

SPECIFICATION FOR [address here]

Sept 2009 rev 1.7

Extension to rear of property to provide new lounge and utility area. This Schedule of Works to be read in conjunction with:

- Designer's drawings
- Structural Engineer's drawings

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1.0 PRELIMINARIES AND GENERAL CLAUSES

1.1 The form of Agreement will be by FMB form F220: Domestic Contract for Minor Building Work, to be supplied by the client.

1.2 The work involves the demolition of a section of the existing rear extension, the retention of the existing toilet/utility space, and the construction of a new area presenting a full width extension in order to enlarge the existing living area. The development includes the installation of new external doors, side and roof windows.

1.3 Consultants drawings:

Architects drawings:

07032 001 GF PL EX B Ground Floor Plan as Existing

07032 002 GF PL DEM C Ground Floor Demolition Plan First Floor Plan as Existing

07032 003 1F PL EX B

07032 004 RE EL EX B Rear Elevation as Existing

07032 010 GF PL PR F Ground Floor Plan as Proposed

First Floor Plan as Proposed

07032 011 1F PL PR C

07032 012 RE EL PR C Rear Elevation as Proposed

07032 013 SE AA PR B Section AA as Proposed

07032 020 BR NO PR A Construction Notes

Structural Engineer's drawings:

0805 348 S01 Proposed Footings and Ground Floor Structural GA

0805 348 S02 Proposed Roof Structural GA and Section

0805 348 S03 Typical Drainage Details

0805 348 S04 Structural Construction Notes

1.4 Unless otherwise agreed, working hours will be maintained between 8.30am to 5.30pm Monday to Friday, 8.30am to 1.00pm Saturday, except bank holiday weekends when no working is to be carried out.

1.5 Access to site to be arranged to be from rear of property through the duration of the project. Skips can be sited in the public road at the rear. No debris is to be removed via the front of the building.

1.6 Stripping-out and demolitions will include carting away all rubbish and rubble as it accumulates.

1.7 Security of existing site and main house to be ensured at periods when site is

un-occupied throughout the construction period.

1.8 All affected areas to be maintained in a tidy state and cleaned down on completion of each day.

1.9 All areas and fixtures local to removed and elements to be protected during demolition and any subsequent remedial works.

1.10 Electricity for the work to be provided from the existing supply free of charge.

1.11 Water for the works to be provided from the existing supply free of charge.

1.12 All work to be carried out in accordance with Building Regulations (in accordance with the documentation supplied by the client). As far as possible, all materials and workmanship to meet all current codes of practice, British Standards and manufacturers' recommendations.

1.13 The contractor is to provide an up-to-date public liability policy for death or injury to people and damage to property to a suitable level for the project.

1.14 Unless otherwise indicated or agreed, the final finish and painting of all interior walls, or woodwork, and any final finishing of fixtures and fittings does not form part of these Works.

2.0 SITE CLEARANCE/DEMOLITION

2.1

Existing section of timber fence and low brick wall to rear boundary of property to be removed to provide access for construction and retained for re-use.

2.2 Protect all adjacent brick walls, existing kitchen and dining area, remaining internal wall finishes and timber laminate flooring floor; Enclose portions of the surround as necessary to facilitate proposed demolition throughout term of contract.

2.3

Existing external timber framed walls, door and windows to conservatory to be carefully removed; review salting to the brickwork on the internal surface of external wall to the dining room (due to leakage from the adjoining conservatory wall) and repair as necessary.

2.4 Existing sliding patio doors and aluminum frame to be removed to disposal; wall surface locally to be made good with plaster and skim finish suitable for painting. NOTE: To maintain security, patio doors are to remain in place for as long as feasible or until

new doors are ready to be supplied and fitted; an early order for this work may be required.

2.5 Existing stained glass windows and timber frame above existing patio doors to be retained above remaining opening. NOTE: Should retention in the current form prove to require extensive methods, the client is happy to receive advice on costs and process, or to consider removal to disposal.

2.6

Not applicable.

~~Existing steel framed window to utility area to be removed to disposal and opening to masonry wall enlarged to take new.~~

2.7

Roof covering and structure to existing conservatory to be removed to disposal; existing drainage and soil pipes to be protected in case of damage.

2.8

Existing drainage pipe to flat roof and gutter to be removed to disposal.

2.9

Existing door to toilet, shower unit, existing brick partition wall, and existing toilet bowl, cistern and hand basin to be removed to disposal. Isolate and strip out all redundant plumbing. NOTE: Supply to existing external garden tap to be noted as this will require re-installation on new external wall (see 14.2.5)

2.10

Existing section of wall and parapet wall to be removed back to the boundary with No.29; area locally to be made good.

2.11

Existing paving to be picked up and removed to disposal.

2.12

Existing rear garden to be excavated locally as necessary for construction and drainage works; hard standing and existing rubble and backfill removed to disposal.

2.13 Remaining garden area to be levelled out and generally made good, suitable for later landscaping (landscaping not part of these Works).

2.14

Remove and dispose of existing external floodlight (and associated wiring) above patio door.

3.0 STRUCTURAL WORKS

3.1

Install new foundations and steelwork as described on STS Design and Construction Drawings & Specification.

3.2

Investigate by excavation the depth of foundations for existing party wall to No.29; construct suitable foundations according to Buildings Regulations if necessary.

4.0 EXTERNAL WALLS

4.1

New TYPE-EC3 - Cavity Wall (TYPE-EC3) to form enclosure to new extension to be constructed with 13mm plaster render to outer face on 100mm Lightweight blockwork with 65mm cavity filled with Rockwool cavity bats, 100mm lightweight block inner leaf with 13mm plaster on dabs with plaster skim coat.

4.2 New render finish to be applied to existing masonry wall section to be flush with finish of adjacent new wall.

5.0 EXTERNAL DOORS AND GLAZING PANELS

5.1 Supply and fit new, timber, double-glazed French windows with toughened glass.

NOTE: Exact specification to be approved with client.

5.2 Supply and fit French windows with brass (or brass finish) key-operated, multi-point locking mechanisms to Association of British Insurers Approved standards (BS3621), if not already factory fitted.

5.3 French windows to be installed and be primed/undercoated only if not already prepared.

6.0 EXTERNAL WINDOWS

6.1 Supply and fit new, double-glazed timber framed casement window with toughened glass for new area of wall.

6.2 Supply and fit new, double-glazed timber framed window with toughened glass for enlarged opening to utility area.

6.3 Supply and fit brass (or brass-finish) key-operated casement window locks to new area of wall to Association of British Insurers Approved standards (BS3621), if not already factory fitted.

6.4 New windows to be installed and primed/undercoated only (if not already prepared).

7.0 NEW ROOF

7.1 New sloped roof to extension with Melbourn interlocking slate covering by Marley Eternit, fixed on Tyvek breathable sarking membrane with lapped joints sealed with 75mm wide double sided acrylic adhesive tape around openings, at upstands etc. on 18mm sarking board on Kingspan Kooltherm K7 Pitched Roof Board on and between new treated swd rafters supported on new steelwork and timber framework to structural engineer's design. (Roof type EC6)

7.2 Provide opening for installation of new roof window.

7.3 Supply and fit new roof window - see 16.1

7.4 Remove existing unused flue piping attached near eaves above new roof area.

9.0 SUSPENDED CEILING

9.1 Construct new suspended plasterboard ceiling to new Lounge area, existing WC and Utility with skim coat suitable for finishing.

9.2 Cut out holes to appropriate size for new recessed downlights.

10.0 PARTITION WALLS AND DRYLINING

10.1 New encasement to existing soil vent pipe to be formed with 12.5mm plasterboard on timber studwork with 3mm skim - Wall type EC4.

10.1.1 Existing gully at foot of existing soil vent pipe to be retained to allow rodding by the supply and fit of new double-sealed access hatch.

10.2 Existing glazed panel above opening of door DG01 to be replaced by new fixed timber-framed clear internal glazing of similar size and proportion to original.

10.3 New stud partition section (wall type EC5) to be constructed to separate existing WC and utility.

10.4 New area of dry lining Wall type EC4 to be constructed to inner surface of boundary wall within utility to seclude service pipework.

10.5 All internal wall and ceiling surfaces to be made good with plaster and skim finish suitable for priming and painting.

11.0 FLOORING

11.1 New 18mm pine timber laminate flooring to new lounge area to match existing dining area.

11.2 18mm plywood on timber joists to structural engineer specification.

11.3 Insulation to new floor area as follows: 75 mm thick Celotex tuff-RTM Zero GA3000Z fitted in accordance with manufacturer's instructions between floor joists; Celotex Joist Saddle Clip (JSC) to be installed at one meter maximum intervals along all joists where insulation is to be inserted; Cut Celotex tuff-RTM Zero boards to between each joist and then push down onto the upward projecting spikes of the clips. Insulate gaps between joists and walls to prevent heat bridging.

11.4 New waterproof floor tiling to be supplied by client (according to contractor's guidance) and fitted to WC area.

11.5 New waterproof floor tiling to be supplied by client (according to contractor's guidance) and fitted to utility area.

12.0 INTERNAL DOORS

12.1 Existing door DG01 between kitchen and conservatory and existing frame and surrounding timber architrave to be removed to disposal; wall surface locally to be made good with plaster and skim finish suitable for priming/painting.

12.2 Supply and fit new plain solid timber door and frame to DG02 WC area. Supply and fit brass (or brass finish) door handle with mortice bathroom latch & deadbolt.

12.3 New plain timber double doors and frame to be installed to DG03. Supply and fit suitable latch and brass (or brass finish) handles.

12.4 Toilet and utility area to be generally prepared and made good for finishing.

13.0 FIXTURES

- 13.1 Supply and fit new water-resistant work-top to detail drawings.
- 13.2 Supply and fit new shelving to utility area wall at high level to detail drawings.
- 13.3 Supply and fit new timber Taurus (or similar style) skirting board to all walls to match existing living room area.
- 13.4 Fit new toilet bowl, cistern and hand basin (all to be supplied by client to contractor's specification)

14.0 SERVICES

14.1 Electrical

- 14.1.1 Isolate and strip-out all redundant installation during the course of the stripping out works.
- 14.1.2 Provide power, switch and lighting points to layout drawing (client to supply switches).
- 14.1.3 Install new IP20 rated LED down lights and power unit (client to supply both) within new suspended ceiling.
- 14.1.4 New mains-powered smoke detector to be installed to hallway (client to supply).
- 14.1.5 Electrical test certificate to be issued on completion of the work.

14.2 Drainage and Plumbing

- 14.2.1 New plumbing to Utility Area to be connected to existing runs servicing toilet, basin and washing machine.
- 14.2.2 New stopcock to be installed to system for new toilet cistern and hand basin.
- 14.2.3 Allow for possible temporary removal/resiting of the boiler to facilitate works generally.
- 14.2.4 Create new hot water feed from boiler to kitchen tap (remedial work from original

installation of boiler).

14.2.5 Supply and fit external garden tap with check valve (BS1010) to existing (or re-installed) supply. Position next to drainpipe and approximately 70cm over gully shown on plans.

14.3 Underfloor Heating

14.3.1 New electrical underfloor heating by Osma to be installed between joists and according to manufacturer's specifications.

14.4 Ventilation

14.4.1 Supply and fit new powered electrical extractor fan to external wall vent with new suitable cowl and ducting through new ceiling over toilet and utility from existing kitchen.

14.4.2 Switch for new fan to be controlled from existing kitchen hob extractor hood.

14.4.3 Supply and fit new air bricks for floor vents connected to existing with telescopic ventilation ducts inserted into cavity.

14.4.4 Supply and fit new telescopic ventilation ducts into cavity to provide ventilation to void under new suspended floor.

14.4.5 Remove existing iron grille over existing external ventilation hole to bathroom. Install suitable ducting through to existing extractor fan in bathroom. Fit new weather cowl to external wall.

15.0 EXTERNAL WORKS

15.1

Existing manhole to be re-sited according to structural engineer's specifications. NOTE: This may depend on excavation. If re-siting is not possible, or would involve excessive costs, drain to be double-sealed and have access hatch installed.

15.2

100mm thick lean mix concrete on well compacted hardcore on existing soil under new area of extension.

15.3

New gulley to be formed to provide drainage outlet for rainwater and wastewater.

15.4 Existing section of timber fence and low brick wall to rear of garden to be re-constructed with existing retained materials following completion of works to extension.

15.5 Work to allow wall straddling boundary to No.33

15.5.1 Temporarily protect surrounding garden, walling and glazing to avoid damage.

15.5.2 Move existing gully to new position away from new wall by approx. 30cm (cut out part of existing flagstone to accommodate).

15.5.3 If necessary, alter existing rainwater pipe for No. 33 to discharge into new gulley position.

15.5.4 Route existing rainwater pipe for No. 31 over new roof as per drawings, to discharge into new gulley at rear.

15.5.6 Cut back existing low garden wall bricks by approx 10cm at No. 33 to accommodate new wall.

15.5.7 Make good all surfaces and remove debris.

15.6 Existing timber boundary fence section with concrete posts previously removed to be re-instated adjacent to new external wall.

16.0 ITEMS SUPPLIED BY OTHERS

16.1 New Roof Windows

3 x Velux top-hung GHL, --60 pane glazed. Dimensions to be decided by client. Windows to be supplied by contractor.

16.2 New Timber External French Windows

Design to be chosen by client, supplied by contractor.

*16.3 LED **Downlights***

New 240V GU10 rated LED down lights and ceiling fitments. Client to supply.

16.5 Mains-powered smoke detector

Client to supply.

16.6 Underfloor Heating

Client to supply

17.0 SITE CLEANING

17.1 Remove all debris and waste materials and tools from site and clean down all affected areas on completion of works.

ADDENDUM

Outstanding Issues as of Oct 2009

1. Client to obtain large-scale printouts of all drawings.

Amends for Buildings Regulations Compliance

The original Full Plans Application specification was rejected on the following points. While we do not intend to apply again, we do expect these points to be dealt with in the specification.

1. Type of trees to be stated.
2. Depth of drains to be stated.
3. Position of existing RWP(s) to be shown - near roof water to discharge to existing separate surface water drain - (assume line).
4. 1200 gauge DPM required under concrete oversite (as below ground level).
5. Roof to be noted as minimum 15° on the plan.
6. Details of existing lintels required.
7. Counter battens required between boarding and tiling battens (boarding not necessary).
8. Insulation to be minimum 150mm between rafters unless 40mm thermal board

provided under rafters.

[ends]