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The Old Manor Newhey

NBS Preambles

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Replacement roof covering and windows

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G20

Carpentry/ timber-framing/ first fixing

Clauses

2 Timber procurement

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

12 Wood trim

1. Description: FOR EAVES FASCIA
2. Species: Hardwood
3. Treatment: None required
4. Fixing: Two 50 mm lost head nails to each support

Ω End of Section

H21 Timber weatherboarding

To be read with preliminaries/ general conditions.

15 Horizontal timber weatherboarding

1. Description: to infill spandrel panel
2. Backing wall: Timber studs at 400 mm centres and noggings at cross joints
3. Sheathing: 12mm WBP ply
4. Membrane: Vapour permeable sheet in accordance with BS EN 13859-1
5. Battens
 - 5.1. Size: 19 x 38 mm
 - 5.2. Centres: 400 mm
 - 5.3. Fixing: 38 mm x 8 gauge stainless steel c/s screws at 300 mm centres
6. Boarding
 - 6.1. Standard: To BS EN 14915.
 - 6.2. Quality of timber (exposed surfaces): To BS 1186-3, Class 3
 - 6.3. Species: hardwood
 - 6.4. Profile: Shiplap
 - 6.5. Finished face dimension (overall width): 96 mm
 - 6.6. Finished thickness: 16 mm
 - 6.7. Moisture content at time of fixing: 13-19 %
 - 6.8. Treatment: Preservative impregnation
 - 6.8.1. Standard: To NBS section Z12 and Wood Protection Association Commodity Specification C6.
 - 6.8.2. Type: EXT
7. Service life: 30 years.
 - 7.1. Method of fixing to each support: Single-nailed with 50 mm stainless steel lost head annular ring shank nails
8. Other requirements: None

Ω End of Section

H62 Natural slating

To be read with preliminaries/ general conditions.

3 Roof slating

1. Description: To extent indicated on drawing
2. Substrate: Rafters at 450 mm centres
3. Pitch: 35°
4. Underlay: Vapour-permeable underlay to BS EN 13859, Class W1
 - 4.1. Recycled content: Contractor's choice
 - 4.2. Direction: Parallel to eaves.
 - 4.3. Head-lap (minimum): 100 mm
5. Battens
 - 5.1. Size: 50 x 25 mm
 - 5.2. Fixing: 65 x 3.35 mm galvanized annular ring shank nails
6. Slates
 - 6.1. Supplier: Contractor's choice - submit BS EN 12326-1 conformity
 - 6.2. Product reference: Submit proposals
 - 6.3. Type: Welsh heather-grey
 - 6.4. Size: 405 x 205 mm
 - 6.5. Head-lap (minimum): 76 mm
 - 6.6. Fixing: Two nails each slate.
 - 6.7. Accessories: None

20 Removing existing slating

1. General: Carefully remove slates, battens, underlay, etc. with minimum disturbance of adjacent retained slating.
2. Undamaged slates: Set aside for reuse.

25 Underlay

1. Handling: Do not tear or puncture.
2. Laying: Maintain consistent tautness.
3. Vertical laps (minimum): 100 mm wide, coinciding with supports.
4. Fixing: Galvanized steel, copper or aluminium 20 x 3 mm extra large clout head nails.
5. Eaves: Where exposed, use an external grade (UV-resistant) underlay or a proprietary eaves support product.
6. Penetrations: Use proprietary underlay seals or cut underlay neatly.
7. Ventilation paths: Do not obstruct.

30 Battens/ Counterbattens

1. Timber: Sawn softwood.
 - 1.1. Standard: In accordance with BS 5534, Annex D.
 - 1.2. Moisture content at time of fixing and covering (maximum): 22%.
2. Preservative treatment: As section Z12 and Wood Protection Association Commodity Specification C8.

2.1. Type: Contractor's choice

32 Batten fixing

1. **Setting out:** Align parallel to ridge in straight horizontal lines to gauge of slates. Align on adjacent areas.
2. **Batten length (minimum):** Sufficient to span over three supports.
3. **Joints in length:** Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support.
4. **Additional battens:** Provide where unsupported laps in underlay occur between battens.

35 Slate fixing

1. **General:** Fix slating and accessories to make the whole sound and weathertight at earliest opportunity.
2. **Setting out:** To true lines and regular appearance. Lay slates with slightly open (maximum 5 mm) butt joints. Align tails.
3. **Slate thickness:** Consistent in any one course. Lay with thicker end as tail.
4. **Ends of courses:** Use extra wide slates to maintain bond and to ensure that cut slates are as large as possible. Do not use slates less than 150 mm wide.
5. **Top course:** Head-nail short course to maintain gauge.
6. **Fixing:** Centre nail each slate twice through countersunk holes 20-25 mm from side edges.
 - 6.1. **Nails:** Copper clout to BS 1202-2 or aluminium clout to BS 1202-3.
 - 6.2. **Nail dimensions:** Determine in accordance with BS 5534 to suit site exposure, withdrawal resistance and slate supplier's recommendations.

40 Mortar bedding/ Pointing

1. **Mortar:** As section Z21.
 - 1.1. **Mix:** In accordance with BS 5534, 1:3 cement:sand, with plasticizing admixtures permitted.
2. **Weather:** Do not use in wet or frosty conditions or when imminent.
3. **Appearance:** Finish neatly and remove residue.

47 Eaves

1. **Ventilation components**
 - 1.1. **Manufacturer:** Contractor's choice
 - 1.1.1. **Product reference:** Submit proposals
2. **Underlay support:** Submit proposals
 - 2.1. Continuous to prevent water retaining troughs.
3. **Gutter:** Dress underlay or underlay support tray to form drip into gutter.
4. **Undercourse and first course slates:** Fix with tails projecting 50 mm over gutter or to centre of gutter.

52 Bedded verges with bedded undercloak

1. **Underlay:** Carry 50 mm onto outer leaf of gable wall and bed on mortar.
2. **Undercloak:** Slates, sloping towards verge and projecting 38-50 mm beyond face of wall.
 - 2.1. **Bedding:** On mortar identical to that used in gable walling.
3. **Slating battens:** Carry onto undercloak and finish 100 mm from verge edge.
4. **Verge slates:** Bed flush with undercloak on 75 mm wide bed of mortar. Point with flush profile.

66 Metal valleys

1. Underlay: Cut over tilting fillets to lap onto metal valley. Do not lay under metal.
2. Roof slates: Cut extra wide slates adjacent to valley to fit neatly.
 - 2.1. Valley width between slates: 150 mm

70 Side abutments

1. Underlay: Turn up not less than 100 mm at abutments.
2. Abutment slates: Cut as necessary. Fix close to abutments.
3. Soakers: Interleave and turn down over head of abutment slates.

77 Mortar-bedded and mechanically fixed tile ridges

1. Underlay: Lay courses over ridge. Overlap (minimum) 150 mm.
2. Ridge tile fixing battens: Submit proposals
3. Ridge tiles
 - 3.1. Manufacturer: Submit proposals
 - 3.1.1. Product reference: Contractor's choice
 - 3.2. Bedding: On mortar, continuous to edges and solid to joints.
 - 3.3. Fixing: Secure all ridge tiles to ridge boards or ridge tile fixing battens with self-sealing non-ferrous fixings.
 - 3.4. Gable end ridge tiles: Fill ends with mortar and slips of tiles finished flush.

Ω End of Section

H71

Lead sheet fully supported roof coverings/ flashings

To be read with preliminaries/ general conditions.

15 Valley gutter linings to slate/ tile roofs

1. Sheet underlay: Building paper to BS 1521, Class A1
2. Lead
 - 2.1. Type: Rolled to BS EN 12588
 - 2.2. Thickness: 1.75 or 1.80 mm (Code 4).
 - 2.3. Laying: Over and beyond tilting fillets. In lengths not more than 1500 mm.
3. Cross joints: Lapped not less than 150 mm.
4. Fixing: Welt edges. Nail top edge of each sheet. Dress bottom edge neatly into eaves gutter.

41 Soakers and step flashings

1. Description: as indicated on drawings
2. Lead soakers
 - 2.1. Lead
 - 2.1.1. Type: Rolled to BS EN 12588
 - 2.1.2. Thickness: 1.25 or 1.32 mm (Code 3).
 - 2.2. Dimensions
 - 2.2.1. Length: Slate/ tile gauge + lap + 25 mm.
 - 2.2.2. Upstand: Not less than 75 mm.
 - 2.2.3. Underlap: Not less than 100 mm.
3. Lead step flashings
 - 3.1. Lead
 - 3.1.1. Type: Rolled to BS EN 12588
 - 3.1.2. Thickness: 1.75 or 1.80 mm (Code 4).
 - 3.2. Dimensions
 - 3.2.1. Lengths: Not more than 1500 mm.
 - 3.2.2. End to end joints: Laps not less than 100 mm.
 - 3.2.3. Cover: Overlap to soaker upstands of not less than 65 mm.
 - 3.3. Fixing: Lead wedges at every course.

60 Materials and workmanship generally

1. Lead production method: Rolled, to BS EN 14783
2. Identification: Colour marked for thickness/ code, weight and type.
3. Workmanship standard: To BS 6915 and latest editions of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Training Academy
4. Fabrication and fixing: To provide a secure, free draining and weathertight installation.
5. Marking out: Do not use scribes or other sharp instruments to mark out lead without approval.
6. Finished leadwork: Fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.
7. Patination oil: Apply smear coating to all visible lead, evenly in one direction and in dry conditions.

Ω End of Section

L10

Windows/ rooflights/ screens/ louvres

To be read with preliminaries/ general conditions.

15 Wood windows

1. Standard: Non-fire and/ or smoke-rated window to BS EN 14351-1 and BS 644
2. Manufacturer: Contractor's choice
3. Timber: Generally to BS EN 942.
 - 3.1. Species: hardwood
 - 3.2. Appearance Class: J10 for glazing beads, drip mouldings and the like. J40 or better for all other members.
 - 3.3. Moisture content on delivery: 12-19%.
4. Preservative treatment: Manufacturer's standard
5. Finish as delivered: Manufacturer's standard
6. Thermal performance (U-value maximum): 1.4 W/m²K
7. Acoustic performance rating: Not required
8. Glazing details: Site glazed
 - 8.1. Beading: Manufacturer's standard
9. Ironmongery/ accessories: Manufacturer's standard
10. Fixing: Manufacturer's standard
 - 10.1. Fastener spacing: When not pre-drilled or specified otherwise, position fasteners not more than 150 mm from ends of each jamb, adjacent to each hanging point of opening lights, and at maximum 450 mm centres.

75 Sealant joints

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

80 Ironmongery

1. Fixing: In accordance with any third party certification conditions applicable. Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
2. Checking/ adjusting/ lubricating: Carry out at completion and ensure correct functioning.

90 Replacement window installation

1. Standard: To BS 8213-4.

Ω End of Section

L20

Doors/ shutters/ hatches

To be read with preliminaries/ general conditions.

25 Wood-panelled doors

1. Description: EXTERNAL
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Wood species: Hardwood
4. Preservative treatment: Not required
5. Finish as delivered: Full factory finish
6. Glazing/ infill details: Not applicable
7. Thermal performance (U-value maximum): Manufacturer's standard
8. Other requirements: None

80 Sealant joints

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

85 Fixing ironmongery generally

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

Ω End of Section

R10

Rainwater drainage systems

To be read with preliminaries/ general conditions.

16 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Submit proposals
3. Recycled content: Submit proposals
4. Profile: Box
5. Nominal size: 112 mm
6. Colour: Black
7. Accessories: Stop ends
8. Fixing: PVC-U clips at 600 mm centres
9. Jointing: manufacturers standard

35 PVC-U pipework

1. Standard: To BS EN 12200-1, Kitemark certified
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Submit proposals
3. Recycled content: Submit proposals
4. Section: Round
5. Nominal sizes: DN 82
6. Colour: Black
7. Brackets: PVC-U clips, black
 - 7.1. Fixings: Stainless steel screws
 - 7.1.1. Size: 30 x 3.5 mm
8. Accessories: Rainwater shoes
9. Fixing: PVC-U clips at 1200 mm centres
10. Jointing: to manufactures details

50 Installation generally

1. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
2. Discharge of rainwater: Complete, and without leakage or noise nuisance.
3. Components: Obtain from same manufacturer for each type of pipework and guttering.
4. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
5. Fixings and fasteners: As section Z20.
6. Protection
 - 6.1. Fit purpose made temporary caps to prevent ingress of debris.
 - 6.2. Fit access covers, cleaning eyes and blanking plates as the work proceeds.

60 Gutters laid to fall

1. **Setting out:** To true line and even gradient to prevent ponding or backfall. Position high points of gutters as close as practical to the roof and low points not more than 50 mm below the roof.
2. **Joints:** Watertight.
3. **Roofing underlay:** Dressed into gutter.

70 Pipework

1. **Fixing:** Securely, plumb and/ or true to line with additional supports as necessary to support pipe collars, particularly at changes in direction.
2. **Cut ends of pipes and gutters:** Clean and square with burrs and swarf removed.

92 Gutter test

1. **Preparation:** Temporarily block all outlets.
2. **Testing:** Fill gutters to overflow level and after 5 minutes closely inspect for leakage.

Ω End of Section

Z21 Mortars

Cement gauged mortars

110 Cement gauged mortar mixes

1. **Specification:** Proportions and additional requirements for mortar materials are specified elsewhere.

120 Sand for site made cement gauged masonry mortars

1. **Standard:** To BS EN 13139.
2. **Grading:** 0/2 (FP or MP).
 - 2.1. **Fines content** where the proportion of sand in a mortar mix is specified as a range (e.g. 1:1: 5-6):
 - 2.1.1. **Lower proportion of sand:** Use category 3 fines.
 - 2.1.2. **Higher proportion of sand:** Use category 2 fines.
3. **Sand for facework mortar:** Maintain consistent colour and texture. Obtain from one source.

160 Cements for mortars

1. **Cement:** To BS EN 197-1 and CE marked.
 - 1.1. **Types:** Portland cement, CEM I.
2. Portland limestone cement, CEM II/A-L or CEM II/A-LL.
3. Portland slag cement, CEM II/B-S.
4. Portland fly ash cement, CEM II/B-V.
 - 4.1. **Strength class:** 32.5, 42.5 or 52.5.
5. **White cement:** To BS EN 197-1 and CE marked.
 - 5.1. **Type:** Portland cement, CEM I.
 - 5.2. **Strength class:** 52.5.
6. **Sulfate resisting Portland cement**
 - 6.1. **Types:** To BS EN 197-1 Sulfate resisting Portland cement, CEM I/SR and CE marked.
7. To BS EN 197-1 fly ash cement, CEM II/B-V and CE marked.
 - 7.1. **Strength class:** 32.5, 42.5 or 52.5.
8. **Masonry cement:** To BS EN 413-1 and CE marked.
 - 8.1. **Class:** MC 12.5.

180 Admixtures for site made cement gauged mortars

1. **Air entraining (plasticizing) admixtures:** To BS EN 934-3 and compatible with other mortar constituents.
2. **Other admixtures:** Submit proposals.
3. **Prohibited admixtures:** Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

210 Making cement gauged mortars

1. **Batching:** By volume. Use clean and accurate gauge boxes or buckets.
 - 1.1. **Mix proportions:** Based on dry sand. Allow for bulking of damp sand.
2. **Mixing:** Mix materials thoroughly to uniform consistency, free from lumps.

- 2.1. Mortars containing air entraining admixtures: Mix mechanically. Do not overmix.
- 3. Working time (maximum): Two hours at normal temperatures.
- 4. Contamination: Prevent intermixing with other materials.

Lime:sand mortars - Not Used

Ω End of Section

Z22 Sealants

Products - Not Used

Execution

620 Preparing joints

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

630 Applying sealants

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

Ω End of Section



Specification created using NBS Chorus