

26-2606
Unit 2, Enterprise House
O'Brien Rd., Carlow
For

Carlow Community Enterprise Centres CLG

Specification

TENDER ISSUE

October 2026



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A10 PROJECT PARTICULARS

- 110 THE PROJECT:
 Name: Unit 2, Enterprise House
 Nature: Building fit-out
 Location: O'Brien Road Carlow
 Timescale for completion of the construction work: _____ commencing _____
- 120 EMPLOYER (CLIENT):
 Carlow Community Enterprise Centres CLG
- 127 PRINCIPAL CONTRACTOR: The Contractor
- 140 ARCHITECT:
 O'Driscoll Lynn Architects (ODLA)
 Knockenhoy Business Park
 Sinnottstown Lane
 Drinagh, Co. Wexford
 Y35 VNK0
- 141 CONTRACT ADMINISTRATOR (hereinafter referred to as 'CA'):
 Brennan Associates
 Grove House
 Athy Road
 Carlow, Ireland
 R93 FP76
- 150 QUANTITY SURVEYOR:
 Brennan Associates
 Grove House
 Athy Road
 Carlow, Ireland
 R93 FP76
- 163 MECHANICAL AND ELECTRICAL ENGINEER:
 GMech Services Ltd.
 Grogan Lodge,
 Hilltown, Tacumshane
 Co.Wexford
- Y35 KO94
- 170 LANDSCAPE ARCHITECT: N/A
- 190 CLERK OF WORKS: N/A

A11 TENDER AND CONTRACT DOCUMENTS

- 120 THE CONTRACT DRAWINGS will be the same as the tender drawings plus any amendments made during the tender process.
- 131 THE QUANTITIES DRAWINGS: The drawings from which the bills of quantities were prepared are the tender drawings plus specifications:

A12 THE SITE/EXISTING BUILDINGS

- 110 THE SITE:
ENTERPRISE HOUSE,
O'BRIEN ROAD,
CARLOW
- 115 THE EXISTING BUILDING:
ENTERPRISE HOUSE,
O'BRIEN ROAD,
CARLOW
- 280 SITE VISIT: Before tendering, ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

C20 DEMOLITION

To be read with Preliminaries/General conditions.

GENERAL REQUIREMENTS

- 110 **SURVEY:** Before starting work, examine all available information, carry out a survey of the structure(s), site and surrounding area, and submit a survey report and method statements to the CA covering all relevant matters listed below and in the Health and Safety Executive Guidance Note GS29/1 paragraph 32:
- The form, condition and demolition methods of the structure(s).
 - The form, location and removal methods of any toxic or hazardous materials.
 - The type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust or removal of structure.
 - The identification and location of services above and below ground.
 - Type and location of any features of historical, archeological or geological importance.
 - _____
- 120 **EXTENT OF DEMOLITION:** refer to drawings

SERVICES AFFECTED BY DEMOLITION

- 210 **SERVICES REGULATIONS:** Any work carried out to or which affects new or existing services must be in accordance with the Byelaws or Regulations of the relevant Statutory Authority.
- 220 **LOCATION OF SERVICES:** Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of mains services.
- 230 **DISCONNECTION OF SERVICES:** Before starting demolition arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment.
- 231 **DISCONNECTION OF SERVICES:** The Employer will arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment prior to demolition as follows:
- _____
- Before starting demolition ensure that disconnections have been carried out.
- 232 **DISCONNECTION OF SERVICES:**
- The Employer will arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment prior to demolition as follows:
 - _____
- Before starting demolition ensure that disconnections listed above have been carried out and arrange with the appropriate authorities for the disconnection of remaining services and removal of fittings and equipment.
- 240 **DISCONNECTION OF DRAINS:** Locate and disconnect all disused drain connections. Seal within the site to approval.
- 250 **DRAINS IN USE:** Protect drains, manholes, inspection chambers, gullies, vent pipes and fittings still in use and ensure that they are kept free of debris at all times. Make good any damage arising from demolition work and leave clean and in working order at completion.
- 260 **BYPASS CONNECTIONS:** Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties. Give a minimum 72 hours notice to occupiers if shutdown is necessary during changeover.

- 270 SERVICES WHICH ARE TO REMAIN: Notify the CA and service authority or owner of any damage arising from the execution of the works. Make all arrangements for repair to the satisfaction of the CA and service authority or owner. Bear any costs arising.

DEMOLITION WORK

310 WORKMANSHIP GENERALLY:

- Demolish structure(s) in accordance with BS 6187 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.
- Operatives must be appropriately skilled and experienced for the type of work and hold or be training to obtain relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.

- 320 GAS OR VAPOUR RISKS: Take adequate precautions to prevent fire or explosion caused by gas or vapour.

- 330 DUST: Reduce dust by periodically spraying demolition works with water.

- 340 HEALTH HAZARDS: Take adequate precautions to protect site operatives and the general public from health hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.

360 STRUCTURE(S) TO BE RETAINED:

- Adequately protect parts of existing structure(s) which are to be kept in place.
- Cut away and strip out the minimum necessary and with care to reduce the amount of making good to a minimum.
- Prevent debris from overloading any part of the structure which is not to be demolished.

370 PARTLY DEMOLISHED STRUCTURE(S):

- Leave partly demolished structure(s) in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse.
- Prevent debris from overloading scaffolding platforms.
- Prevent access of unauthorised persons to partly demolished structure(s). Leave safe outside working hours.

- 380 DANGEROUS OPENINGS: Illuminate and protect as necessary.

390 ASBESTOS BASED MATERIALS:

- Asbestos based materials are known to be present in the structure(s) to be demolished in the following locations:
- Removal is to be carried out by a Contractor licensed by the Health and Safety Executive and prior to any other works starting in these locations.

- 391 ASBESTOS BASED MATERIALS: Report immediately to the CA any suspected asbestos based materials discovered during demolition work. Avoid disturbing such materials. Agree with the CA methods for safe removal.

- 410 UNFORESEEN HAZARDS: Inform the CA of any unrecorded voids, tanks, chemicals, etc. discovered during demolition work. Agree with the CA, methods for safe removal, filling, etc.

420 OPEN BASEMENTS, ETC:

- Leave adequate buttress walls or provide temporary support to basement retaining walls up

- to ground level.
 - Make the remaining sections of any retaining and buttress walls safe and secure.
 - Make holes in basement floors to allow water drainage or penetration (depending on water table). Provide a hole for every 10 m², not less than 600 mm in diameter.
- 430 FILLING OF BASEMENTS, ETC:
- Leave adequate buttress walls or provide temporary support to basement retaining walls up to ground level.
 - Make holes in basement floors to allow water drainage or penetration (depending on water table). Provide a hole for every 10 m², not less than 600 mm in diameter.
 - Remove all organic material and soil from basements and other voids. Fill and consolidate with _____
- 440 COMPLETION: Clear away all debris and leave the site in a tidy condition on completion.
- 441 COMPLETION:
- Clear away all debris and leave the site in a tidy condition on completion.
 - Grade the site to follow the levels of adjacent areas as agreed with the CA.
- 442 COMPLETION:
- Clear away all debris and leave the site in a tidy condition on completion.
 - Grade the site to follow the levels of adjacent areas as agreed with the CA.
 - Cover the site with _____
- MATERIALS ARISING
- 510 OWNERSHIP: Components and materials arising from the demolition work are to become the property of the Contractor except where otherwise provided. Remove from site as work proceeds.
- 511 OWNERSHIP: The following components and materials are to remain the property of the Employer. Carefully remove and store on site where directed. Protect until removed by the Employer, reused in the works, or the end of the Contract.
- _____
- 520 RECYCLED MATERIALS: Materials arising from demolition work may be recycled or reused elsewhere in the project as approved by the CA, subject to compliance with the appropriate work section specification.
- Submit full details and all supporting documentation
 - Allow _____ for CA's approval.

K10 Plasterboard dry linings/ partitions/ ceilings

To be read with Preliminaries/ General conditions.

TYPES OF DRY LINING

- 115 METAL STUD PARTITION Gyproc A206078
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: Gypframe 70 S 50 'C' Studs at 600mm centres
 - Height: Max. 3800mm
 - Thickness (including linings): 102mm
 - Deflection allowance: 15/35mm
 - Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
 - Integrity/insulation (minutes): 60
 - Sound insulation of complete partition to BS 2750:Part 3: 37 Rw dB (100 - 3150 Hz).
 - Framing: As recommended for the purpose by the board manufacturer, fabricated from galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 1 Layer 15mm Fireline both sides
 - Fixing: As clause 590.
 - Cavity insulation: N/A
 - Finishing: Gyproc Skimcoat
 - Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 120 METAL STUD PARTITION Gyproc A206016
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: Gypframe 70 S 50 'C' Studs at 600mm centres
 - Height: Max. 4900mm
 - Thickness (including linings): 132mm
 - Deflection allowance: 15/35mm
 - Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
 - Integrity/insulation (minutes): 60
 - Sound insulation of complete partition to BS 2750:Part 3: 46 Rw dB (100 - 3150 Hz).
 - Framing: As recommended for the purpose by the board manufacturer, fabricated from galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 2 Layer 15mm Wallboard both sides
 - Fixing: As clause 590.
 - Cavity insulation: N/A
 - Finishing: Gyproc Skimcoat
 - Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 125 METAL STUD PARTITION Gyproc A206230
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: 70 S 50 'C' Studs at 600mm centres
 - Height: Max. 4000mm
 - Thickness (including linings): 132mm
 - Deflection allowance: 15/35mm
 - Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
 - Integrity/insulation (minutes): 60

- Sound insulation of complete partition to BS 2750:Part 3: 53 Rw dB (100 - 3150 Hz).
Framing: As recommended for the purpose by the board manufacturer, fabricated from

galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 2 Layer 15mm SoundBloc both sides
Fixing: As clause 590.
 - Cavity insulation: 50mm Isover Acoustic Partition Roll
 - Finishing: Gyproc Skimcoat
Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 130 METAL STUD PARTITION Gyproc A203013
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: Gypframe 70 S 50 'C' Studs at 600mm centres
 - Height: Max. 3600mm
 - Thickness (including linings): 97mm
Deflection allowance: 15/35mm
 - Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
Integrity/insulation (minutes): 30
 - Sound insulation of complete partition to BS 2750:Part 3: 36 Rw dB (100 - 3150 Hz).
Framing: As recommended for the purpose by the board manufacturer, fabricated from
galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 1 Layer 12.5mm Wallboard both sides
Fixing: As clause 590.
 - Cavity insulation: N/A
 - Finishing: Gyproc Skimcoat
Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 135 METAL STUD PARTITION Gyproc A206269
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: Gypframe 92 S 50 'C' Studs at 600mm centres
 - Height: Max. 5000mm
 - Thickness (including linings): 154mm
Deflection allowance: 15/35mm
 - Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
Integrity/insulation (minutes): 90
 - Sound insulation of complete partition to BS 2750:Part 3: 52 Rw dB (100 - 3150 Hz).
Framing: As recommended for the purpose by the board manufacturer, fabricated from
galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 2 Layer 15mm SoundBloc both sides
Fixing: As clause 590.
 - Cavity insulation: N/A
 - Finishing: Gyproc Skimcoat
Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 140 METAL STUD PARTITION Gyproc A206270
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: Gypframe 92 S 50 'C' Studs at 600mm centres
 - Height: Max. 5000mm
 - Thickness (including linings): 154mm
Deflection allowance: 15/35mm

- Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
Integrity/insulation (minutes): 90
 - Sound insulation of complete partition to BS 2750:Part 3: 56 Rw dB (100 - 3150 Hz).
Framing: As recommended for the purpose by the board manufacturer, fabricated from galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 2 Layer 15mm SoundBloc both sides
Fixing: As clause 590.
 - Cavity insulation: 25mm Isover Acoustic Partition Roll
 - Finishing: Gyproc Skimcoat
Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 145 METAL STUD INDEPENDENT LINING Gyproc B216001(d)
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: Gypframe 70 I 70 'I' Studs at 600mm centres
 - Height: Max. 4600mm
 - Thickness (including linings): 82.5mm
Deflection allowance: 15/35mm
 - Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
Integrity/insulation (minutes): 180
 - Sound insulation of complete partition to BS 2750:Part 3: 52 Rw dB (100 - 3150 Hz).
Framing: As recommended for the purpose by the board manufacturer, fabricated from galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 1 Layer 12.5mm Wallboard
Fixing: As clause 590.
 - Cavity insulation: 50mm Isover Acoustic Partition Roll
 - Finishing: Gyproc Skimcoat
Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 150 METAL STUD PARTITION Gyproc A206231
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: Gypframe 70 S 50 'C' Studs at 600mm centres
 - Height: Max. 4900mm
 - Thickness (including linings): 132mm
Deflection allowance: 15/35mm
 - Strength to BS 5234:Part 2:
 - Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
Integrity/insulation (minutes): 90
 - Sound insulation of complete partition to BS 2750:Part 3: 56 Rw dB (100 - 3150 Hz).
Framing: As recommended for the purpose by the board manufacturer, fabricated from galvanized mild steel sheet to BS EN 10142 designation Fe PO2 G Z 275 NA - C.
 - Lining(s): 2 Layers 15mm SoundBloc
Fixing: As clause 590.
 - Cavity insulation: 50mm Isover Acoustic Partition Roll
 - Finishing: Gyproc Skimcoat
Primer/sealer: N/A
 - Accessories: _____
 - Other requirements: _____
- 205A TIMBER INTERNAL STUD PARTITION
- Drawing reference(s): A2.2, A2.3 & A2.4
 - Stud configuration: 150x38/44 SW timber studs

- Height: Max. TBC
- Thickness (including linings): 172.5mm
Deflection allowance: 15/35mm
- Fire resistance of complete partition assembly to BS 476: Parts 20 and 22:
Integrity/insulation (minutes): 60
- Sound insulation of complete partition to BS 2750:Part 3: N/A
Framing: As recommended for the purpose by the board manufacturer.
Lining(s): 1 Layer 12.5mm Wallboard (Internal) 1 Layer 15mm Aquapanel cement board (External)
Fixing: As clause 590.
- Cavity insulation: 150mm Unilin XT/TF
- Finishing: Gyproc Skimcoat (Internal) Sand/cement Render 3:1mix (External)
Primer/sealer: N/A
- Accessories: _____
- Other requirements: _____
- Other requirements: Fire stopping around service penetrations as section P12. Acoustic quilt as section P10 to be fixed between studs around kitchens, bathrooms & WC's.

275 ENCASEMENT ON TIMBER FRAMING TO STEEL BEAMS

- Timber framework: 44 x 44 mm with noggings at 600 mm maximum centres..
- Linings: Two layers 15mm fire resisting plasterboard to achieve 1 hr fire protection, with joints staggered.
 - Fixing: Screws.
- Finishing: Skim coat plaster.
 - Primer/ Sealer: Primer to painted areas.
 - Accessories: Metal beads/ stops recommended by board manufacturer .
- Other requirements: Plan dimensions of casings to be the same for all columns.

GENERAL/ PREPARATION

305 COMPLIANCE WITH PERFORMANCE REQUIREMENTS

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

335 ADDITIONAL SUPPORTS

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

375 NEW WET LAID BASES

- DPC's: Install under full width of partitions/ freestanding wall linings.
 - Material: Bituminous sheet or plastics.

COMPONENTS

401A GYPSUM DENSE PLASTERBOARD PROPRIETARY ACOUSTIC RATED BOARD

- Type: To EN 520:2004, type A.
 - Core density (minimum): 15 kg/m³ - 19mm.
 - Thermal conductivity - 0.19W/mK
 - Class '0' spread of flame

- Exposed surface and edge profiles: Suitable to receive specified finish.
- 403A GYPSUM PLASTERBOARD (MOISTURE RESISTANT)
- Type: To EN 520:2004, type A, D & H1.
 - Core density (minimum): 8.6 kg/m³ - 12.5mm
 - Core density (minimum): 10.1 kg/m³ - 15mm
 - Core: Moisture resistant. Suitable for kitchen and bathroom installations.
 - Paper facings: Moisture resistant.
 - Refer to details from thickness required
 - Exposed surface and edge profiles: Suitable to receive specified finish.
- 404A GYPSUM PLASTERBOARD (FOR IMPROVED FIRE PROTECTION)
- Type: To EN 520:2004, type F.
 - Core density (minimum): 9.8 kg/m³ - 12.5mm
 - Core density (minimum): 11.7 kg/m³ - 15mm
 - Core: Including fibres for improved cohesion.
 - Exposed surface and edge profiles: Suitable to receive specified finish. Use moisture resistant fire protection board as necessary in kitchen and bathroom areas.
- 405 PLASTERBOARD GENERALLY
- To BS 1230-1, types 1 to 5 with exposed surface and edge profiles suitable to receive the specified finish.
- 406 GYPSUM PLASTERBOARD (IMPROVED FIRE PROTECTION AND MOISTURE RESISTANT)
- Type: To BS 1230-1, type 3 and 5.
 - Core density (minimum): 800 kg/m³.
 - Core: Moisture resistant and including fibres for improved cohesion.
 - Paper facings: Moisture resistant.
 - Exposed surface and edge profiles: Suitable to receive specified finish.
- 408A GYPSUM PLASTERBOARD (IMPACT RESISTANT)
- Type: To EN 15283-2, Part 2.
 - Core density (minimum): 1200kg/m³.
 - Flexural strength $\geq$ 6.7 N/mm²
 - Paper facings: Heavy duty.
 - Surface hardness: minimum Brinell hardness 35N/mm².
 - Exposed surface and edge profiles: Suitable to receive specified finish.
- 409 GYPSUM PLASTERBOARD (IMPROVED SOUND INSULATION)
- Type: To BS 1230-1, type 1.
 - Core density (minimum): 820 kg/m³.
 - Exposed surface and edge profiles: Suitable to receive specified finish.
- 410 GYPSUM PLASTERBOARD (IMPROVED SOUND INSULATION AND MOISTURE RESISTANT)
- Type: To BS 1230-1, type 3.
 - Core density (minimum): 820 kg/m³.
 - Core: Moisture resistant.
 - Paper facings: Moisture resistant.
 - Exposed surface and edge profiles. Suitable to receive specified finish.

INSTALLATION

- 435 DRY LININGS GENERALLY
- General: Use fixing, jointing, sealing and finishing materials, components and installation

methods recommended by board manufacturer.

- Cutting plasterboards: Neatly and accurately without damaging core or tearing paper facing.
 - Cut edges: Minimize and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
- Fixings boards: Securely and firmly to suitably prepared and accurately levelled backgrounds.
- Finishing: Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

465 STAGGERED STUD PARTITIONS

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

505 INSTALLING MINERAL WOOL INSULATION

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

510 SEALING GAPS AND AIR PATHS

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

530 CAVITY FIRE BARRIERS WITHIN PARTITIONS/ WALL LININGS

- Metal framed systems:
 - Material: Wire reinforced mineral wool 50 mm (minimum) thick.
 - Installation: Form accurately and fix securely with no gaps to provide a complete barrier to smoke and flame.
- Adhesive fixed wall lining systems:
 - Material: Adhesive compound.
 - Installation: Form in a continuous line with no gaps to provide a complete barrier to smoke and flame.

555 FIRE STOPPING AT PERIMETERS OF DRY LINING SYSTEMS

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

560 JOINTS BETWEEN BOARDS

- Tapered edged plasterboards:
 - Bound edges: Lightly butted.
 - Cut/ unbound edges: 3 mm gap.
- Square edged plasterboards: 3 mm gap.
- Square edged fibre reinforced gypsum boards: 5 mm gap.

565 VERTICAL JOINTS

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

570 HORIZONTAL JOINTS

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

575 PLANK PLASTERBOARD

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

610 FIXING PLASTERBOARD TO TIMBER

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

FINISHING

650 LEVEL OF DRY LINING ACROSS JOINTS

- Sudden irregularities: Not permitted.
- 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.
 - Tapered edge joints:
Permissible deviation (maximum) across joints when measured with feet resting on boards: 3 mm.
 - External angles:
Permissible deviation (maximum) for both faces: 4 mm.
 - Internal angles:
Permissible deviation (maximum) for both faces: 5 mm.

670 SEAMLESS JOINTING TO PLASTERBOARDS

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

680 SKIM COAT PLASTER FINISH

- Plaster type Impact resisting multifinish.
 - Thickness: 2-3 mm.
- Joints: Fill and tape except where coincident with metal beads.
- Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

692 RIGID BEADS/STOPS

6-2606- Unit 2, Enterprise House, O'Brien Road Carlow. Specification

- Type: Galvanized steel to BS 6452-1.

695 INSTALLING BEADS/ STOPS

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

K40 DEMOUNTABLE SUSPENDED CEILINGS

To be read with Preliminaries/General conditions.

TYPES OF CEILING SYSTEM

- 115 SUSPENDED CEILING SYSTEMS Saint-Gobain Ecophon Focus A acoustic ceiling tiles, 600x600mm. Colour: Basalt Rock (Akutex™ ft finish). lay-in on exposed suspension grid. -
- Access: removeable ceiling panels
 - Ceiling module: 600 x 600mm.
 - Grid spacings: 600mm.
 - Ceiling soffit above finished floor level: 2700 mm.
 - Performance:
 - Structural: N/A
 - Fire: N/A
 - Acoustic: yes
 - Components:
 - Suspension system:
 - Perimeter trim: Shadow Gap profile I.
 - Timber edge battens: N/A
 - Boards: Saint-Gobain Ecophon Focus A acoustic ceiling tile
 - Insulation: N/A
 - Air plenum barriers:
 - Accessories:
 - Integrated services fittings:
 - Other requirements:
 - Integrated services fittings:
 - Other requirements:

GENERAL/PERFORMANCE

- 203 DEFINITIONS
- Ceiling: Items collectively constituting the ceiling surface i.e. infill units/boards/stretched fabric, access units and grid.
 - Ceiling system: Ceiling plus suspension system and integrated services fittings.
- 204 COMPLIANCE WITH PERFORMANCE REQUIREMENTS
- Testing/assessment: Submit UKAS accredited laboratory reports for the following:
_____.
 - Materials, components and details: Use those used in the test/assessment reports. If discrepancies arise, give notice.

206 ENVIRONMENT

- Environmental classification to BS 8290-1: _____.

207 STRUCTURAL PERFORMANCE.

- Loads: The ceiling system must safely support loads including services fittings.
 - Ceiling system subject to wind pressure: N/A.
 - Uniform distributed loads: (kN/m²) manufactured specification.
 - Maximum number, position and value of point loads that can be applied to ceiling system: manufactured specification.
 - Additional loads/pressures to be sustained by ceiling system: N/A.
- Deflection (maximum) between points of support:
 - Span under 1200 mm: Span/400.
 - Span 1200–1800 mm: Span/500.
 - Span over 1800 mm: Span/600.
- Deflection test: To BS 8290-2, Appendix A.

209 FIRE PERFORMANCE - N/A.

211 ACOUSTIC PERFORMANCE – N/A.

COMPONENTS

215 SAMPLES

- General: Submit representative samples of the following: _____.

216 STANDARDS

- Components: To BS 8290-2.
 - Aluminium sheet, strip and plate: To BS EN 485.
 - Aluminium bars, tubes and sections: To BS EN 755 and BS 1474.

INSTALLATION

302 CONTROL SAMPLES

- General: Complete areas of the finished work in the agreed location.

305 SETTING OUT

- General: Set out accurately, continuous, even, and jointed at regular intervals. Provide level soffits free from undulations, lipping and distortions in grid members.
- Infill and access units, integrated services: Fit correctly and aligned.
- Edge/perimeter infill units size (minimum): Half standard width or length.
- Grid: Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes.
- Infill joints and exposed suspension members: Straight, aligned and parallel to walls. Where building elements and features to which the ceiling systems relate are not square, straight or level, give notice.

310 BRACING

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

315 PROTECTION

- Loading: Do not apply loads for which the suspension system is not designed.
- Ceiling materials: Remove and replace correctly using special tools and clean gloves, etc.

as appropriate.

350 TOP FIXING

- Building structure: Verify suitability.
 - Concrete: Drill and insert suitable expanding anchors.
 - Aerated concrete: Fix through from the top of the concrete unit and provide a system of primary channels.
 - Structural steel: Drill, or use suitable proprietary clips/adaptors.
 - Metal roof decking: Fix to sides of corrugations.
 - Timber: Fix to side of joists at least 50 mm from bottom edge. If ceiling system is intended for fire protection, fix into top third of joists.
 - Hollow structural members: Submit fixing proposals.
 - Cartridge or powder activated methods: Do not use.

360 INSTALLING HANGERS

- Wire hangers: Straighten and tension before use.
- Installation: Install vertical or near vertical without bends or kinks. Do not allow hangers to press against fittings, services, insulation covering ducts/pipes.
- Obstructions: Where obstructions prevent vertical installation, either:
 - brace diagonal hangers against lateral movement; or
 - hang ceiling system on an appropriate rigid sub-grid bridging across obstructions and supported to prevent lateral movement.
- Extra hangers: Provide as required to carry additional loads.
- Fixing:
 - Wire hangers: Tie securely at top with tight bends to loops to prevent vertical movement.
 - Angle/strap hangers: Do not rivet for top fixing.
- Main runners: Install level. Adjust with supporting hangers taut. Do not adjust by kinking or bending hangers.
 - Spliced joints: Stagger.
 - Wire hangers passing through main runners: Sharply bend and tightly wrap loops.
 - Angle/strap hangers: Do not rivet for bottom fixing.
 - Angular displacement of long axis of one runner in relation to next runner in line with it: Not visually apparent.
- Cross members supported by main runners or other cross members: Install to form a right angle with intersecting runner.
- Cross tees: Flat and coplanar with flange of main runner after panel insertion.
 - Cross tees over 600 mm long, cut and resting on perimeter trim: Provide an additional hanger.
- Holding down clips: Locate to manufacturer's recommendations.
 - Fire protecting/resisting ceiling systems: Use clip type featured in the fire test/assessment.

386 INSTALLING INFILL UNITS

- General:
 - Cut perimeter infill units: Trim to full space between last grid member and perimeter trim. Prevent subsequent movement.
 - Deeply textured infill units: Minimize variations in apparent texture and colour. In particular, avoid patchiness.
- Concealed grids: Install infill units uniform, straight and aligned. Avoid dimension creep.
 - Infill units around recessed luminaires and similar openings: Prevent movement and displacement.

387 INSTALLING METAL INFILL UNITS

- Sound absorbing pads: Fit to prevent upward air movement through infill units. Cut or fold

- pads in cut perimeter infill units to full unit size. Reseal cut pads.
 - Cut perimeter infill units: Firmly wedge into perimeter trim, or clip down.
 - Removal: Do not damage infill units. Use tools designed for the purpose.
- 388 BOARD CEILING SYSTEMS
- Fixing boards to grids:
 - Cutting: Cut boards neatly and accurately.
 - Fixing: Screw boards securely and firmly to grid members. Provide a flat surface free from bowing and lipping. Set heads of screws below surface of boards and fill flush with surface.
 - Movement joints: Provide as appropriate for the area of ceiling system and/or to coincide with movement joints in surrounding structure.
 - Boards applied in two or more layers: Stagger joints.
 - Board edges: Fully support. Screw to grid members.
- 389 UPSTANDS AND BULKHEADS
- Vertical ceiling systems: Support and brace to provide alignment and stability.
 - High upstands: Provide support at base of upstand.
- 390 OPENINGS IN CEILING MATERIALS
- Forming: Neat and accurate. Suit sizes and edge details of fittings. Do not distort ceiling system.
- 395 INTEGRATED SERVICES
- General: Position services accurately, support adequately. Align and level in relation to the ceiling and suspension system. Do not diminish performance of ceiling system.
 - Small fittings: Support with rigid backing boards or other suitable means. Do not damage or distort the ceiling.
 - Surface spread of flame rating of additional supporting material: Match ceiling material.
 - Services outlets:
 - Supported by ceiling system: Provide additional hangers.
 - Independently supported: Provide flanges to support ceiling system.
- 396 CEILING MOUNTED LUMINAIRES
- Support: Ceiling Grid.
 - Independently supported luminaires: Adjustable suspension to line and level of ceiling.
 - Ceiling supported luminaires: Modifications and/or extra support required: TBC.
 - Surface mounted luminaires: Do not inhibit designed grid expansion in fire.
 - Modular fluorescent recessed luminaires: Compatible with ceiling module. Extension boxes must not foul ceiling system.
 - Recessed rows of luminaires: Provide flanges for support of grid and infill units, unless mounted above grid flanges. Retain in place with lateral restraint.
 - Fire protecting/resisting ceiling systems: Luminaires must maintain protection integrity of ceiling system.
 - Access: Provide access for maintenance of luminaires.
- 397 TRUNKING
- Recessed trunking: Provide flanges for support of grid and infill units, unless mounted above grid flanges. Retain in place with lateral restraint.
- 398 MECHANICAL SERVICES
- Fan coil units:
 - Inlet and outlet grilles: Trim ceiling grid and infill units to suit.
 - Space beneath: Sufficient for ceiling system components.
 - Suspension and connections: Permit accurate setting out and levelling of fan coil

units.

- Air grilles and diffusers:
 - Setting out: Accurate and level.
 - Linear air diffusers: Provide flanges for support of grid and infill units. Provide for displacement of ceiling grid. Retain in place with lateral restraint.
 - Grille/diffuser ceiling joints: Provide smudge rings and edge seals.
- Smoke detectors and PA speakers:
 - Infill units: Scribe to suit.
 - Independent suspension: _____.
 - Flexible connections: Required.
- Sprinkler heads: Carefully set out and level.

400 INSTALLING INSULATION

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

405 CEILING SYSTEMS INTENDED FOR FIRE PROTECTION

- Junctions of ceiling systems with perimeter abutments and service penetrations: Seal gaps with tightly packed mineral wool or intumescent sealant to prevent penetration of smoke and flame.
- Ceiling system/wall junctions: Maintain protective value of ceiling system.
 - Fixings and grounds: Noncombustible.
 - Metal trim: Provide for thermal expansion.
- Access and access panels: Maintain continuity of fire protection.

410 INSTALLING CAVITY FIRE BARRIERS

- Fire resistance to BS 476-20:
 - Integrity/insulation: _____ minutes.
- Material: _____.
- Ceiling void subdivision areas (maximum): _____ m².
- Fixing: _____.
 - General: Fix firmly to channels or angles at abutments to building structure.
 - At perimeters and joints: Secure. Provide permanent stability and continuity with no gaps. Provide a complete barrier to smoke and flame.
- Joints: Form to preserve integrity in fire.
- Service penetrations: Cut and pack to maintain barrier integrity. Sleeve flexible materials. Adequately support services passing through the barrier.
- Ceiling systems intended for fire protection: Do not impair fire resisting performance of ceiling system.
- Ceiling systems not intended for fire protection: Do not mechanically interlink barriers with ceiling system.

500 ELECTRICAL CONTINUITY AND EARTH BONDING

- Substantial conductive parts of the ceiling system: Electrically continuous and fully earth bonded to carry prospective earth fault currents.
 - Standard: To BS 7671.
- Sequence: Complete earth bonding as soon as possible after completion of each independent area of suspension system.
- Testing: After completion of the ceiling system, associated services and fittings, test conductive parts of suspension system required to carry earth fault current, or used as

bonding connections. Give notice before testing.

- Electrical continuity: Measure from various distant conductive points of ceiling system and to earth bar in distribution board serving the area.
- Test current: Sufficient to indicate probable electrical performance under fault conditions.
- Test instrument: Type providing a pulse of about 25 A at safe voltage for safe duration, and indicating resistance in ranges 0-2 W and 0-20 W.
- Resistance of measuring conductors: Deduce from test instrument readings.
- Test readings: Record and certify. Add results to resistance of other parts of the path forming the earth fault loop.

L20 Doors/ shutters/ hatches

To be read with Preliminaries/ General conditions.

GENERAL

110 EVIDENCE OF PERFORMANCE

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

115 FIRE RESISTING DOORS/ DOORSETS/ ASSEMBLIES

- Evidence of fire performance: Provide certified evidence, in the form of a product conformity certificate, directly relevant fire test report or engineering assessment, that each door/ doorset/ assembly supplied will comply with the specified requirements for fire resistance if tested to BS 476-22, BS EN 1634-1 or BS EN 1634-3. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.

150 SITE DIMENSIONS

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

PRODUCTS

230A INTERNAL WOOD FLUSH DOORS NON FIRE RATED GENERALLY

- Manufacturer and reference: Contractor's choice - provide samples for CA approval.
- Type: Paint Grade
- Thickness: 44mm.
- Material: Timber from FSC sources
- Sizes: As Door Schedule.
- Core: Solid core - 1/2hr fire; min density 400kg/m³
- Facings: Flush.
- Lippings: To all sides, top and bottom. 6mm lipping exposed two long edges.
- Moisture content on delivery: 12-16%
- Finish: Fully factory finished with micro porous paints and stains from standard range to be agreed with client.
- Refer to the ironmongery schedule for information on the ironmongery for the doors.
- Guarantee - 10 years
- Glazing: 4mm toughened glass by Pilkington (Location of the doors with Glazing is noted on the Floor Plans and Door schedule)
- Other requirements:
- ALL DOORS: 10mm undercut to allow air flow as per Building Regulations.

EXECUTION

710 PROTECTION OF COMPONENTS

- General: Do not deliver to site components that cannot be installed immediately or placed

in clean, dry, floored and covered storage.

- Stored components: Stacked on level bearers, separated with spacers to prevent damage by and to projecting ironmongery, beads, etc.

730 PRIMING/ SEALING

- Wood surfaces inaccessible after installation: Primed or sealed as specified before fixing components.

750 FIXING DOORSETS

- Timing: After associated rooms have been made weathertight and the work of wet trades is finished and dried out.

760 BUILDING IN

- General: Not permitted unless indicated on drawings.

790 FIXING OF WOOD FRAMES

- Spacing of fixings (frames not predrilled): Maximum 150 mm from ends of each jamb and at 600 mm maximum centres.

800 FIXING OF LOOSE THRESHOLDS

- Spacing of fixings: Maximum 150 mm from each end and at 600 mm maximum centres.

809 FIRE RESISTING/ SMOKE CONTROL DOORS/ DOORSETS

- Installation: By a firm currently registered under a third party accredited fire door installer scheme in accordance with instructions supplied with the product conformity certificate, test report or engineering assessment.

810A FIRE RESISTING SMOKE CONTROL DOORS/ DOORSETS

- Gaps between frames and supporting construction: Filled as necessary in accordance with requirements for certification and/ or door/ doorset manufacturer's instructions. Otherwise pack gap full with mineral wool and point with intumescent mastic prior to fitting architrave or plastering.

830 FIXING IRONMONGERY GENERALLY

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

840 FIXING IRONMONGERY TO FIRE RESISTING DOOR ASSEMBLIES

- 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.
- Holes for through fixings and components: Accurately cut.
 - Clearances: Not more than 8 mm unless protected by intumescent paste or similar.
- Lock/ Latch cases for fire doors requiring ≥ 60 minutes integrity performance: Coated with intumescent paint or paste before installation.

850 LOCATION OF HINGES

- Primary hinges: Where not specified otherwise, positioned with centre lines 250 mm from top and bottom of door leaf.
- Third hinge: Where specified, positioned on centre line of door leaf .
- Hinges for fire resisting doors: Positioned in accordance with door leaf manufacturer's recommendations.

M20 Plastered/ Rendered/ Roughcast coatings

To be read with Preliminaries/ General conditions.

INTERNAL PLASTERING

710 APPLICATION GENERALLY

- Application of coatings: Firmly and in one continuous operation between angles and joints. Achieve good adhesion.
- Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
 - 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.
- Drying out: Prevent excessively rapid or localized drying out.

715 FLATNESS/ SURFACE REGULARITY

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

720 DUBBING OUT

- General: Correct substrate inaccuracies.
- New smooth dense concrete and similar surfaces: Dubbing out prohibited unless total plaster thickness is within range recommended by plaster manufacturer.
- Thickness of any one coat (maximum): 10 mm.
- Mix: As undercoat.
- Application: Achieve firm bond. Allow each coat to set sufficiently before the next is applied. Cross scratch surface of each coat.

725 UNDERCOATS GENERALLY

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

742 THIN COAT PLASTER

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

747 PROJECTION PLASTER

- Application: Evenly and in one continuous operation between angles and joints.
- Finish: A level open textured surface before finishing manually.

777 SMOOTH FINISH

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

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

To be read with Preliminaries/ General conditions.

TYPES OF COVERING

150C CARPET TILE

Interface carpet tiles, Surface Matters collection, 'Under Pressure' range. Color: Flint (product code: 1948005). 500x500mm tufted patterned structured loop pile with CQuestBio backing.

GENERAL REQUIREMENTS

210 WORKMANSHIP GENERALLY

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

220 SAMPLES

- Covering samples: Before placing orders, submit representative sample of each type.

230 CONTROL SAMPLES

- General: Complete areas of finished work in approved locations as follows, and obtain approval of appearance before proceeding: - .

250 LAYOUT - ROLL MATERIALS

- Setting out of seams: Before placing orders agree setting out for sheeting types M50/ - .

251A LAYOUT - SEAMS IN ROLL MATERIALS

- Setting out: Minimise occurrences of seams and cross seams.
- Cross seams: Not permitted. - .

252 LAYOUT - PATTERNS

- Setting out: Before placing orders agree setting out for covering types M50/ - .

270 EXTRA MATERIAL

- Provision of extra material: At completion, hand to Employer extra material of each type of covering to extent of tbc.

330 COMMENCEMENT

- Required condition of works prior to laying materials:
 - Building is weathertight and well dried out.
 - Wet trades have finished work.
 - Paintwork is finished and dry.
 - Conflicting overhead work is complete.
 - Floor service outlets, duct covers and other fixtures around which materials are to be cut

are fixed.

- Notification: Submit not less than 48 hours before commencing laying.

340 CONDITIONING

- 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. Unroll carpet and keep flat on a supporting surface.
- Conditioning time and temperature (minimum): As recommended by manufacturer with time extended by a factor of two for materials stored or transported at a temperature of less than 10°C immediately prior to laying.

350 ENVIRONMENT

- Temperature and humidity: Before, during and after laying, maintain approximately at levels which will prevail after building is occupied.
- Ventilation: Before during and after laying, maintain adequate provision.

PREPARING BASES

410 NEW BASES

- Suitability of bases and conditions within any area: Commencement of laying of coverings will be taken as acceptance of suitability.

430 NEW WET LAID BASES

- Base drying aids: Not used for at least four days prior to moisture content testing.
- Base moisture content test: Carry out in accordance with BS 5325, Annex A or BS 8203, Annex A.
 - Locations for readings: In all corners, along edges, and at various points over area being tested.
- Commencement of laying coverings: Not until all readings show 75% relative humidity or less.

440 SUBSTRATES TO RECEIVE THIN COVERINGS

- Trowelled finishes: Uniform, smooth surface free from trowel marks and other blemishes. Abrade suitably to receive specified floor covering material.

461A SMOOTHING/ LEVELLING UNDERLAYMENT COMPOUND

- Manufacturer: Contractors Choice .
 - Product reference: Contractors choice .
 - Thickness: Feather edge 1mm to any depth
 - Floor Coverings: Vinyl

530 PARTICLEBOARD FLOORING

- Substrate: Boards securely fixed, level and free from surface sealers and contaminants.
 - Gaps between boards: Not more than 1 mm.
 - Priming: As required by covering adhesive manufacturer.
- Equilibrium moisture content at time of laying covering: As in service conditions.

LAYING COVERINGS

620 COLOUR CONSISTENCY

- Finished work in any one area/ room: Free from banding or patchiness.

640 ADHESIVE FIXING GENERALLY

- Adhesive: Type to be as specified, recommended by covering/ underlay manufacturer or as approved.
- Primer: Use and type as recommended by adhesive manufacturer.
- Application: As necessary to achieve good bond.
- Finished surface irregularities: Trowel ridges and high spots caused by particles on the substrate not acceptable.

650 SEAMS

- Patterns: Matched.
- Joints: Tight without gaps.

680 SEAM WELDING COVERINGS

- Commencement: Not before a period of 24 hours after laying, or until adhesive has set.
- Joints: Neat, smooth, strongly bonded, flush with finished surface.

720 DOORWAYS

- Joint location: On centre line of door leaf.

740A EDGINGS/ COVER STRIPS

- Manufacturer: contractors choice .
 - Product reference: convex transition bar .
- Material/ finish: Stainless steel .
Length 2.4m long strips - cut to suit application
- Fixing: Secure (using matching fasteners where exposed to view) with edge of covering gripped.

770A SKIRTINGS

- Types: Self coved skirting, compatible with clause 150B & C.
- Manufacturer: Contractors choice - provide sample for CA approval.
 - Product reference: Homogenous uPVC with proprietary coving support as necessary.
- Fixing: Secure with top edge straight and parallel with floor.
 - Cove former: 38mm radius tapered to architraves. Securely bond to base and background using contact adhesive.
 - Accurately mitre at corners.
 - Top edge trim: HCS48 PVC capping strip to all other areas.
 - Securely bond to background using contact adhesive, with top edge straight and parallel with floor.
 - Turn flooring material up wall, securely bond to cove former and background using adhesive specified for fixing to base, and ease top of material into edge trim.
 - Accurately mitre at corners.
 - All joints to be hot welded in accordance with the manufacturer's instructions.

Height: to be 150mm

COMPLETION

820A FINISHING -

- Cleaning operations:
 - Wash floor with water containing neutral (pH 6-9) detergent. If necessary, lightly scrub heavily soiled areas.
 - Rinse with clean water, removing surplus to prevent damage to adhesive. Allow to dry.
-

880 WASTE

- Spare covering material: Retain suitable material for patching. On completion submit pieces for selection. Hand over selected pieces to Employer.

M60 Painting/clear finishing

To be read with Preliminaries/General conditions.

COATING SYSTEMS

110A EMULSION PAINT TO ALL INTERNAL WALLS & BOARDED CEILINGS

- Manufacturer: Contractor's choice.
 - Product reference: Submit proposals.
- Surfaces: New interior plaster skimmed walls & ceilings.
 - Preparation: All surfaces to be clean, suitably dry, free from plaster fines and anything that will interfere with the adhesion of the materials to be applied. Remove any loose material or efflorescence by scraping and dry bristle brushing. Fill any small surface defects with Trade Ready Mixed Filler or fine surface filler as appropriate. Allow to dry. Rub down with a fine grade abrasive paper. Remove all dust.
- Initial coats: Apply a mist coat of Trade Matt Vinyl Emulsion thinned in accordance with the manufacturer's instructions, over all areas to be decorated. Allow a minimum drying time of 4 hours in normal drying conditions.
- Undercoats: As recommended by manufacturer.
 - Number of coats: One.
- Finishing coats: Apply Trade Matt Vinyl Emulsion.
 - Number of coats: Minimum 2no. full coats.
- Colour: Contractor to make any BS & RAL colour available, CA to confirm colour.

Do not apply coatings when the air or substrate temperatures are likely to fall below 5°C (solvent-borne primer) or 8°C (water-borne primer and finishing coats) or when the relative humidity is above 80% during application or the drying period.

130 GLOSS PAINT TO INTERNAL EXPOSED SOFTWOOD & MDF - skirting, architrave, framing, panel doors, boxing out

- Manufacturer: Contractors Choice.
 - Product reference: Satinwood low odour System.
- Surfaces: Preprimed and sealed.
 - Preparation: Primed or base stained smooth planed joinery:
All surfaces to be sound, clean and free from anything that will interfere with the adhesion of the materials to be applied. Prior to painting, the moisture content should not exceed 18%. Denib using a fine grade Scotch Brite Pad (grey) or a fine grade abrasive paper. Do not break the surface of the base coating. Remove all dust.
Localised damage or deterioration due to exposure of factory base coating for longer than 4 months to be treated with one coat of Trade Exterior Primer-Undercoat, by brush. Allow a minimum drying time of 16 hours in normal drying conditions.
- Initial coats: Prime all areas to be decorated with one coat of Primer-Undercoat, by brush. Ensure end grain is well coated. The wet film thickness must not be less than 67 micrometres. Allow a minimum drying time of 3 hours in normal drying conditions. Denib using a fine grade abrasive paper. Do not break the surface of the coating. Remove all dust.
 - Number of coats: 1.
- Undercoats: As recommended by manufacturer.
 - Number of coats: - .
- Finishing coats: Satinwood.
 - Number of coats: Apply by fine, soft long filament bristle brush to an even thickness. Stir well before use. Maintain a wet edge. On timber, lay off in the direction of the grain. Ensure end grain is well coated. The wet film thickness of each coat must not be less than 63 micrometres. Allow a minimum drying time of 6 hours between coats in normal

drying conditions.

Do not apply coatings when air or substrate temperatures are likely to fall below 5°C (initial and preparatory coats) or 8°C (finishing coats) or when the relative humidity is above 80% during application or the drying period.

Apply a suitable exterior capping sealant to cover the joint between glass, glazing system and decorated beads to prevent water ingress. Do not overcoat.

Apply a suitable approved perimeter sealant to window and door frames to prevent water ingress. Do not overcoat.

161A DECORATIVE WOODSTAIN/ VARNISH/ PRESERVATIVE TO INTERNAL STAIR HANDRAIL, WINDOW SILL BOARDS, ETC

- Manufacturer: Contractors Choice - provide samples for CA approval .
 - Product reference: Hard wearing natural oak timber stain (oil based) with protective clear varnish finish .
- Surfaces: Internal timber doors, skirtings, architraves, and staircases etc .
 - Preparation: Ensure surfaces are sound, dry and free from all defective or poorly adhering material, dirt, grease, wax or oil. Avoid damaging factory applied coatings. Make good all nail holes and open joints with a suitable stopper/ filler designed for use with a woodstain system. Allow the material to set before rubbing down and dusting off. Glazing should be carried out with a suitable flexible glazing compound following the manufacturers instructions. Bead glazing: Basecoated beads should be set down onto a suitable flexible glazing compound/ mastic (following the manufacturers instructions) before fixing down firmly .
- Initial coats: Preservative Basecoat as necessary. Note this product is described as Harmful. Read the Safety, Health & Environmental Information on the container before using this product .
 - Number of coats: 1 coat .
- Finishing coats: As recommended by manufacturer .
 - Number of coats: As recommended by manufacturer. Minimum 2no full coats .

GENERALLY

215 HANDLING AND STORAGE

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

220 COMPATIBILITY

- Coating materials selected by contractor:
 - Recommended by their manufacturers for the particular surface and conditions of exposure.
 - Compatible with each other.
 - Compatible with and not inhibiting performance of preservative/fire retardant pretreatments.

240 SURFACES NOT TO BE COATED

- Radiator valves and stop valves.

280 PROTECTION

- 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

320 INSPECTION BY COATING MANUFACTURERS

- General: Permit manufacturers to inspect work in progress and take samples of their

PREPARATION

400 PREPARATION GENERALLY

- Standard: To BS 6150, Section 4.
- Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
- Substrates: Sufficiently dry in depth to suit coating.
- Efflorescence salts: Remove.
- Dirt, grease and oil: Remove. Give notice if contamination of surfaces/ substrates has occurred.
- Surface irregularities: Abrade to a smooth finish.
- Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Work well in and finish off flush with surface. Abrade to a smooth finish.
- Dust, particles and residues from abrasion: Remove.
 - Fill with stoppers/ fillers. Work well in and finish off flush with surface.
 - Abrade to a smooth finish.
- Water based stoppers and fillers:
 - Apply before priming unless recommended otherwise by manufacturer.
 - If applied after priming: Patch prime.
- Oil based stoppers and fillers: Apply after priming.
- Doors, opening windows and other moving parts:
 - Ease, if necessary, before coating.
 - Prime resulting bare areas.

420 FIXTURES AND FITTINGS

- Removal: Before commencing work remove: Coverplates, grilles, wall clocks, and other surface mounted fixtures.
- Replacement: Refurbish as necessary, refit when coating is dry.

425 IRONMONGERY

- Removal: Before commencing work: Remove ironmongery from surfaces to be coated.
- Hinges: Do not remove.
- Replacement: Refurbishment as necessary; refit when coating is dry.

471 PREPRIMED WOOD

- Areas of defective primer: Abrade back to bare wood and reprime.

481 UNCOATED WOOD

- General: Abrade to a smooth, even finish with arrises and moulding edges lightly rounded or eased.
- Heads of fasteners: Countersink sufficient to hold stoppers/fillers.
- Resinous areas and knots: Apply two coats of knotting.

500 PREPRIMED STEEL

- Areas of defective primer, corrosion and loose scale: Abrade back to bare metal. Reprime as soon as possible.

511 GALVANIZED, SHERARDIZED AND ELECTROPLATED STEEL

- White rust: Remove.
- Pretreatment: Apply one of the following:
 - 'T wash'/ mordant solution to blacken whole surface.
 - Etching primer recommended by coating system manufacturer.

521 UNCOATED STEEL - MANUAL CLEANING

- Oil and grease: Remove.

- Corrosion, loose scale, welding slag and spatter: Abrade to remove.
- Residual rust: Treat with a proprietary removal solution.
- Primer: Apply as soon as possible.

541 UNCOATED ALUMINIUM/ COPPER/ LEAD

- Surface corrosion: Remove and lightly abrade surface.
- Pretreatment: Etching primer if recommended by coating system manufacturer.

552 UNCOATED PVC-U

- Dirt and grease: Remove. Do not abrade surface.

570 UNCOATED MASONRY/ RENDERING

- Loose and flaking material: remove.

580 UNCOATED PLASTER

- Nibs, trowel marks and plaster splashes: Scrape off.
- Overtrowelled 'polished' areas: Abrade lightly.

590 UNCOATED PLASTERBOARD

- Depressions around fixings: Fill with stoppers/ fillers

601 UNCOATED PLASTERBOARD - TO RECEIVE TEXTURED COATING

- Joints: Fill, tape and feather out with materials recommended by textured coating manufacturer.

APPLICATION

711 COATING GENERALLY

- Application standard: To BS 6150, Section 5.
- Conditions: Maintain suitable temperature, humidity and air quality during application and drying.
- Surfaces: Clean and dry at time of application.
- Thinning and intermixing of coatings: Not permitted unless recommended by manufacturer.
- Overpainting: Do not paint over intumescent strips or silicone mastics.
- Priming coats:
 - Thickness: To suit surface porosity.
 - Application: As soon as possible on same day as preparation is completed.
- Finish:
 - Even, smooth and of uniform colour.
 - Free from brush marks, sags, runs and other defects.
 - Cut in neatly.

720 PRIMING JOINERY

- Preservative treated timber: Retreat cut surfaces with two flood coats of a suitable preservative before priming.
- End grain: Coat liberally allow to soak in, and recoat.

730 WORKSHOP COATING OF CONCEALED JOINERY SURFACES

- General: Apply coatings to all surfaces of components.

751 STAINING WOOD

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

760 VARNISHING WOOD

- First coat:
 - Thin with white spirit.
 - Brush well in and lay off avoiding aeration.
- Subsequent coats: Rub down lightly along the grain between coats.

800 GLAZING

- Etched, sand blasted and ground glass: Treat or mask edges before coating to protect from contamination by oily constituents of coating materials.

810 WATER REPELLENT

- Application: Liberally flood surface, giving complete and even coverage.

N14 General signage systems

To be read with Preliminaries/ General conditions.

GENERAL

- 110 SIGNAGE SYSTEM FOR COMPANY LOGO AND ADDRESS DETAILS
- System manufacturer: Submit proposals .
 - Product reference: Submit proposals. All signs should be free standing on powder coated aluminum legs unless otherwise agreed. All signs must be anti-vandal type if at all possible. System manufacturer. TO BE SUITABLE IN AN EXTERNAL ENVIRONMENT.
 - Layout and dimensions: 3 No. steel posts - triangular sign with 3 No. sides - each side 1.5x2metres.
 - Lettering:
 - Language: English & Irish.
 - Font: Helvetica medium.
 - Colour: Company logo.
 - Size: Manufacturer's standard range.
 - Symbols and graphics: Logo.
 - Colour: Manufacturer's standard range.
 - Size: logo size tbc.
 - Background colour: Manufacturer's standard range.
 - Sign type: Aluminum plate.
 - Inserts: Manufacturer's standard.
 - Manufacturing process: Manufacturer's standard.
 - Supports/ Fixings: On steel posts in concrete sockets, strictly installed in accordance with manufacturers recommendations.
 - Accessories: Not required.
- 111 DIRECTIONAL SIGNAGE - Supply and installation of a comprehensive internal wayfinding system including floor directories, door signs, and directional wall-mounted signs.
- All signage to comply with TGD Part M. Signage must be intuitive and consistent in terminology throughout the building.
 - LRV (Light Reflectance Value): Signs must have a minimum 30-point difference in LRV between the text/symbols and the background.
 - Finishes: All signs must have a non-glare/matt finish to prevent reflections from internal lighting.
 - Placement: Directional signs must be installed at a "viewing zone" between 1200 mm and 1600 mm from the finished floor level (FFL).
 - Language: English, Irish & Braille.
 - Font: Use Sans-serif fonts (e.g., Arial, Helvetica, or FS Me) with consistent stroke widths
 - Character Heights (Viewing Distance)
 - The size of the lettering must correspond to the distance from which the sign will be read:
 - Long-range (over 10m): Min 150 mm character height.
 - Medium-range (5m - 10m): Min 50 mm - 100 mm.
 - Close-range (under 5m): Min 15 mm - 25 mm.
 - Colour: To be confirmed subject to LRV
 - Size: Manufacturer's standard range .
 - Symbols and graphics: logo.
 - Colour: corporate colours.
 - Size: In proportion to sign .
 - Sign type: Aluminium plate .
 - Inserts: Submit proposals.
 - Manufacturing process: Embossed.

SYSTEM PERFORMANCE

210 GENERAL REQUIREMENTS

- Signage system: Complete to BS 559, including facing information, components, inserts, accessories and fixings necessary to complete the system.
 - Comply with the requirements of: - .
- Geometric shapes, colours and layout: In accordance with BS 8501.
- Design standard for the disabled: In accordance with BS 8300.
- Proposals: Submit drawings, schedules, technical information, calculations and manufacturer's literature.

220 ROAD SIGNAGE REQUIREMENTS

- Signage system: Complete in accordance with relevant parts of BS 12899-1 and the Department for Transport 'Traffic signs manual'.
- Product testing standard: To BS 873-1.
- Proposals: Submit drawings, schedules, technical information, calculations and manufacturer's literature.

230 STRUCTURAL PERFORMANCE OF EXTERNAL SIGNAGE SYSTEM

- Wind loads:
 - Standard: To BS 6399-2 .

280 DESIGN LIFE OF SIGNAGE SYSTEM

- Duration: 10 years .
 - Subject to reasonable wear and tear.
- Environment: External .
- Condition of use: Subject to regular maintenance.

295 SIGNAGE SAMPLES BOARD

- Samples board: Submit.
 - Content: Selected labelled signs, showing methods of fixing.
 - Conformity: Retain samples on site for the duration of the contract or until instructed to remove.
 - Delivered product: To conform with labelled samples.

PRODUCTS

305 PRODUCTS GENERALLY

- Standard: To BS 559.

320 ALUMINIUM PLATES GENERALLY

- Manufacturer: Submit proposals .
 - Product reference: Submit proposals .
- Component thickness: 6 mm, 2 mm facing on 4 mm backing panel .
- Finish: Manufacturer's standard .
- Perimeters: Manufacturer's standard .

350 PLASTICS SHEETS

- Material: Acrylic.
- Manufacturer: Contractor's choice to PIFA Standard 6/83A or Agrément certified .
 - Product reference: Contractor's choice .
- Component thickness: 2 mm .
- Finish: Manufacturer's standard .
- Perimeters: Radius corners .

410 POSTS FOR EXTERNAL SIGNS

- Manufacturer: Contractor's choice .
 - Product reference: Contractor's choice .
- Material: Steel structural hollow sections to BS EN 10210 grade S275J Aluminum porthole extruded tubes to BS EN 755-8 grade 6063-T4 .
- Size: 75 mm diameter 1500 mm long .
- Finish: Plastics coated .
- Colour: Grey .
- Base: Galvanized steel plates secured by collar and bolts .

EXECUTION

610 FIXING SIGNS GENERALLY

- Installation: To BS 559.
 - Secure, plumb and level.
- Strength of fasteners: Sufficient to support all live and dead loads.
- Fasteners and or adhesives: As section Z20.
- Fasteners for external signs: Corrosion resistant material or with a corrosion resistant finish. Isolate dissimilar metals to avoid electrolytic corrosion.
- Fixings showing on surface of sign: Must not detract from the message being displayed.

630 FIXING ROAD SIGNS

- Protrusion of post top above sign: Not permitted unless supporting a luminaire.
- Drilling of components:
 - Ferrous components: Drilled before the application of any finish.
 - Plastics sheeting: Apply clear lacquer recommended by plastics sheet manufacturer to edges of holes to prevent ingress of moisture damaging the lamination.
- Erection: In accordance with the DFT 'Traffic signs manual,' Chapter 1.
- Fixing: Austenitic stainless steel fasteners recommended for the purpose by the sign manufacturer.

640 FOUNDATIONS FOR EXTERNAL POSTS

- Type: Mass concrete block with 50 mm square x 200 mm deep post hole .
- Size: 300 x 300 x 300 mm deep with top 100 mm below finished ground surface .
- Concrete: To BS 8500-2.
 - Designated type: - .
 - Admixtures: Submit proposals.
 - Prohibited: Calcium chloride and admixtures containing calcium chloride.
- Consistence class: Contractor's choice.
- Other requirements: None .

660 EXPOSED CONCRETE FOUNDATIONS TO POSTS

- Finish: Compact until air bubbles cease to appear on the upper surface, then weather to shed water and trowel smooth.

670 ELECTRICAL AND DATA SERVICES

- Services connection required: Power for lighting .
- Standard: To BS 7671.
- Coordinate with services trades.

COMPLETION

910 DOCUMENTATION

- Submit:
 - Manufacturer's maintenance instructions.
 - Guarantees, warranties, test certificates, record schedules and log books.

P10 Sundry insulation/ proofing work

SUNDRY INSULATION/ PROOFING WORK

To be read with Preliminaries/ General conditions.

TYPES OF INSULATION

120A FIRE PROOFING MINERAL WOOL INSULATION.

- Standard: Fire grade to EN 13162, Kitemark certified.
- Material: Rock / mineral fibre wool .
- Manufacturer: Contractor's choice, BBA certified. Provide sample for CA approval .
Thickness: 50-60mm unless otherwise indicated on drawings. Density: [135-180 kg/m³].
- Installation: To BS 5803-5.
- Installation requirements:
 - Joints: Butted, no gaps.
 - Extent of insulation: Fully close cavity
 - Service holes: to be treated with intumescent mastic.Manufacturer: [Contractor's choice, provide sample for CA approval].

124A ACOUSTIC MINERAL WOOL INSULATION BETWEEN STUDS INTERNAL WALLS GENERALLY.

- Standard: Acoustic grade to BS EN 13162, Kitemark certified.
- Material: Isover Acoustic Slab or other equal and accepted .
- Manufacturer: Isover .
Thickness: 25/50mm unless otherwise indicated on drawings and/or SAP calculations .
- Density: [10 kg/m³].
- Installation: To BS 5803-5.
- Installation requirements:
 - Joints: Butted, no gaps.
 - Extent of insulation: Full fill between studs
 - Service holes: Sealed, and debris removed before laying insulation.
 - Eaves ventilation: N/A
 - Electric cables overlaid by insulation: Sized accordingly.
 - Product: [To be BBA and IAB certified for this application. BS EN ISO 9001: 2000/IS EN ISO9001:2008. Manufactured with a blowing agent that has zero Ozone Depletion Potential (ODP) and Global Warming Potential (GWP) of less than 5 in accordance with the requirements of BS 4841-1. To be installed in accordance with the manufacturer's instructions].

258 RIGID PIR INSULATION:

- Manufacturer: to be approved.
- Product reference: to be approved.
- Recycled content: Optional or Show responsible sourcing to BS / I.S. EN ISO 14001: 2004 and show that the principle polymer components of the product produced is also manufactured under a management system certified to BS EN ISO 14001: 2004.
- Face size (length x width): 2400 x 1200 mm.
- Thickness: Varies Refer to drawings
- Aged thermal conductivity/l-value of 0.022 W/mK calculated using the method which has been adopted to bring National standards in line with the European Standard calculation method, BS / I.S. EN ISO 6946: 1997 (Building components and building elements.

26-2606 Unit 2, Enterprise House, O'Brien Road, Carlow. Specification

- Board, including the facings, to achieve a Water Vapour Resistance Modified greater than 100 MNs/g when tested in accordance with BS EN 12086: 1997 / I.S. EN 12086: 1998 (Thermal insulating products for building applications. Determination of water vapour transmission properties).
- The insulation core and facings used in the manufacture of the insulation board to be resistant to attack by mould and microbial growth and not to provide any food value to vermin.
- Placement: As per manufacturer's instructions specific to the installation application.

430 WIRED MINERAL WOOL SMALL CAVITY BARRIERS

- Material: Wire reinforced mineral wool minimum 50-60mm thick.
- Installation requirements:
 - Fasteners: Staples at maximum 150 mm centres, fold if necessary to ensure a tight fit.
 - Joints and intersections: Butted, no gaps.

P12 Fire stopping systems

To be read with Preliminaries/ General conditions.

GENERAL

160A MOVEMENT JOINTS IN FIRE RESISTING WALLS GENERALLY

- Joint width or height (minimum): 10 mm.
- Joint filler: Proprietary BA certified Intumescent Movement Joint Board.
- Sealant: One-part fire resisting acrylic .
 - Colour: Grey.

170 EXTERNAL WALLS GENERALLY

- Panel material or joint filler: Boards - exfoliated vermiculite.
- Sealant: One-part fire resisting acrylic.
 - Colour: Black.

SYSTEM PERFORMANCE

210 DESIGN

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

PRODUCTS

305 PRODUCT CERTIFICATIONS

- Certification: For products specified generically, submit evidence of compliance with the specification.
- Acceptable evidence: Fire test certificate from NAMAS laboratory.

335A INTUMESCENT FOAMS

- Manufacturer: Contractor's choice, BBA certified - provide sample for CA approval.
 - Product reference: Submit proposals.

350A INTUMESCENT PUTTIES

- Manufacturer: Contractor's choice, BBA certified - provide sample for CA approval.
 - Product reference: Submit proposals.

390 SEALANTS - FIRE RESISTING SILICONE

- Standard: To BS 5889 Type A.
- Manufacturer: Contractor's choice, BBA certified - provide sample for CA approval .
 - Product reference: Contractor's choice to BS EN 11600, class F20LM.

395 SEALANTS - ONE-PART FIRE RESISTING ACRYLIC

- Manufacturer: Contractor's choice, BBA certified - provide sample for CA approval .
 - Product reference: Contractor's choice to BS EN 11600, class F20LM.

410 SEALANTS - TWO-PART FIRE RESISTING POLYSULFIDE

- Manufacturer: Contractor's choice, BBA certified - provide sample for CA approval .
 - Product reference: Contractor's choice to BS EN 11600, class F20LM.

EXECUTION

620 WORKMANSHIP GENERALLY

- Gaps: Seal gaps between building elements and services, to provide fire resistance and resist the passage of smoke.
- Adjacent surfaces: Prevent overrun of sealant or mortar on to finished surfaces.

640 INSTALLING BOARDING

- Position of boarding: Within opening.
- Framing: Provide trimming around openings.
- Bedding: Bed boarding on fire resisting silicone.
- Double layers of board: Staggered butt joints.
 - Joints: Seal with board adhesive.
- Fixing: Manufacturers guidance.

660A INSTALLING INTUMESCENT FOAM

- New joints: Remove builder's debris, mortar droppings, grease, and the like.
- Priming: Lightly moisten substrate with water.
- Application: Fill joint to approximately half its depth, allowing foam to expand to face of joint.
- Trimming: Do not trim or cut the face of the cured foam.

670 APPLYING INTUMESCENT MORTAR

- Sequence: Install mortar after services are permanently installed.
- Loose dust and combustible materials: Remove from the opening.
- Shuttering: Install suitable shuttering panels to the faces of the opening.
- Temperature: Do not apply mortar when it could be damaged by frost.
- Powder:water ratio: Manufacturers guidance.
- Mortar cure: Do not disturb mortar before final set has taken place.
- Shuttering: Remove after mortar has cured.

710 INSTALLING BATTS

- Installing batts: Fit tight into void between the floor or wall and the penetrating services.
- Face of batts: Flush with the surface of wall, floor or soffit.
- Joints: Sealed with fire resisting sealant.
- Gaps between services and bulkhead: Seal with fire resisting sealant.

730 FIXING PIPE COLLARS

- Collar fixing: Self-tapping screws.
- Gap around collar: Seal with intumescent foam.
- Length of wraps: Project 50 mm from each side of the element.

740A INSERTING SEALANT BACKING MATERIAL

- New joints: To full depth of joint leaving sufficient depth to apply sealant.

750 APPLYING SEALANT TO JOINTS

- De-greasing: Cleaner by sealant manufacturer.
- Priming: Primer by sealant manufacturer.
- Depth of sealant: As required.
- Temperature: Do not apply water based sealants when they could be damaged by frost.

COMPLETION

910 CLEANING

- Masking tapes: Remove.
- Cleaning: Clean off splashes and droppings. Wipe down finishes.

920 INSPECTION

- Notice for inspection (minimum): 4 days.

P20 Unframed isolated trims/ skirtings/ sundry items

To be read with Preliminaries/ General conditions

- 110 MEDIUM DENSITY FIBREBOARD SKIRTINGS were applicable
Manufacturer: Contractor's choice, provide sample for CA approval.
- Product reference: Board to receive gloss paint finish.
Standard: To BS EN 622-5.
 - Type: Teak
 - Formaldehyde class: To BS EN 622-1, Class E1.
Fire rating: Not applicable.
 - .
 - Profile: Square Edge
 - Finished size: 19 x 125 mm.
 - Finish as delivered: Prepared and primed, as section M60.
 - Fixing: Plugged, screwed and pelleted at 450 centres.
- 120 MEDIUM DENSITY FIBREBOARD ARCHITRAVES GENERALLY
Manufacturer: Contractor's choice, provide sample for CA approval.
- Product reference: Board to receive gloss paint finish.
Standard: To BS EN 622-5.
 - Type: Teak
 - Formaldehyde class: To BS EN 622-1, Class E1.
Fire rating: Not applicable.
 - Profile: Square Edge
 - Finished size: 19 x 70 mm.
 - Finish as delivered: Prepared and primed, as section M60.
 - Fixing: Plugged, screwed and pelleted at 450 centres.
- 200 MEDIUM DENSITY FIBREBOARD WINDOW SILL BOARDS
- Manufacturer: Contractor's choice, provide sample for CA approval.
 - Product reference: Board to receive gloss paint finish.
 - Standard: To BS EN 622-5.
 - Type: Teak
 - Formaldehyde class: To BS EN 622-1, Class E1.
 - Fire rating: Not applicable.
 - Thickness: 25 mm.
Edges: Quarter rounded.
 - Finish: Prepared and primed as section M60.
 - Support/ Fixing: Fix to softwood grounds with lost head nails at 600 mm centres.
- 270B PLASTICS VENEERED BOARD DUCT & PIPE COVERS WHERE REQUIRED
- Standard: To BS 4965.
 - Durability class: D2.
 - Laminate grade: VG.
 - Fire rating: Not applicable.
 - Colour/Finish: White/smooth.
 - Balancing veneer: Non-decorative.
 - Finished thickness: -.
 - Edges: Matching plastics strip.
 - Support/ Fixing: Screw fixed.

EXECUTION

510 INSTALLATION GENERALLY

- Joinery workmanship: As section Z10.
- Metal workmanship: As section Z11.
- Methods of fixing and fasteners: As section Z20 where not specified.
- Straight runs: To be in one piece, or in long lengths with as few joints as possible.
- Running joints: Location and method of forming to be agreed where not detailed.
- Joints at angles: Mitre, unless shown otherwise.
- Position and level: To be agreed where not detailed.

P31 Holes, chases, covers and supports for services

To be read with Preliminaries/ General conditions.

EXECUTION

610 COORDINATION

- Locations and dimensions of holes and chases for services: Submit details to M&E details and requirements

620 HOLES AND CHASES IN IN SITU CONCRETE

- Cast in: Holes larger than 10 mm diameter and chases.
- Cutting and drilling:
 - Permitted for holes not larger than 10 mm diameter.
 - Not permitted for holes larger than 10 mm diameter except as indicated on drawings.

630 HOLES AND CHASES IN PRECAST CONCRETE

- Cutting and drilling: Not permitted except as indicated on drawings.

640 HOLES IN STRUCTURAL STEELWORK

- Cutting and drilling: Not permitted except as indicated on drawings.

650 HOLES, RECESSES AND CHASES IN MASONRY

- Locations: To maintain integrity of strength, stability and sound resistance of construction.
- Sizes: Minimum needed to accommodate services.
 - Holes (maximum): 300 x 300 mm.
- Walls of hollow or cellular blocks: Do not chase.
- Walls of other materials:
 - Vertical chases: No deeper than one third of single leaf thickness, excluding finishes.
 - Horizontal or raking chases: No longer than 1 m. No deeper than one sixth of the single leaf thickness, excluding finishes.
- Chases and recesses: Do not set back to back. Offset by a clear distance at least equal to the wall thickness.
- Cutting: Do not cut until mortar is fully set. Cut carefully and neatly. Avoid spalling, cracking and other damage to surrounding structure.

660 PREFORMED HOLES IN MASONRY

- Width of holes without bridging over (maximum): one block.
 - Holes requiring bridging: Submit proposals.

690 INSTALLING PIPE SLEEVES

- Sleeves: Fit to pipes passing through building fabric.
- Material: Match pipeline.
- Size: One or two sizes larger than pipe to allow clearance.
- Finish: Install sleeves flush with building finish. In areas where floors are washed down, install protruding 100 mm above floor finish.
- Masking plates: Fit at visible penetrations, including through false ceilings of occupied rooms.

710 SEALING OPENINGS IN MASONRY & FLOORS

- Service: All.
- Location: Walls and floors.
- Sealing material: Proprietary intumescent sealant.
- Method: Gun applied.
- Performance requirement: Moisture vapour and airtight.

740 INSTALLING METER CABINETS

- Fixing: Heavy duty masonry fixing bolts.
- Keys: Hand over to Employer at completion.

Z20 Fixings and adhesives

To be read with Preliminaries/ General conditions.

PRODUCTS

- 310 FASTENERS GENERALLY
 - Materials: To have:
 - Bimetallic corrosion resistance appropriate to items being fixed.
 - Atmospheric corrosion resistance appropriate to fixing location.
 - Appearance: Submit samples on request.
- 320 PACKINGS
 - Materials: Noncompressible, corrosion proof.
 - Area of packings: Sufficient to transfer loads.
- 330 NAILED TIMBER FASTENERS
 - Nails:
 - Steel: To BS 1202-1 or BS EN 10230-1.
 - Copper: To BS EN 1202-2.
 - Aluminium: To BS 1202-3.
- 340 MASONRY FIXINGS
 - Light duty: Plugs and screws.
 - Heavy duty: Expansion anchors or chemical anchors.
- 350 PLUGS
 - Type: Proprietary types to suit substrate, loads to be supported and conditions expected in use.
- 360 ANCHORS
 - Types:
 - Expansion: For use in substrate strong enough to resist forces generated by expansion of anchor.
 - Adhesive or chemical:
 - For use in substrate where expansion of anchor would fracture substrate.
 - For use in irregular substrate where expansion anchors cannot transfer load on anchor.
 - Cavity: For use where the anchor is retained by toggles of the plug locking onto the inside face of the cavity.
- 370 WOOD SCREWS
 - Type:
 - Wood screws (traditional pattern).
 - Standard: To BS 1210.
 - Wood screws.
 - Pattern: Parallel, fully threaded shank or twin thread types.
 - Washers and screw cups: Where required are to be of same material as screw.
- 380 MISCELLANEOUS SCREWS
 - Type: To suit the fixing requirement of the components and substrate.
 - Pattern: Self-tapping, metallic drive screws, or power driven screws.
 - Washers and screw cups: Where required to be of same material as screw.

390 ADHESIVES GENERALLY

- Standards:
 - Hot-setting phenolic and aminoplastic: To BS 1203.
 - Thermosetting wood adhesives: To BS EN 12765.
 - Polyvinyl acetate thermoplastic adhesive: To BS 4071.

410 POWDER ACTUATED FIXING SYSTEMS

- Types of fastener, accessories and consumables: As recommended by tool manufacturer.

EXECUTION

610 FIXING GENERALLY

- Integrity of supported components: Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
- Components, substrates, fixings and fasteners of dissimilar metals: Isolate with washers/sleeves to avoid bimetallic corrosion.
- Appearance: Fixings to be in straight lines at regular centres.

620 FIXING THROUGH FINISHES

- Penetration of fasteners and plugs into substrate: To achieve a secure fixing.

630 FIXING PACKINGS

- Function: To take up tolerances and prevent distortion of materials and components.
- Limits: Do not use packings beyond thicknesses recommended by fixings and fasteners manufacturer.
- Locations: Not within zones to be filled with sealant.

640 FIXING CRAMPS

- Cramp positions: Maximum 150 mm from each end of frame sections and at 600 mm maximum centres.
- Fasteners: Fix cramps to frames with screws of same material as cramps.
- Fixings in masonry work: Fully bed in mortar.

650 NAILED TIMBER FIXING

- Penetration: Drive fully in without splitting or crushing timber.
- Surfaces visible in completed work: Punch nail heads below wood surfaces.
- Nailed timber joints: Two nails per joint (minimum), opposed skew driven.

660 SCREW FIXING

- Finished level of countersunk screw heads:
 - Exposed: Flush with timber surface.
 - Concealed (holes filled or stopped): Sink minimum 2 mm below surface.

670 PELLETTED COUNTERSUNK SCREW FIXING

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Pellets: Cut from matching timber, match grain and glue in to full depth of hole.
- Finished level of pellets: Flush with surface.

680 PLUGGED COUNTERSUNK SCREW FIXING

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Plugs: Glue in to full depth of hole.
- Finished level of plugs: Projecting above surface.

690 USING POWDER ACTUATED FIXING SYSTEMS

- Powder actuated fixing tools: To BS 4078-2 and Kitemark certified.
- Operatives: Trained and certified as competent by tool manufacturer.

700 APPLYING ADHESIVES

- Surfaces: Clean. Adjust regularity and texture to suit bonding and gap filling characteristics of adhesive.
- Support and clamping during setting: Provide as necessary. Do not mark surfaces of or distort components being fixed.
- Finished adhesive joints: Fully bonded. Free of surplus adhesive.

Z22 Sealants

To be read with Preliminaries/General conditions.

PRODUCTS

310 JOINTS GENERALLY

- Primer, backing strip, bond breaker: Types recommended by sealant manufacturer.

EXECUTION

610 SUITABILITY OF JOINTS

- Presealing checks:
 - Joint dimensions: Within limits specified for the sealant.
 - Substrate quality: Surfaces regular, undamaged and stable.
- Joints not fit to receive sealant: Submit proposals for rectification.

620 PREPARING JOINTS

- Surfaces to which sealant must adhere:
 - Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
 - Clean using materials and methods recommended by sealant manufacturer.
- Vulnerable surfaces adjacent to joints: Mask to prevent staining or smearing with primer or sealant.
- Backing strip and/ or bond breaker installation: Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
- Protection: Keep joints clean and protect from damage until sealant is applied.

630 APPLYING SEALANTS

- Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
- Environmental conditions: Do not dry or raise temperature of joints by heating.
- Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
- Sealant profiles:
 - Butt and lap joints: Slightly concave.
 - Fillet joints: Flat or slightly convex.
- Protection: Protect finished joints from contamination or damage until sealant has cured.