts**
 - 14.1. Ease, if necessary, before coating.
 - 14.2. Prime resulting bare areas.

440 Previously coated surfaces generally

1. **Preparation:** In accordance with BS 6150, clause 11.5.
2. **Suspected existing hazardous materials:** Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
3. **Removing coatings:** Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
4. **Loose, flaking or otherwise defective areas:** Carefully remove to a firm edge.
5. **Alkali affected coatings:** Completely remove.
6. **Retained coatings**
 - 6.1. Thoroughly clean to remove dirt, grease and contaminants.
 - 6.2. **Gloss-coated surfaces:** Provide key.
7. **Partly removed coatings**
 - 7.1. **Additional preparatory coats:** Apply to restore original coating thicknesses.
 - 7.2. **Junctions:** Provide flush surface.
8. **Completely stripped surfaces:** Prepare as for uncoated surfaces.

471 Preprimed wood

1. **Areas of defective primer:** Take back to bare wood and reprime.

631 Previously painted window frames

1. **Paint encroaching beyond glass sight line:** Remove.
2. **Loose and defective putty:** Remove.
3. **Putty cavities and junctions between previously painted surfaces and glass:** Clean thoroughly.
4. **Finishing**
 - 4.1. Patch prime, reputty as necessary, and allow to set.
 - 4.2. Seal and coat as soon as fully set.

Application

711 Coating generally

1. **Application standard:** In accordance with BS 6150, clause 9.
2. **Conditions:** Maintain suitable temperature, humidity and air quality during application and drying.
3. **Surfaces:** Clean and dry at time of application.
4. **Thinning and intermixing of coatings:** Not permitted unless recommended by manufacturer.
5. **Overpainting:** Do not paint over intumescent strips or silicone mastics.
6. **Priming coats**
 - 6.1. **Thickness:** To suit surface porosity.
 - 6.2. **Application:** As soon as possible on same day as preparation is completed.
7. **Finish**
 - 7.1. Even, smooth and of uniform colour.
 - 7.2. Free from brush marks, sags, runs and other defects.
 - 7.3. Cut in neatly.
8. **Doors, opening windows and other moving parts:** Ease before coating and between coats.

Ω End of Section

N10

General fixtures/ furnishings/ equipment

Products

135 Storage and display units

1. **Description:** Base/Wall units for new Kitchenettes
2. **Dimensions:** Refer to plan
3. **Doors/ Drawers**
 - 3.1. **Material:** Plastics laminate-faced particleboard
 - 3.2. **Finish/ Colour:** TBC
4. **Outer panels/ Plinths/ Shelves**
 - 4.1. **Material:** Plastic laminate-faced particleboard
 - 4.2. **Finish/ Colour:** TBC

200 Worktops

1. **Description:** Worktops to new Kitchenette units.
2. **Material:** Laminate-covered particleboard
3. **Finish/ Colour:** TBC
4. **Dimensions:** Refer to plan
 - 4.1. **Thickness:** 38mm
5. **Front edges:** Radiused

220 Lockers

1. **Description:** New lockers
2. **Standard:** To [BS 4680](#).
 - 2.1. **Test level:** General duty
3. **Dimensions**
 - 3.1. **Overall length:** TBC
 - 3.2. **Overall height:** TBC
4. **Material:** TBC
 - 4.1. **Finish/ Colour:** TBC
5. **Lock type:** Standard deadlock

240 Blinds

1. **Description:** to all Offices, Classrooms and Meeting Rooms
2. **Standard:** To [BS EN 13120](#).
3. **Manufacturer:** Contractor's choice
4. **Type:** Client choice

300 Entrance matting

1. **Manufacturer:** Gradus
 - 1.1. **Product reference:** Contractor's choice

Execution

770 Trims

1. **Lengths:** Wherever possible, unjointed between angles or ends of runs.
2. **Running joints:** Where unavoidable, obtain approval of location and method of jointing.
3. **Angle joints:** Mitred.

Completion - Not Used

Ω End of Section

N13

Sanitary appliances and fittings

Products

300 WCs and cisterns

1. **Description:** Male and Female Washrooms
2. **WC standard:** To Defra WC suite performance specification or equivalent approved by relevant water company
3. **Type:** Back to wall, concealed cistern
4. **Pan**
 - 4.1. **Standards:** To BS EN 33 and BS EN 997, Class 2
 - 4.2. **Material:** Vitreous china, white
5. **Seat and cover**
 - 5.1. **Standard:** To BS 1254
 - 5.2. **Form:** Seat and cover
 - 5.3. **Material:** Plastics
 - 5.4. **Finish/ colour:** White
 - 5.4.1. **Duty:** Heavy
 - 5.5. **Soft close:** Required
6. **Pan connector**
 - 6.1. **Standard:** To BS 5627.
 - 6.2. **Colour:** To match pan
7. **Cistern**
 - 7.1. **Material:** Plastics
 - 7.2. **Finish/ colour:** To match pan

311 Unisex accessible WC equipment packages (Document M)

1. **Description:** Accessible Washrooms
2. **Type approval certificate:** Submit.
3. **Finish/ colour**
 - 3.1. **Pan:** Vitreous china, white
 - 3.2. **Cistern:** Manufacturer's standard
 - 3.3. **Seat:** Plastics, grey
 - 3.4. **Basin:** Manufacturer's standard
 - 3.5. **Handrails and grab bars:** Coated steel, dark grey

315 Urinals and auto-flushing cisterns

1. **Description:** Male Washrooms
2. **Urinals**
 - 2.1. **Standard:** To BS EN 13407
 - 2.2. **Material:** Vitreous china, white

335 Washbasins

1. **Description:** Washbasins recessed in vanity units to Male and Female WCs
2. **Standard:** To BS EN 14688 To BS EN 14688
 - 2.1. **Overflow class:** CL15
3. **Material:** Vitreous china
4. **Colour:** White
5. **Configuration:** Vanity top (inset)
6. **Tap/ chainstay/ overflow holes:** One tap hole, centre
7. **Water supply fittings:** Basin mixer tap
 - 7.1. **Operation:** Proximity sensor
8. **Wastes:** Grated
 - 8.1. **Standards:** To BS EN 274-1, -2 and -3.

438 Mirrors

1. **Description:** all WCs

441 Paper roll dispensers

1. **Requirement::** To All WC's

442 Paper towel dispensers

1. **Requirment::** Beside all WHB's

458 Soap dispensers

1. **Description:** To all WC's.

472 Hand dryers

1. **Description:** to all washrooms
2. **Standard:** To BS EN 60335-2-23.
3. **Type:** High-velocity air
4. **Operation:** Automatic operation, hand drying only

Execution

610 Installation generally

1. **Standards:** In accordance with BS 6465-1, -2 and -3.
2. **Assembly and fixing:** Surfaces designed to falls to drain as intended.
3. **Fasteners:** Non-ferrous or stainless steel.
4. **Fixing:** Fix appliances securely to structure. Do not support on pipework.
5. **Jointing and bedding compounds:** Recommended by manufacturers of appliances, accessories and pipes being jointed or bedded.
6. **Appliances:** Do not use. Do not stand on appliances.
7. **Supply and discharge pipework:** Fix before appliances.
8. **On completion:** Components and accessories working correctly with no leaks.
9. **Labels and stickers:** Remove.

613 Compatibility of components

1. **General:** Each sanitary assembly must consist of functionally compatible components, preferably obtained from a single manufacturer.

620 Noggings and bearers

1. **Noggings, bearers, etc. to support sanitary appliances and fittings:** Position accurately. Fix securely.

630 Tiled backgrounds other than splashbacks

1. **Timing:** Complete before fixing appliances.
2. **Fixing appliances:** Do not overstress tiles.

650 Installing WC pans

1. **Floor-mounted pans:** Screw fix and fit cover caps over screw heads. Do not use mortar or other beddings.
2. **Seat and cover:** Stable when raised.

670 Installing cisterns

1. **Cistern operating components:** Obtain from cistern manufacturer.
2. **Inlet and flushing valves:** Match to pressure of water supply.
3. **Internal overflows:** Into pan, to give visible warning of discharge.
4. **External overflows:** Fix pipes to falls and locate to give visible warning of discharge. Agree location where not shown on drawings.

710 Installing taps

1. **Fixing:** Secure against twisting.
2. **Seal with appliance:** Watertight.
3. **Positioning:** Hot tap to left of cold tap as viewed by user of appliance.

720 Installing wastes and overflows

1. **Bedding:** Waterproof jointing compound.
2. **Fixing:** With resilient washer between appliance and backnut.

Ω End of Section

P12

Fire-stopping systems

General

110 Fire-stopping system

1. **Description:** To all individual service penetrations To multiple service penetrations To movement joints
2. **Penetration seal/ Gap filler:** As required to conform with fire strategy.

System performance

210 Design

1. **Design:** Complete the design of the fire-stopping system.
2. **Proposals:** Submit drawings, technical information, calculations and manufacturers' literature.

240 Fire performance

1. **Resistance to fire:** To BS EN 13501-2, EI 30 or better / To BS EN 13501-2, EI 60 or better
2. **Reaction to fire:** To BS EN 13501-1, Class A

Products - Not Used

Execution

610 Third-party-certified installer

1. **Certification:** For the technical competency of the installer of the evidence of compliance with a third-party installation certification scheme.
2. **Acceptable evidence:** UKAS Accreditation Certificate

620 Workmanship generally

1. **Gaps:** Seal between building elements and services, to provide effective resistance to fire and the passage of smoke. Allow for capping sealants where required. Finish flush with surrounds.
2. **Adjacent surfaces:** Prevent overrun of filler, sealant or mortar on to finished surfaces.

Completion

910 Cleaning

1. **Masking tapes:** Remove.
2. **Cleaning:** Clean off splashes and droppings. Wipe down finishes.

Ω End of Section

P20

Unframed isolated trims/ skirtings/ sundry items

To be read with preliminaries/ general conditions

110 Skirting boards

1. **Description:** Skirting Boards to new partitions
2. **Quality of wood and fixing:** To BS 1186-3.
 - 2.1. **Species:** TBC
3. **Reaction to fire rating:** To BS EN 13501-1, Class A2
4. **Profile:** To match existing, TBC

115 Skirting boards generally

1. **Description:** Where modern walls are to be removed and historic skirting profiles have been cut out, infill skirting is to match existing.
2. **Quality of wood and fixing:** To BS 1186-3.
 - 2.1. **Species:** TBC
3. **Reaction to fire rating:** To BS EN 13501-1, Class A2
4. **Profile:** To match existing, TBC

120 Architraves

1. **Description:** Architraves to new doors
2. **Quality of wood and fixing:** To BS 1186-3.
 - 2.1. **Species:** TBC
3. **Reaction to fire rating:** To BS EN 13501-1, Class A2
4. **Profile:** To match existing, TBC

Execution

510 Installation generally

1. **Straight runs:** To be in one piece, or in long lengths with as few joints as possible.
2. **Running joints:** Location and method of forming to be agreed where not detailed.
3. **Joints at angles:** Mitre, unless shown otherwise
4. **Position and level:** To be agreed where not detailed.

Ω End of Section

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