

VHA Architects

EPA-Environment Protection Agency

EPA Wexford Reception & Stores

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EPA Wexford _
Reception_Stores_Interiors fitout
Tender issue

29-10-2025

Contents

C20 Demolition 1

K10 Gypsum board dry linings/ partitions/ ceilings5

K45 Suspended ceiling system alterations 11

L20 Doors/ shutters/ hatches15

M50 Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting 18

M60 Painting/ clear finishing21

Z10 Purpose-made joinery25

C20 Demolition

To be read with preliminaries/ general conditions.

5 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: The Reception area & Proposed store area
 - 2.1. Form, condition and details of the structure or structures, the site and the surrounding area.
 - 2.1.1. **Extent:** As drawing 250101-DR-VHA-AR-1011 & associated services engineers & structural engineers 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:** Site waste management plan development and proposals.
Contractor to segregate waste on site for recycling in accordance with the project RWMP
3. Format of report: PDF

10 Extent of deconstruction/ demolition

1. General: subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to: : Refer to Architectural, Services engineers & Structural Engineer documentation

25 Location and marking of services

1. Services affected by deconstruction/ demolition work: Locate and mark positions
2. Mains services marking: Arrange with the appropriate authorities for services positions to be located and marked
 - 2.1. Marking standard: In accordance with [Street Works UK](#) publication [Guidance on the Positioning and Colour Coding of Underground Utilities' Apparatus](#).

30 Services disconnection arranged by contractor

1. General: Arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities and organizations where agreed, prior to starting deconstruction or demolition
2. Decommissioning action plan: Available in health and safety file

31 Services disconnection arranged by employer

1. **General:** the employer will arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities and organizations, prior to deconstruction or demolition, as follows:
2. **Timing:** Do not start deconstruction or demolition until disconnections are completed.

32 Disconnection of drains

1. **General:** Locate, disconnect and seal disused drain connections. Agree where drains are to be sealed
2. **Sealing:** Permanent, and within the site
3. **Decommissioning action plan:** Available in health and safety file

40 Service bypass connections

1. **General:** Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction or demolition is taking place and to adjoining sites and properties
2. **Minimum notice to adjoining owners and all affected occupiers:** 72 hours, if shutdown is necessary during changeover
3. **Timing:** Complete bypass of services before demolition works start

45 Services to be retained

1. **Damage to services:** Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction or demolition works
2. **Repairs to services:** Complete as directed, and to the satisfaction of the service authority or owner

50 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. Hold appropriate qualification or training certificates for their role.

55 Site hazards

1. **Precautions:** Prevent fire or explosion caused by gas and vapour from tanks, pipes, etc. Identify potential sources and assess risk prior to commencement of works on site.
2. **Hazardous atmospheres:** Produce and submit risk assessments
3. **Dust:** 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
 - 3.1. **Dust suppression and reduction:** Submit method statement for control, containment and clean-up regimes. Submit documentation outlining additional lead dust controls
4. **Site operatives and general public:** Protect from health hazards including those associated with vibration, dangerous fumes and dust arising during the course of the works.

60 Adjoining property

1. **Temporary support and protection:** Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
2. **Defects:** Report immediately on discovery and provide an assessment of impact.

3. **Damage:** Minimize disturbance. Repair promptly to ensure safety, stability, weather protection and security.
4. **Support to foundations:** Do not disturb.

70 Partly demolished structures

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

76 Asbestos-containing materials – unknown occurrences

1. **Discovery:** Stop work, and give immediate notice of suspected asbestos-containing materials when they are discovered during deconstruction and demolition work. Avoid disturbing such materials.
2. **Removal:** Submit statutory risk assessments and details of proposed methods for safe removal.

78 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.

85 Site condition at completion

1. **Debris:** Contractor to segregate waste on site for recycling in accordance with the project RWM Clear away and leave the site in a clean, tidy, safe and secure condition.

90 Contractor's property

1. **Components and materials arising from the deconstruction and demolition work:** Property of the contractor, except for designated items which remain the property of the employer
2. **Action:** Remove from site as work proceeds where not to be reused or recycled for site use

91 Employer's property

1. **Components and materials to remain the property of the employer:** Compactus
2. **Protection:** Maintain until delivered to a required place of storage
3. **Special requirements:** Contractor Coordinate with EPA

95 Recycled materials

1. **Materials arising from deconstruction and demolition work::** Timber from reception storage, can be recycled or reused for creation of planters,
2. **Verification**
 - 2.1. **Evidence of compliance:** Shop drawings

98 Verification on completion

1. **Requirement:** Provide and implement a Resource and Waste Management Plan (RWMP) in accordance with the EPA *Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for C&D Projects (2021)*. The Plan shall cover demolition arisings, material reuse, recycling rates, and destination of all wastes.
Updated RWMP including measured waste data and recycling rates , Certificates for all materials with EPDs, VOC compliance, and timber chain-of-custody
2. **Method: RWMP requirement:** Prepare a simplified plan covering:

- Estimated waste types and quantities (e.g. plasterboard, flooring offcuts, packaging).
- Procedures for **segregation, reuse, and recycling** on site.
- Named **waste collection contractors** (with waste collection permits).
- Use of **licensed waste facilities** for all disposals.

3. Submittals

3.1. **Format:** Report or certs

3.2. **Timing:** Prior to practical completion

Ω End of Section

K10

Gypsum board dry linings/ partitions/ ceilings

To be read with preliminaries/ general conditions.

60 Single Metal stud Fire resistant partition Type A

1. Description: GypWall Single Frame
A206A078 S (A) (EN) to achieve a minimum of 60minute fire rating.
One layer of Gyproc Fireline 15mm each side of Gypframe 70AS50 AcouStuds at 600mm centres.
For heights up to 4000mm. to run from slab to u/s of slab
2. Manufacturer: Saint-Gobain Construction Products (Ireland) Limited.
 - 2.1. Product reference: Submit proposals
3. Studs
 - 3.1. Type: Gypframe 70AS50 AcouStuds
 - 3.2. Centres: 600 mm
 - 3.3. Head condition: Gypframe 72C50 Floor & Ceiling Channel
 - 3.4. Deflection allowance: As per structural requirements (defined by others)
4. Fire performance
 - 4.1. Reaction to fire: BS EN 1364-1, Fire resistance tests for non-loadbearing elements - Walls.
 - 4.2. Fire resistance of complete assembly: To BS EN 13501-2, EI 60 or better
5. Fire separation
 - 5.1. Cavity fire barriers: As per P10/??? flexible cavity barrier
6. Insulation: None
 - 6.1. Thickness: 100
7. Linings: Two layers of Gyproc WallBoard 12.5mm each side of stud
 - 7.1. Recycled content: Metal studs and shall contain recycled content where practicable and recyclable at end of life
 - 7.2. Screw centres: As per manufacturers recommendations
8. Finishing: Seamless jointing Skim coat plaster
 - 8.1. Primer/ Sealer: Primer to painted areas
9. Accessories: Metal beads/ stops recommended by board manufacturer
10. Other requirements: Fire-stopping around services as section P12

60 Single Metal stud Fire resistant partition Type B

1. Description: GypWall Single Frame
A206262 (A) (EN)
One layer of Gyproc Soundbloc 15mm each side of Gypframe 92S50 'C' Studs at 600mm centres.
For heights up to 4700mm. allow for a 16-25mm top hat to inside of reception to allow for cable reticulation, stud to run from slab to underside of kiosk ceiling
2. Manufacturer: Saint-Gobain Construction Products (Ireland) Limited.
 - 2.1. Product reference: Submit proposals
3. Studs
 - 3.1. Type: Gypframe 92S50 'C' Studs
 - 3.2. Centres: 600 mm
 - 3.3. Head condition: Gypframe 94C50 Floor & Ceiling Channel for partitions up to 4199mm
 - 3.4. Deflection allowance: As per structural requirements (defined by others)
4. Fire performance

- 4.1. Reaction to fire: BS EN 1364-1, Fire resistance tests for non-loadbearing elements - Walls.
- 4.2. Fire resistance of complete assembly: To BS EN 13501-2, REI 30 or better
- 5. Fire separation
- 6. Insulation: 25mm isover acoustic
 - 6.1. Thickness: 147
- 7. Linings: Two layers of Gyproc Soundbloc 15mm each side of stud
 - 7.1. Recycled content: Metal studs and shall contain recycled content where practicable and recyclable at end of life
 - 7.2. Screw centres: As per manufacturers recommendations
- 8. Finishing: Seamless jointing Skim coat plaster
 - 8.1. Primer/ Sealer: Primer to painted areas
- 9. Accessories: Metal beads/ stops recommended by board manufacturer
- 10. Other requirements: Top hat sections for cable reticulation

Installation

60 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.

61 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): 450-600 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.

62 Metal furrings for wall linings

- 1. Setting out: Accurately aligned and plumb.
 - 1.1. Vertical furring positions: Equal vertical centres to suit specified linings, maintaining sequence across openings. Position adjacent to angles and openings.
 - 1.2. Additional vertical furrings: To support vertical edges of boards and at junctions with partitions.
 - 1.3. Horizontal furring positions: To provide continuous support to edges of boards.
- 2. Adhesive bedding to furrings
 - 2.1. Dabs: Length 200 mm (minimum). Located at ends of furrings and thereafter at 450 mm (maximum) centres.
 - 2.2. Junctions with partitions: Continuous bed with no gaps across cavity.

65 Dry lining generally

- 1. General: Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.

2. **Standard:**
3. Gypsum plasterboard to BS EN 520.
4. Gypsum fibre board to BS EN 15283-2.
5. **Evidence of compliance:** Submit Declaration of Performance (DoP).
6. **Cutting gypsum boards:** Neatly and accurately without damaging core or tearing paper facing.
7. **Cut edges:** Minimize and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
8. **Two layer boarding:** Stagger joints between layers.
9. **Finishing:** Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

67 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.

69 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.

70 Additional supports

1. **Framing:** Accurately position and securely fix to give full support to:
 - 1.1. Partition heads running parallel with, but offset from main structural supports.
 - 1.2. Fixtures, fittings and service outlets. Mark framing positions clearly and accurately on linings.
 - 1.3. Board edges and lining perimeters, as recommended by board manufacturer to suit type and performance of lining.

75 New wet laid bases

1. **Dpcs:** Install under full width of partitions/ freestanding wall linings.
 - 1.1. **Material:** Bituminous sheet or plastics.

85 Installing mineral wool insulation

1. **Fitting insulation:** Closely butted joints and no gaps. Use fasteners to prevent slumping or displacement.
2. **Services**
 - 2.1. **Electrical cables overlaid by insulation:** Size accordingly.
 - 2.2. **Ceilings:** Cut insulation around electrical fittings, etc.

86 Cavity fire barriers within partitions/ Wall linings

1. **Metal framed systems**
 - 1.1. **Material:** Plasterboard 12.5 mm thick Wire-reinforced mineral wool 50 mm (minimum) thick
 - 1.2. **Installation:** Form accurately and fix securely with no gaps to provide a complete barrier to smoke and flame.

2. Adhesive fixed wall lining systems

- 2.1. **Material:** Adhesive compound.
- 2.2. **Installation:** Form in a continuous line with no gaps to provide a complete barrier to smoke and flame.

87 Sealing gaps and air paths

1. **Sealing:** Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
2. **Application:** To clean, dry and dust free surfaces as a continuous bead with no gaps.
 - 2.1. **Gaps greater than 6mm between floor and underside of gypsum board:** After sealing, fill with joint compound.

88 Fire-stopping at perimeters of dry lining systems

1. **Material:** Tightly packed mineral wool or intumescent mastic/ sealant.
2. **Application:** To perimeter abutments to provide a complete barrier to smoke and flame.

89 Cavity fire barriers within suspended ceilings

1. **Type:** As recommended by board manufacturer to meet specified performance
2. **Fire resistance:** To BS EN 13501-2, EI 60 To BS EN 13501-2, REI 30
3. **Ceiling void subdivision:** Fix barriers not more than 20 m apart in any direction.
4. **Fixing at perimeters and joints:** Secure, stable and continuous with no gaps, to provide a complete barrier to smoke and flame.
5. **Service penetrations:** Cut and pack to maintain barrier integrity. Sleeve flexible materials. Adequately support services passing through barrier.
6. **Ceiling systems for fire protection:** Do not impair fire-resisting performance of ceiling system.

90 Seamless jointing

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 tape, fully bedded.
3. **Protection of edges/ corners:** Reinforce external angles, stop ends, etc. with specified edge/ angle bead.
4. **Finishing:** Feather out jointing compound to give a flush, smooth, seamless surface.
5. **Nail/ screw depressions and minor indents:** Fill with jointing compound to give a flush surface.
6. **Minor imperfections:** Remove by light sanding.

91 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.

92 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.

93 Fixing gypsum board to metal framing/ Furrings

1. Partitions/ Wall linings: Fix securely and firmly at the following centres (maximum):
 - 1.1. Single layer boarding: To all framing at 300 mm centres. Reduce to 200 mm centres at external angles.
 - 1.2. Multi-layer boarding: Face layer at 300 mm centres, and previous layers around perimeters at 300 mm centres.
2. Ceilings: 230 mm. Reduce to 150 mm at board ends and at lining perimeters.
3. Position of screws from edges of boards (minimum): 10 mm.
 - 3.1. Screw heads: Set in a depression. Do not break paper or gypsum core.

94 Fixing gypsum board to timber

1. Fixing to timber: Securely at the following centres (maximum):
 - 1.1. Nails: 150 mm.
 - 1.2. Screws to partitions/ wall linings: 300 mm. Reduce to 200 mm at external angles.
 - 1.3. Screws to ceilings: 230 mm.
2. Position of nails/ screws from edges of boards (minimum)
 - 2.1. Bound edges: 10 mm.
 - 2.2. Cut/ unbound edges: 13 mm.
3. Position of nails/ screws from edges of timber supports (minimum): 6 mm.

95 Fixing gypsum board with adhesive dabs

1. Setting out boards: Accurately aligned and plumb.
2. Fixing to substrates: Securely using adhesive dabs.
3. Adhesive dab spacings for each board
 - 3.1. Horizontally: One row along top edge and one continuous dab along bottom edge.
 - 3.2. Vertically: One row along each edge and thereafter at intermediate spacings to suit size of board:
 - 3.2.1. 9.5 mm thick board, 1200 mm wide to have dab centres at 400 mm (min).
 - 3.2.2. 9.5 or 12.5 mm thick board, 900 mm wide to have dab centres at 450 mm (min).
 - 3.2.3. 12.5 mm thick board, 1200 mm wide to have dab centres at 600 mm (min).
4. Adhesive dab dimensions (width x length): At least 50-75 mm x 250 mm.
 - 4.1. Position of dabs from edges/ ends of boards (minimum): 25 mm.

Finishing

97 Level of dry lining across joints

1. Sudden irregularities: Not permitted.
2. Joint deviations: Measure from faces of adjacent boards using methods and straightedges (450 mm long with feet/ pads) to BS 8212, clause 3.3.5.
 - 2.1. Tapered edge joints
 - 2.1.1. Permissible deviation (maximum) across joints when measured with feet resting on boards: 3 mm.
 - 2.2. External angles
 - 2.2.1. Permissible deviation (maximum) for both faces: 4 mm.
 - 2.3. Internal angles
 - 2.3.1. Permissible deviation (maximum) for both faces: 5 mm.

98 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

K45

Suspended ceiling system alterations

To be read with preliminaries/ general conditions.

12 Existing suspended ceiling system

1. Description: To Store room
2. Structure over: Concrete
3. Ceiling type: Exposed grid with mineral fibre infill units
 - 3.1. Ceiling height above floor: Determine on site
 - 3.2. Ceiling void: Determine on site

Products

30 Products generally

1. Ceiling systems and components: To BS EN 13964.

35 Suspension system

1. Description: - EXPOSED GRID TO ??? CEILING
2. Scope: Include all hangers, fixings, main runners, cross members, primary channels, perimeter clips, splines, noggins, clips, bracing, bridging, etc. necessary to complete the ceiling and, where applicable, achieve specified performance.
3. Manufacturer: Submit proposals
 - 3.1. Product reference: Submit proposals
4. Hangers: To match existing
5. Grid
 - 5.1. Module: 600x600 mm
 - 5.2. Size: To match existing
 - 5.3. Colour: White RAL 9010

41 Access units

1. Description: - RECTANGULAR
2. Manufacturer: Submit proposals
 - 2.1. Product reference: Submit proposals Contractor's choice

43 Accessories

1. Description: - PERIMETER TRIMS TO CEILING TYPE suspended
2. Manufacturer: To match existing
 - 2.1. Product reference: Submit proposals
3. Colour: White RAL 9010
4. Fixings to perimeter: Contractor's choice
5. Fixing centres (maximum): 450 mm
6. Joints: Mitre

49 Cavity fire barriers

1. Manufacturer: Contractor's choice

- 1.1. Product reference: Submit proposals
2. Ceiling system void subdivision (maximum): 40 m
3. Fire
 - 3.1. Reaction to fire (minimum): C-s3, d2 to BS EN 13501-1
 - 3.2. Resistance to fire (minimum): EI 30 to BS EN 13501-2
4. Material: Wire-reinforced mineral wool

Execution

62 Execution generally

1. Workmanship: In accordance with BS EN 13964, Annex A.
2. Designated ceiling system components: Remove carefully without affecting surrounding areas.
3. Disposal of removed components: Set aside for reuse, Remove from site
4. Retained components: Do not distort or damage.
5. Reuse of ceiling system components
 - 5.1. Condition: Undamaged, free from distortion, clean.
 - 5.2. Units and boards: Match adjacent areas where appropriate.
6. Cutting units, boards and components: Cut neatly and accurately. Maintain edge profiles.
 - 6.1. Openings: Suit sizes and edge details of fittings.

65 Setting out

1. General: Maintain ceiling system accurately, continuous, even, and jointed at regular intervals. Provide level soffits free from undulations, lipping and distortions in grid members.
2. Infill units, access units, integrated services: Fit and align correctly.
3. Minimum size for edge and perimeter infill units: Half standard width or length where practicable.
4. Grid: Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes.
5. Infill joints and exposed suspension members: Straight, aligned and parallel to walls or setting out lines. Where building elements and features to which the ceiling system relates are not square, straight or level, give notice.

67 Installing suspension

1. Fixing
 - 1.1. Angle or strap hangers: Do not rivet for top fixing.
 - 1.2. Wire hangers: Tie securely at top with tight bends to loops to prevent vertical movement.
2. Installation
 - 2.1. Alignment: Vertical or near vertical without bends or kinks.
 - 2.2. Maintain straight, with suitable tension and without bends or kinks.
 - 2.3. Do not allow hangers to press against fittings, services and insulation covering ducts and pipes.
3. Obstructions: Where obstructions prevent vertical installation, either:
 - 3.1. brace diagonal hangers against lateral movement; or
 - 3.2. hang ceiling system on an appropriate rigid sub-grid bridging across obstructions and supported to prevent lateral movement.
4. Extra hangers: Provide as required to carry additional loads.

68 Coordination with services

1. Preparation: Check existing position of services against proposed alterations.

2. Clashes between services and ceiling system: Give notice.
3. Coordination: Programme works to minimize impact.
4. Services disconnection: Give notice.

69 Luminaires

1. Independently support luminaires: Adjust suspension to line and level of ceiling as necessary.
2. Surface mounted luminaires: Do not inhibit designed grid expansion in fire.
3. Modular fluorescent recessed luminaires: Compatible with ceiling module. Extension boxes must not foul ceiling system.
4. Continuous recessed rows of luminaires: Provide flanges for support of grid and infill units, unless mounted above grid flanges. Retain in place with lateral restraint.
5. Fire protecting and resisting ceiling systems: Luminaires must maintain protection integrity of ceiling system.
6. Access: Provide access for maintenance of luminaires.

70 Mechanical services

1. Fan coil units
 - 1.1. Inlet and outlet grilles: Trim ceiling grid and infill units to suit.
 - 1.2. Void clearance beneath: Sufficient for ceiling system and fan coil components.
 - 1.3. Suspension and connections: Permit accurate setting out and levelling of fan coil units.
2. Air grilles and diffusers
 - 2.1. Linear air diffusers: Provide flanges for support of grid and infill units. Provide for displacement of ceiling grid. Retain in place with lateral restraint.
 - 2.2. Grille and diffuser ceiling joints: Provide smudge rings and edge seals.

71 Integrated services

1. General: Position services accurately, support adequately. Align and level in relation to the ceiling. Alterations must not diminish performance of ceiling system.
2. Reaction to fire rating of additional supporting material: Match ceiling material.
3. Services outlets
 - 3.1. Supported by ceiling system: Provide additional hangers.
 - 3.2. Independently supported: Provide flanges to support altered ceiling system.

72 Other services

1. Smoke detectors and PA speakers
 - 1.1. Infill units: Scribe to suit.
 - 1.2. Flexible connections: Required.
2. Sprinkler heads: Carefully set out and level.

73 Installing insulation

1. Fitting: Fit accurately and firmly with closely butted joints and no gaps.
2. Insulation within individual infill units: Fit closely. Secure to prevent displacement when infill units are installed or subsequently lifted. Reseal cut dustproof sleeving.
3. Width: Lay insulation in the widest practical widths to suit grid member spacings.
4. Services: Do not cover electrical cables not sized accordingly. Cut insulation carefully around electrical fittings, etc. Do not lay insulation over luminaires.
5. Sloping and vertical areas of ceiling system: Fasten insulation to prevent displacement.

74 Installing cavity fire barriers

1. Fixing
 - 1.1. **General:** Fix firmly to channels or angles at abutments to building structure.
 - 1.2. **At perimeters and joints:** Secure. Provide permanent stability and continuity with no gaps. Provide a complete barrier to smoke and flame.
2. Joints: Form to preserve integrity in fire.
3. **Service penetrations:** Cut and pack to maintain barrier integrity. Sleeve flexible materials. Adequately support services passing through the barrier.
 - 3.1. **Ceiling systems intended for fire protection:** Do not impair fire resisting performance of ceiling system.
 - 3.2. **Ceiling systems not intended for fire protection:** Do not mechanically interlink barriers with ceiling system.

Completion

80 Documentation

1. **Building manual and records:** Update showing alterations made.

82 Tools

1. **Access tools:** Return tools.

Ω End of Section

L20

Doors/ shutters/ hatches

To be read with preliminaries/ general conditions.

10 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; 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: Forest Stewardship Council (FSC), Endorsement of Forest Certification (PEFC)
 - 3.1. Other evidence: Documentation verifying chain-of-custody certification shall be provided prior to installation

20 Wood flush doors

1. Description: Single-leaf **FD30 fire-resisting flush door**, factory-assembled ,Complete door assembly (leaf, frame, glazing, hardware, seals) to be **tested and certified as a set**, Solid core (timber-based particleboard or flaxboard core) Minimum thickness: **44 mm** , veneer face, 6mm hardwood lipping to all edges, Fire-rated glazing to **BS 476 Part 22 / EN 1634-1**, minimum **30 minutes integrity and insulation** (e.g., **Pyrobelite 7 mm**, **Pyroguard**, or equivalent). Fire-rated hinges (3 No. stainless steel), intumescent hinge pads if required. lockset with **CE-marked fire rating**. Fire-rated door closer (overhead type) if required by layout or Building Regulations. Intumescent strips, **10 x 4 mm**, to head and jambs; smoke seals if FD30S required. Compatible with manufacturer's fire test certification. factory prefinished veneer . Provide **third-party certification** for the full door set. Label door leaf with permanent **FD30 fire rating identification**
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Submit proposals
3. Preservative treatment:
4. Finish as delivered: Prepared and primed, as section M60
5. Fire performance
 - 5.1. Fire resistance: To **BS EN 13501-2**, EIW 30 or better
 - 5.2. Smoke leakage: Manufacturer's standard
 - 5.3. Reaction to fire:
6. Other requirements: Acoustics
7. Verification: Whole system design proposals.
 - 7.1. Submittals: Include all evidence submittals that apply and describe requirements,*For fire performance verification, see the 'Fire performance' clause.*
 - 7.2. Timing: *Before commencing manufacture.*
Before commencing installation.

55 Doorsets

1. Description: Refer to dwg 250095-DR-VHA-AR-4000
2. Manufacturer: Submit proposals
 - 2.1. Product reference: Contractor's choice
3. Standard:
4. Finish as delivered: Factory-applied primer
5. Glazing/ infill details: Clear fire-resisting glazing
 - 5.1. Manifestation: As drawing 250095-DR-VHA-AR-4000
 - 5.2. Beading: Internal
6. Ironmongery: As ironmongery schedule
7. Perimeter seals: Fire and smoke seal
8. Fire performance
 - 8.1. Fire resistance: To [BS EN 13501-2](#), EIW 30S
 - 8.2. Smoke leakage: Manufacturer's standard
9. Fixing:
 - 9.1. Spacing of fixings (frames not predrilled): Maximum 150 mm from ends of each jamb and at 600 mm maximum centres.
10. Verification: Whole system design proposals.
 - 10.1. Submittals: Include all evidence submittals that apply and describe requirements, *For fire performance verification, see the 'Fire performance' clause.*
 - 10.2. Timing: *Before commencing manufacture.
Before commencing installation.*

70 Fire and smoke resistance

1. Requirement: Specified performance to be the minimum period attained when tested for integrity in accordance with [BS 476-22](#), [BS EN 1634-1](#) or [BS EN 1634-3](#).
2. Components and assemblies will be marked to the relevant product standard and/ or third-party certification rating.
3. Verification: Before placement of orders.
 - 3.1. Submittals: *Test results.*
 - 3.2. Timing: Before placement of orders.

75 Fire-resisting/ smoke control doors/ doorsets

1. Gaps between frames and supporting construction: Filled as necessary in accordance with door/ doorset manufacturer's instructions.

80 Sealant joints

1. Sealant
 - 1.1. Manufacturer: Submit proposals
 - 1.1.1. Product reference: Contractor's choice
 - 1.2. Colour: Black, Grey
 - 1.3. Application: As section Z22 to prepared joints. Triangular fillets finished to a flat or slightly convex profile.

85 Fixing ironmongery generally

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.

Ω End of Section

M50

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

To be read with preliminaries/ general conditions.

15 Carpet tiling

1. Description: Carpet tiles to wReception area
2. Manufacturer: Interface
 - 2.1. Product reference: See interior finishes & FF&E schedule
3. Standard: To [BS EN 14041](#)
4. Base: Existing stone/tiles
 - 4.1. Preparation: Existing stone/tiles shall be inspected prior to works; surfaces to be sound, stable and free from loose, cracked or drummy tiles, all containments (wax, polish, grease, dust adhesives) to be mechanically removed before installation. Uneven joints or damaged tiles shall be feathered with approved flooring compound
5. Properties
 - 5.1. Reaction-to-fire classification:

ENISO 9239-1, Euroclass Bfl-s1 (EN 13501-1) [IS EN 1307](#).
 - 5.2. Type: Tufted Structured Loop Pile
 - 5.3. [BS EN 1307](#) classification
 - 5.3.1. Levels of use class: 33
 - 5.3.2. Luxury rating class: LC1
 - 5.3.3. Additional properties: 100% Recycled Solution Dyed Nylon
 - 5.4. Environmental
 - 5.4.1. Recycled content: 81.9% plus
 - 5.5. Size: 500x500
 - 5.6. Colour/ pattern: See Interior s Finishes & FF&E Schedule
6. Method of laying: Tacifier eg. FBall F41.
7. Accessories: Edging strip at thresholds, as [clause 70](#) Skirtings, as [clause 80](#)
8. Other requirements: Cradle to Cradle Certificate v3.1 Silver
9. Verification
 - 9.1. Submittals: Material Data sheets, Fire Certificates , Environmental certs
 - 9.2. Timing: Prior to ordering

27 Samples

1. Requirement: Submit samples representative of each floor type prior to placing orders and early on in the construction phase
 - 1.1. Size (minimum): generally Full size sample, A4 size min.

30 Layout

1. General: *Layout to be planned carefully to avoid wastage and unnecessary seams. All material laid in a location to come from the same batch.*
Layout to be shown on detailed construction drawings. Avoid wastage and unnecessary seams where possible. All material laid in a location to come from the same batch.
2. Seams: Minimize occurrences of seams and cross seams where possible
 - 2.1. Position:

3. Pattern: As per manufacturer's instructions.
4. Transition joints: Middle of door ways

32 Extra material

1. Requirement: Provide extra material for each type of floor covering installed
 - 1.1. Amount: Carpet tiles 5%, Vinyl 7%
 - 1.2. Timing: Prior to project hand over

34 Conditioning

1. Prior to laying: Condition materials by unpacking and separating in spaces where they are to be laid. Maintain resilient flooring rolls in an upright position Condition materials in accordance with manufacturer's instructions
2. Conditioning time and temperature: As recommended by manufacturer

42 Existing bases

1. Notification: Before commencing work, the contractor is to confirm that existing bases will, after preparation, be suitable to receive coverings.
2. Suitability of bases and conditions within any area: *Base to be sound, rigid, level, properly secured and dry. Commencement of laying of coverings will be taken as acceptance of suitability.*
3. Substrate: Concrete

45 Existing floor covering

1. Substrate: Concrete

60 Setting out tiles

1. Method: Set out from centre of area/ room, so that wherever possible tiles along opposite edges are of equal size and edge tiles are more than 50% of full tile width.
 - 1.1. Requirement: Refer to Interiors Finishes & FF&E for installation pattern

67 Seams

1. Floor covering: *PVC, as clause 10.*
2. Seams: Closely butted with pile securely held in place. Direction of pile lay matching. Pattern matched along seams.
3. Joining method: heat-welded

70 Edgings and cover strips

1. Manufacturer: See Interior Finishes & FF&E schedule
 - 1.1. Product reference: Submit proposals
2. Properties
3. Verification
 - 3.1. Submittals: Material data sheets
 - 3.2. Timing: Prior to ordering

80 Skirtings

1. Manufacturer: Submit proposals
 - 1.1. Product reference: To match existing skirting, painted to match walls
2. Properties
3. Fixing: As per manufacturer's instructions

4. Verification

- 4.1. Submittals: Material Data sheets & Environmental certs
- 4.2. Timing: Prior to ordering

82 Finishing

- 1. Description: Consult the floor-covering manufacturer for guidance
- 2. Cleaning: Vacuum carpet to remove any loose fibres. Wash floor with water containing neutral (pH 6–9) detergent. If necessary, lightly scrub heavily soiled areas.
- 3. Treatment: As per manufacturer's instructions
- 4. Temporary protection: Cover all trafficked areas with a suitable carpet protection film.

85 Leftover material

- 1. Spare covering material: Retain suitable material for patching. On completion, submit pieces for selection. Hand over selected pieces to employer.
- 2. Waste disposal: Remove from site

Ω End of Section

M60

Painting/ clear finishing

To be read with preliminaries/ general conditions.

10 Emulsion paint

1. Description: Recycled water based paint
2. Manufacturer: Rediscovery paint
3. Surfaces: To all walls, columns, bulkheads & plastered ceilings in reception kiosk & stores
 - 3.1. Preparation: Ensure surfaces are clean and dry, Remove all loose and defective coatings, Tape and fill joints, Wash down all surfaces
4. Initial coats: As recommended by manufacturer
 - 4.1. Number of coats: 1
5. Undercoats: As recommended by manufacturer
 - 5.1. Number of coats: 1
6. Finishing coats: Eggshell to lobby, corridors & office, soft sheen to canteen, matt flat to ceilings
 - 6.1. Number of coats: 2

14 Eggshell/ satin paint

1. Description: Recycled water based paint
2. Manufacturer: Rediscovery paint
3. Surfaces: Pre-primed and sealed, Previously decorated, Uncoated
 - 3.1. Preparation: Degrease and provide key, Degrease and provide key Ensure surfaces are clean and dry, Remove all loose and defective coatings Submit method statement
4. Initial coats: As recommended by manufacturer
 - 4.1. Number of coats: 1
5. Undercoats: As recommended by manufacturer
 - 5.1. Number of coats: 2
6. Finishing coats
 - 6.1. Number of coats:

22 Handling and storage

1. Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
2. Materials from more than one batch: Store separately. Allocate to distinct parts or areas of the work.

25 Surfaces not to be coated

1. Radiator valves and stop valves.

28 Protection

1. 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings. Protect all floor finishes, existing & new

30 Preparation generally

1. Standard: In accordance with BS 6150.

2. Refer to any pre-existing CDM Health and Safety File and CDM Construction Phase Plan where applicable.
3. **Risk assessments and method statements for suspected hazardous materials:** Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. **Preparation materials:** Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
5. **Substrates:** Sufficiently dry in depth to suit coating.
6. **Efflorescence salts, dirt, grease and oil:** Remove. Give notice if contamination of surfaces/ substrates has occurred.
7. **Surface irregularities:** Provide smooth finish.
8. **Organic growths and infected coatings**
 - 8.1. Remove with assistance of biocidal solution.
 - 8.2. Apply residual effect biocidal solution to inhibit regrowth.
9. **Joints, cracks, holes and other depressions:** Fill with stoppers/ fillers. Provide smooth finish.
10. **Dust, particles and residues from preparation:** Remove and dispose of safely.
11. **Water-based stoppers and fillers**
 - 11.1. Apply before priming unless recommended otherwise by manufacturer.
 - 11.2. If applied after priming: Patch prime.
12. **Doors, opening windows and other moving parts**
 - 12.1. Ease, if necessary, before coating.
 - 12.2. Prime resulting bare areas.

32 Previously coated surfaces generally

1. **Preparation:** In accordance with BS 6150.
2. **Contaminated or hazardous surfaces:** Give notice of:
 - 2.1. Coatings suspected of containing lead.
 - 2.2. Substrates suspected of containing asbestos or other hazardous materials.
 - 2.3. Significant rot, corrosion or other degradation of substrates.
3. **Risk assessment and method statement for hazardous materials:** Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. **Removing coatings:** Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
5. **Loose, flaking or otherwise defective areas:** Carefully remove to a firm edge.
6. **Alkali affected coatings:** Completely remove.
7. **Retained coatings**
 - 7.1. Thoroughly clean.
 - 7.2. **Gloss-coated surfaces:** Provide key.
8. **Partly removed coatings**
 - 8.1. Apply additional preparatory coats.
 - 8.2. **Junctions:** Provide flush surface.
9. **Completely stripped surfaces:** Prepare as for uncoated surfaces.

35 Fixtures and fittings

1. **Risk assessment and method statement for hazardous materials:** Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.

2. **Removal:** Before commencing work: Ironmongery, cover plates, grilles, wall clocks, and other surface mounted fixtures.
3. **Replacement:** Refurbish as necessary, refit when coating is dry.

36 Ironmongery

1. **Removal:** Before commencing work remove ironmongery from surfaces to be coated.
2. **Hinges:** Do not remove
3. **Replacement:** Refurbish as necessary; refit when coating is dry.

37 Wood preparation

1. **General:** Provide smooth, even finish with lightly rounded arrises.
2. **Degraded or weathered surface wood:** Take back surface to provide suitable substrate.
3. **Degraded substrate wood:** Repair with sound material of same species.
4. **Heads of fasteners:** Countersink sufficient to hold stoppers/ fillers.
5. **Resinous areas and knots:** Apply two coats of knotting.
6. **Defective primer:** Take back to bare wood and reprime.

39 Steel preparation

1. **Areas of defective primer, corrosion and loose scale:** Take back to bare metal. Reprime as soon as possible.
2. **Defective paintwork:** Remove to leave a firm edge and clean bright metal.
3. **Sound paintwork:** Provide key for subsequent coats.
4. **Corrosion and loose scale:** Take back to bare metal.
5. **Residual rust:** Treat with a proprietary removal solution.
6. **Bare metal:** Apply primer as soon as possible.
7. **Remaining areas:** Degrease.

41 Masonry and rendering preparation

1. **Loose and flaking material:** Remove.

43 Plaster preparation

1. **Nibs, trowel marks and plaster splashes:** Scrape off.
2. **Overtrowelled 'polished' areas:** Provide suitable key.
3. **Depressions around fixings:** Fill with stopper/ filler.

45 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 harden.
 - 4.2. Seal and coat as soon as sufficiently hard.

52 Sealing of internal movement joints

1. **General:** To junctions of walls and ceilings with architraves, skirtings and other trims.
2. **Sealant:** Water-borne acrylic.

2.1. **Manufacturer:** Submit proposals

2.1.1. **Product reference:** Contractor's choice Submit proposals

2.2. **Preparation and application:** As section Z22.

61 Coating generally

1. **Application:** In accordance with BS 6150,
2. **Conditions:** Maintain suitable temperature, humidity and air quality.
3. **Surfaces:** Clean and dry at time of application.
4. **Thinning and intermixing:** Not permitted unless recommended by manufacturer.
5. **Overpainting:** Do not paint over intumescent strips or silicone mastics.
6. **Priming coats:** Apply 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.

68 Staining wood

1. **Primer:** Apply, if recommended by stain manufacturer.
2. **Application:** Apply in flowing coats and brush out excess stain to produce uniform appearance.

69 Varnishing wood

1. **First coat:** Thin with white spirit
 - 1.1. Brush well in and lay off avoiding aeration.
2. **Subsequent coats:** Provide light key along the grain between coats.

75 Bead glazing to coated wood

1. **Before glazing:** Apply first two coats to rebates and beads.

80 Linseed oil putty glazing

1. **Setting:** Allow putty to set for seven days.
2. **Sealing**
 - 2.1. Within a further 14 days, seal with a solvent-borne primer.
 - 2.2. Fully protect putty with coating system as soon as it is sufficiently hard.
 - 2.3. Extend finishing coats on to glass up to sight line.

Ω End of Section

Z10

Purpose-made joinery

To be read with preliminaries/ general conditions.

110 Fabrication

1. **Standard:** To BS 1186-2.
2. **Sections:** Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
 - 2.1. **Machined surfaces:** Smooth and free from tearing, wooliness, chip bruising and other machining defects.
3. **Joints:** Tight and close fitting.
4. **Assembled components:** Rigid. Free from distortion.
5. **Screws:** Provide pilot holes.
 - 5.1. **Screws of 8 gauge (4 mm diameter) or more and screws into hardwood:** Provide clearance holes.
 - 5.2. **Countersink screws:** Heads sunk at least 2 mm below surfaces visible in completed work.
 - 5.3. **Adhesives:** Compatible with wood preservatives applied and end uses of timber.

120 Cross section dimensions of timber

1. **General:** Dimensions on drawings are finished sizes.
2. **Maximum permitted deviations from finished sizes**
 - 2.1. **Softwood sections:** To BS EN 1313-1:-
 - 2.1.1. Clause 6 for sawn sections.
 - 2.2. **Hardwood sections:** To BS EN 1313-2:-
 - 2.2.1. Clause 6 for sawn sections.
 - 2.2.2. Clause NA.3 for further processed sections.

130 Preservative treated wood

1. **Cutting and machining:** Completed as far as possible before treatment.
2. **Extensively processed timber:** Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
3. **Surfaces exposed by minor cutting and/ or drilling:** Treat as recommended by main treatment solution manufacturer.

140 Moisture content

1. **Wood and wood-based products:** Maintained within range specified for the component during manufacture and storage.

250 Finishing

1. **Surfaces:** Smooth, even and suitable to receive finishes.
 - 1.1. **Arrises:** Eased unless shown otherwise on drawings.
2. **End grain in external components:** Sealed with primer or sealer as section M60 and allowed to dry before assembly.

Ω End of Section



Specification created using NBS Chorus