



FRANKHAM

**BASEPOINT BUSINESS PARK, TILBURY
THURROCK COUNCIL**

**RIBA STAGE F1 SPECIFICATION
FLOOR FINISHES**

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M12 Resin Flooring

110 RESIN FLOORING TO ALL GROUND FLOORS OF INDUSTRIAL UNITS - EXCLUDING GF01, GF19, GF21 & GF39

Location: As shown on Architect's Drawings.

Substrate: Power floated reinforced concrete floor slab.

Preparation:

Prepare ground floor surfaces to form a key using vacuum recovery shot blasting, carried out by specialist subcontractors employed and under strict supervision.

Abrade existing surfaces to create a key using vacuum assisted 3 head diamond grinder.

Where access is restricted prepare surfaces using a hand held angle grinder fitted with a diamond blade and connected to a high filtration vacuum system.

Resin flooring system:

Manufacturer: Degafloor Ltd, Crusader House, High Street, Maxey, Peterborough UK PE6 9HQ (T: 01778 342545) or equal & approved manufacturer with similar system.

Primer reference: Degafloor® primer by brush and roller.

Resin flooring reference: 3mm Degafloor® Freeflow system.

Application: As manufacturer's recommendations.

Colour: Each Industrial unit floor is to have a different colour utilising a standard RAL colour.

Surface finish/ treatment: Decorative Flake fully scattered over the Degafloor Freeflow system, as samples to be pre-approved by the Project Architect.

Flatness/ Surface regularity:

Sudden irregularities: Not permitted.

Other requirements: Form 100mm high Degafloor® coving between floor and wall, including finishing with stainless steel 'Birds Beak' Trim, installed on all perimeter walls and the interior & exterior walls of all Industrial Unit Ground Floors, excluding GF01, GF19, GF21 and GF39.

PREPARATION OF SUBSTRATES

210 TESTING MOISTURE CONTENT OF SUBSTRATES

Drying aids: Remove minimum four days prior to test.

Test: To BS 8203, Annex A using an accurately calibrated hygrometer.

Location of readings: Corners, along edges, and at various points over the test area.

Relative humidity before laying resin flooring (maximum): As recommended by manufacturer.

220 SURFACE HARDNESS OF SUBSTRATES

General: Substrates must restrain stresses that occur during setting and hardening of resin.

Test for surface hardness: To BS EN 12504-2 using a rebound hammer.

Test results: Submit.

Areas of non compliance: Submit remedial proposals.

230 PREPARATION OF SUBSTRATES GENERALLY

Blow holes, cavities, cracks, etc: Fill with repair product recommended by resin flooring manufacturer.

Cleanliness: Remove surface contaminants, debris, dirt and dust.

Surface texture: Suitable to accept resin flooring and achieve a full bond over the complete area.

LAYING FLOORING

310 WORKMANSHIP

Operatives:

Trained/ Experienced in the application of resin floorings.

Evidence of training/ experience: Submit on request.

Fillers and incorporated aggregates: Thoroughly mix in to ensure wetting.

Avoid over-vigorous mixing resulting in excessive air entrainment.
Scattered aggregates: Broadcast onto wet surface of resin.
Appearance: Consistent.
Curing: Allow appropriate periods between coats and before surface treatments and trafficking/ use.

320 CONTROL SAMPLES

Complete areas of finished work in the following locations: Room 26.
Approval of appearance: Obtain before proceeding.

350 COATED RESIN FLOORING

Application: Even, of uniform thickness, surface finish and colour.

M50 Plastics / carpet tiling / sheeting

To be read with Preliminaries/ General conditions.

TYPES OF COVERING

- 130 CARPET TILING TO GROUND FLOORS AND STAIRCASE TREADS OF INDUSTRIAL UNITS GF01, GF19, GF21 & GF39
Location: As shown on Architect's Drawings.
Base: Power floated in situ concrete floor slab and sand cement infill screed to staircase treads.
Preparation: As recommended by manufacturer.
Fabricated underlay: None.
Carpet tiles:
Manufacturer: Forbo Flooring UK Ltd, Unit 92 Seedlee Road, Walton Summit, Preston, PR5 8AE (T: 0800 0282 162)
Product reference: Tessera Atrium.
Type: Standard colour.
BS EN 1307 classification:
Category: Heavy Contract.
Level of use class: 33.
Size: 500mm x 500mm x 6.9mm.
Colour/ pattern: Each industrial unit will have a different colour required.
Method of laying: As recommended by manufacturer – all pile & pattern in same direction.
Adhesive: 542 Eurofix Tack Plus.
- 135 CARPET TILING TO FIRST FLOOR MEZZANINES OF INDUSTRIAL UNITS GF01, GF19, GF21 & GF39
Location: As shown on Architect's Drawings.
Base: 38mm thick P5 Moisture Resistant Grade Industrial Flooring with T&G 2LE profiles and Class 0 foil in silver by Strebord Ltd (Tel: 01932 256 580) on 12.5mm thick British Gypsum 'Fireline' Plasterboard on 15mm thick British Gypsum 'Fireline' Plasterboard - all screw fixed **together** back to 200mm x 50mm C24 timber floor joists below.
Preparation: As recommended by manufacturers.
Fabricated underlay: None.
Carpet tiles:
Manufacturer: Forbo Flooring UK Ltd, Unit 92 Seedlee Road, Walton Summit, Preston, PR5 8AE (T: 0800 0282 162)
Product reference: Tessera Atrium.
Type: Standard colour.
BS EN 1307 classification:
Category: Heavy Contract.
Level of use class: 33.
Size: 500mm x 500mm x 6.9mm.
Colour/ pattern: Each industrial unit will have a different colour required.
Method of laying: As recommended by manufacturer – all pile & pattern in same direction.
Adhesive: 542 Eurofix Tack Plus.
- 140 INDUSTRIAL FLOOR DECKING TO FORM TOP CAPPING TO PLANT & SERVICE ROOMS GF41 & GF42
Location: As shown on Architect's Drawings.
Product: 38mm thick P5 Moisture Resistant Grade Industrial Flooring with T&G 2LE profiles and Class 0 foil in silver by Strebord Ltd (Tel: 01932 256 580) screw fixed back to 200mm x 50mm C24 timber mini roof joists below.
Preparation: As recommended by manufacturers.

- 150 NON SLIP VINYL SHEETING TO GROUND FLOORS AND STAIRCASE TREADS OF ALL INDUSTRIAL UNITS EXCLUDING GF01, GF19, GF21 & GF39
Location: As shown on Architect's Drawings.
Base: Power floated in situ concrete floor slab and sand cement infill screed to staircase treads.
Preparation: As recommended by manufacturer.
Flooring roll: 20 metre long x 2 metre wide.
Manufacturer: Gerflor Ltd Wedgnock House, Wedgnock Lane, Warwick, CV34 5AP (T: 01926 622600).
Product reference: Tarasafe Standard.
BS EN 685 class: 34 - 43.
Slip potential:
Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum) to BS 7976: Minimum 36.
Surface roughness (Rz) (minimum) to BS 1134: Minimum 20.
Width: 2000mm.
Thickness: 2mm.
Colour: To be selected from standard range.
Adhesive (and primer if recommended by manufacturer): As recommended by manufacturer.
Seam welding: By hot air gun.
Accessories: Gerflor Tarasafe Full Cove Former (Ref.0481) in 100mm height and colour: Alu (Ref. 0660).
Finishing: Tarasafe sheeting to be dressed up Full Cove formers at all skirting locations.
- 155 NON SLIP VINYL SHEETING TO FIRST FLOOR MEZZANINES OF ALL INDUSTRIAL UNITS EXCLUDING GF01, GF19, GF21 & GF39
Location: As shown on Architect's Drawings.
Base: 38mm thick P5 Moisture Resistant Grade Industrial Flooring with T&G 2LE profiles and Class 0 foil in silver by Strebord Ltd (Tel: 01932 256 580) on 12.5mm thick British Gypsum 'Fireline' Plasterboard on 15mm thick British Gypsum 'Fireline' Plasterboard - all screw fixed **together** back to 200mm x 50mm C24 timber floor joists below.
Preparation: As recommended by manufacturer.
Flooring roll: 20 metre long x 2 metre wide.
Manufacturer: Gerflor Ltd Wedgnock House, Wedgnock Lane, Warwick, CV34 5AP (T: 01926 622600).
Product reference: Tarasafe Standard.
BS EN 685 class: 34 - 43.
Slip potential:
Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum) to BS 7976: Minimum 36.
Surface roughness (Rz) (minimum) to BS 1134: Minimum 20.
Width: 2000mm.
Thickness: 2mm.
Colour: To be selected from standard range.
Adhesive (and primer if recommended by manufacturer): As recommended by manufacturer.
Seam welding: By hot air gun.
Accessories: Gerflor Tarasafe Full Cove Former (Ref.0481) in 100mm height and colour: Alu (Ref. 0660).
Finishing: Tarasafe sheeting to be dressed up Full Cove formers at all skirting locations.

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 agreed, and obtain approval of appearance before proceeding.
- 250 **LAYOUT - ROLL MATERIALS**
Setting out of seams: Agree setting out for sheeting types M50/150 & 155.
- 252 **LAYOUT - PATTERNS**
Setting out: Agree setting out for covering types M50/130 & 135.
- 270 **EXTRA MATERIAL**
Provision of extra material: At completion, hand to Employer extra material of each type of covering to extent of 10%.
- 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.
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, Annexe A or BS 8203, Annexe 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 blemishes.

Abrade suitably to receive specified floor covering material.

- 460 SMOOTHING/ LEVELLING UNDERLAYMENT COMPOUND
As necessary to achieve a satisfactory and acceptable solution and entirely as recommended by the manufacturers.

LAYING COVERINGS

- 610 SETTING OUT TILES
Method: Set out from centre of area/ room, so that wherever possible:
Tiles along opposite edges are of equal size.
Edge tiles are more than 50% of full tile width.
- 620 COLOUR CONSISTENCY
Finished work in any one area/ room: Free from banding or patchiness.
- 640 ADHESIVE FIXING GENERALLY
Adhesive type: As specified, as recommended by covering/ underlay, manufacturer or as approved.
Primer: Type and usage as recommended by adhesive manufacturer.
Application: As necessary to achieve good bond.
Finished surface: Free from trowel ridges, high spots caused by particles on the substrate, and other irregularities.
- 650 SEAMS
Patterns: Matched.
Joints: Tight without gaps.
- 680 SEAM WELDING COVERINGS
Commencement: At least 24 hours after laying, or after adhesive has set.
Joints: Neat, smooth, strongly bonded, flush with finished surface.
- 720 DOORWAYS
Joint location: On centre line of door leaf.
- 740 EDGINGS AND COVER STRIPS
Manufacturer: Gradus Ltd, Park Green, Macclesfield, Cheshire, SK117LZ (T: 01625 428 922).
Product reference: TT35/AFT15.
Material/ finish: Aluminium carrier with coloured replaceable tops to match colour of floor finish.
Fixing: Secure with edge of covering gripped. Use matching fasteners where exposed to view.
- 780 TRAFFICKING AFTER LAYING
Covering types: Sheet hardboard.
Traffic free period: As soon as floor finishes have been laid.

M60 Painting/clear finishing

To be read with Preliminaries/General conditions.

COATING SYSTEMS

- 180 FLOOR COATING TO PLANT ROOMS GF41 & GF42
Manufacturer: Watco UK Limited, Watco House, Filmer Grove, Godalming, Surrey, GU7 3AL (T: 01483 425000).
Product reference: Flexible polyurethane floor coatings.
Surfaces: Power floated reinforced concrete floor slab.
Preparation: Slab to be treated must be at least four weeks old, completely dry and free of surface laitance and contaminants. All traces of grease or oil should be removed with Watco Bio-D and the area thoroughly washed off and allowed to dry. Very smooth screeds with surface laitance should be etched with Watco Cemetch to ensure adequate adhesion. The screed should be thoroughly washed down and allowed to dry after treatment with Watco Cemetch.
Number of coats: As recommended by manufacturer – minimum of 2no. coats.
Finishing coats: Watco 'Flexigrip' textured slip resistant finish in Colour: Grey.
Number of coats: As recommended by manufacturer – minimum of 2no. coats.
Slip resistance value - water wet (minimum): Fully slip resistant under any wet conditions.

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 pre-treatments.
- 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.
- 300 CONTROL SAMPLES
Prepare sample areas of all finished work, including preparation, in advance of the remainder.
Approval of appearance: Obtain before commencement of general coating work.
- 320 INSPECTION BY COATING MANUFACTURERS
General: Permit manufacturers to inspect work in progress and take samples of their materials from site if requested.

PREPARATION

- 400 PREPARATION GENERALLY
Standard: In accordance with BS 6150.
Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.

Preparation materials: Types recommended by the 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: Remove.
Joints, cracks, holes and other depressions: Fill flush with surface, to provide smooth finish.
Dust, particles and residues from preparation: Remove and dispose of safely.
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.

APPLICATION

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COATING GENERALLY

Application standard: In accordance with BS 6150, clause 9.
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.

N10 General fixtures/ furnishings/ equipment

To be read with Preliminaries/General conditions.

PRODUCTS

- 290 **MATWELL FRAMES**
Manufacturer: Forbo Flooring UK Ltd, High Holborn Road, Ripley, DE5 3NT (T: 01773 740 688).
Product reference: Nuway Tuftiguard System.
Material: Aluminium.
Finish: Natural silver.
Size: To suit areas to receive matwell.
Angles:
Corners: Mitred and welded.
Angle size: 50mm x 50mm x 6mm.
- 300 **ENTRANCE MATTING**
Manufacturer: Forbo Flooring UK Ltd, High Holborn Road, Ripley, DE5 3NT (T: 01773 740 688).
Product reference: Nuway Tuftiguard System TGC/17AL2/BK (tuftiguard 'design' 17mm double closed in charcoal with natural silver aluminium silver scraper strips & double wiper strips).
Colour: Charcoal.
Size: 17mm.

EXECUTION

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