



FRANKHAM

**BASEPOINT BUSINESS PARK, TILBURY
THURROCK COUNCIL**

**RIBA STAGE F1 SPECIFICATION
INTERNAL WALL FINISHES**

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K32 Panel cubicles / duct and wall linings

To be read with Preliminaries/ General conditions.

- 160 **DUCT LININGS – IPS PANELS AND PROPRIETARY FRAMES TO ALL INDUSTRIAL UNIT TOILET AREAS**
Manufacturer: Venesta, Chartwell Court, West Mill, Imperial Business Park, Gravesend, Kent, DA11 0DL (T: 01474 353333).
Product reference: Venesta Frameduct
Panels:
Type: Solid Grade Laminate (SGL).
Width (coordinating): Refer to Architect's Drawings.
Height: Refer to Architect's Drawings.
Core material: SGL.
Thickness: 13mm.
Facings: SGL.
Colour: Graphite – VEN275 with LRV=12.3.
Edge treatment: Polished black radiused edges.
Reaction to fire (minimum classification, finished panel): None.
Fasteners: Venesta IPS 'Click Fix' System.
Framing: Venesta IPS Aluminium Site Frame & Subframes System.
Flashgap panels: Solid Grade Laminate in Graphite colour with black radiused edges.
Skirting: 100mm high Venesta IPS standard skirting in Graphite colour.
- 170 **PLASTERBOARD WALL LININGS TO HIGH LEVEL STRUCTURES ABOVE MASONRY WALLS BELOW**
Locations: As shown on the Architect's Drawings
Manufacturer: British Gypsum Ltd, East Leake, Loughborough, Leicestershire, LE12 6JT (T: 08705 456123).
Product reference: Standard British Gypsum Wallboard.
Finishing Board: 12.5mm thick tapered edge Standard British Gypsum Wallboard with taping & filling.
Finishing: Prepared for painting in accordance with manufacturer's recommendations.
Perimeter Trim: As shown on Architect's Drawings.
Fixing: Proprietary British Gypsum screw fixings back to 200mm x 50mm CS4 timber members behind.
Insulation: None.
Void Depths: Refer to Architect's Drawings.
Integrated services fittings: Refer to Services Engineers Drawings.
- 210 **SAMPLES**
General: Before placing orders submit representative samples of the following: All specified components and panels.
Delivered materials/ products: To match samples.
- 220 **CONTROL SAMPLES**
General: Complete samples as part of finished work and obtain approval of appearance before proceeding.
Types: All IPS and cubicle panelling.
Locations: Room to be agreed with Project Architect.
- 250 **INSTALLATION**
Programming: Do not install cubicles or duct/ wall panels before building is weathertight, wet trades have finished their work, wall and floor finishes are complete, and the building is well dried out.
Accuracy: Set out to ensure frames and/ or panels and doors are plumb, level and accurately aligned.
Modifications: Do not cut, plane or sand prefinished components except where shown on drawings.

Fixing: Secure components using methods and fasteners recommended by the cubicle/ panel manufacturer. Prevent pulling away, bowing or other distortions to frames, panels and doors.

Moisture and thermal movement: Make adequate allowance for future movement.

L40 General glazing

To be read with Preliminaries/ General conditions.

GENERAL REQUIREMENTS

- 140 MATERIAL SAMPLES
Representative samples of designated materials: Submit A5 sized samples of all glass based material to Project Architect for approval before cutting panes.
- 150 WORKMANSHIP GENERALLY
Glazing generally: To BS 6262.
Integrity: Glazing must be wind and watertight under all conditions with full allowance made for deflections and other movements.
Dimensional tolerances: Panes/ sheets to be within ± 2 mm of specified dimensions.
Materials:
Compatibility: Glass/ plastics, surround materials, sealers, primers and paints/ clear finishes to be used together to be compatible. Avoid contact between glazing panes/ units and alkaline materials such as cement and lime.
Protection: Keep materials dry until fixed. Protect insulating glass units and plastics glazing sheets from the sun and other heat sources.
- 152 PREPARATION
Surrounds, rebates, grooves and beads: Clean and prepare before installing glazing.
- 155 GLASS GENERALLY
Standards: To BS 952 and relevant parts of:
BS EN 572 for basic soda lime silicate glass.
BS EN 1096 for coated glass.
BS EN 1748-1 for borosilicate glass.
BS EN 1748-2 for ceramic glass.
BS EN 1863 for heat strengthened soda lime silicate glass.
BS EN 12150 for thermally toughened soda lime silicate safety glass.
BS EN 12337 for chemically strengthened soda lime silicate glass.
BS EN 13024 for thermally toughened borosilicate safety glass.
BS EN ISO 12543 for laminated glass and laminated safety glass.
Panes/ sheets: Clean and free from obvious scratches, bubbles, cracks, rippling, dimples and other defects.
Edges: Generally undamaged. Shells and chips not more than 2 mm deep and extending not more than 5 mm across the surface are acceptable if ground out.
- 165 HEAT SOAKING OF THERMALLY TOUGHENED GLASS
Standard: To BS EN 14179.
Certified evidence of treatment: Submit.
- 190 GLASS TO GLASS JOINTING
Sealant: Silicone.
Standard: To BS EN ISO 11600.
Colour: Transparent.
Fire resistance rating: None.
Joints:
Width: Consistent and suitable to receive sealant.
Gap between panes: Completely filled, leaving no voids or bubbles.
Surplus sealant: Removed to leave a clean, neatly finished weather tight joint.

TYPES OF GLAZING

550 GLASS MIRRORS TO WC AREAS

Mirror material: 500mm diameter circular safety glass, silvered to give maximum reflection, free from tarnishing, discoloration, scratches and other defects visible in the designed viewing conditions.

Thickness: 6 mm safety glass.

Backing: Lead foil

Edge treatment: Square edge for frameless application.

Background: IPS panelling and ceramic tiling.

Fixing method: Liquid adhesive to back face.

Fix accurately and securely, to provide a flat surface giving a distortion free reflection.

551 BACK PAINTED GLASS WALL LINING BEHIND KITCHENS IN ALL INDUSTRIAL UNITS

Glass material: Safety glass, back painted, free from tarnishing, discoloration, scratches and other defects visible in the designed viewing conditions.

Thickness: 6 mm safety glass.

Colour: White

Edge treatment: Square edge for frameless application.

Background: Plastered wall face.

Fixing method: Liquid adhesive to back face.

Fix accurately and securely, to provide a flat surface giving a distortion free reflection.

M20 Plastered/ Rendered/ coatings

To be read with Preliminaries/ General conditions.

TYPES OF COATING

- 200 GYPSUM PLASTER ON CEMENT BASED UNDERCOAT(S) TO CERTAIN WALLS IN TOILET AREAS:
- Location: WC walls as identified on Architect's drawing (excluding IPS panelled areas)
 - Background: Concrete blockwork
 - Preparation: Raked out joints as necessary
 - Undercoat(s):
 - One of the following mixes, in each case using sand to BS 1199, type A:
 - Cement:lime:sand, using OPC and ready-mixed lime:sand to BS 4721.
 - Cement:sand and plasticizer, using masonry cement and an air entraining admixture to BS 4887:Part 1.
 - Masonry cement:sand using masonry cement to BS 5224, class MC 12.5 (with air entraining agent).
 - Mix designation: 1:1:6 cement:lime:sand
 - Admixture: Bonding adhesive to dense blockwork. Salt inhibiting agent.
 - Thickness (excluding dubbing out): 10 mm.
 - Final coat: Gypsum plaster to BS 1191:Part 1, Class B.
 - Proprietary reference: Thistle multi finish.
 - Thickness: 3 mm
 - Finish: Smooth
 - Accessories: Stop beads as M20/632 and M20/640.

GENERAL REQUIREMENTS FOR WORKMANSHIP

- 409 SAMPLES:
Before placing orders submit for approval representative samples of internal rendering.
- 418 CONTROL SAMPLE(S):
Complete sample area(s), being part of the finished work, in approved location(s), and obtain approval of appearance before proceeding.
- 423 UNIFORMITY OF COLOUR AND TEXTURE:
Once samples of coatings have been approved do not change type or proportion of constituent materials. Ensure that supplies of materials are sufficient to give consistent and uniform colour and texture. Obtain each material from one source and mix different loads if necessary.

433 PROPORTIONS FOR CEMENT GAUGED MORTARS:

Except where specified otherwise, mix proportions for cement gauged plaster/render undercoat mortars are to be in accordance with the following designations:

Mix type	Mix designation				
	1	2	3	4	5
Cement:lime: sand	1:¼:3	1:½:4 to 1:½:4½	1:1:5 to 1:1:6	1:2:8 to 1:2:9	1:3:10 to 1:3:12
Cement: premixed lime & sand (proportion of lime to sand given in brackets)	1:3 (1:12)	1:4 to 1:4½ (1:9)	1:5 to 1:6 (1:6)	1:8 to 1:9 (1:4½)	1:10 to 1:12 (1:4)
Cement:sand (using plasticizer)	-	1:3 to 1:4	1:5 to 1:6	1:7 to 1:8	-
Masonry cement:sand	-	1:2½ to 1:3½	1:4 to 1:5	1:5½ to 1:6½	-

438 CEMENT: As specified in the type of coating clause(s).

Where Portland cement is specified Portland blastfurnace cement or Portland pulverized-fuel ash cement may be used as an alternative.

Where Portland cement, Portland blastfurnace cement, Portland pulverized-fuel ash cement or Sulfate-resisting Portland cement is specified use Class 42.5 or 52.5 material as defined by the appropriate British Standard.

All cements must comply with the appropriate British Standard and be licensed under the BSI Kitemark scheme for cement.

441 SITE PREPARED LIME:SAND FOR CEMENT GAUGED MORTARS:

When pigment is not required, lime:sand may be prepared on site in lieu of ready-mixed material, using sand as specified in the type of coating clause(s), by:

Thoroughly mixing lime putty, ready prepared to BS 890, with sand, or
Thoroughly mixing hydrated lime powder to BS 890 with sand, first in the dry state and then with water. Keep for at least 16 hours before use and prevent from drying out.

449 ADMIXTURES:

Do not use unless specified or approved.

Do not use admixtures of any type with proprietary mixes.

Do not use calcium chloride or any admixtures containing calcium chloride.

453 MIXING:

Measure materials accurately by volume using clean gauge boxes. Proportions of specified mortar mixes are for damp sand. Adjust proportions if dry sand is used. Mix materials thoroughly to a uniform consistency and appearance using suitable mechanical or manual means or, for proprietary mixes, as recommended by the manufacturer.

Do not overmix gypsum plasters or cement gauged mixes containing air entraining admixtures.

- 458 CONTAMINATION:
Do not allow contamination of one type of material by another, or by any set material.
- 461 INITIAL SET:
Do not use mixes after initial set has taken place. Do not retemper or reconstitute mixes, unless permitted by the manufacturer of proprietary mixes.
- 466 SCAFFOLDING:
Use independent scaffolding to avoid putlog holes and other breaks in coatings.
- 469 CLEANLINESS:
Protect thoroughly all existing work and approaches using suitable boards, sheets, etc. Clean off all droppings on to finished work immediately.
- 474 COLD WEATHER:
Do not carry out external work when air temperature is below 3°C and falling or below 1°C and rising.
Take all necessary precautions to enable internal coating work to proceed without damage when air temperature is below 3°C.
Do not use frozen materials and do not apply coatings to frozen or frost bound backgrounds.

PREPARING BACKGROUNDS

- 507 ACCEPTANCE OF BACKGROUNDS:
Before preparation or application of coatings ensure that:
Backgrounds are secure, adequately true and level to achieve specified tolerances, free from contamination and loose areas, reasonably dry and in a suitable condition to receive specified coatings.
All cutting, chasing, fixing of concealed conduits, service outlets and the like, and making good of the background, is completed.
- 511 PREPARATION GENERALLY:
Remove efflorescence, dust and other loose material by thoroughly dry brushing.
Remove all traces of paint, grease, dirt and other materials incompatible with coating by scrubbing with water containing detergent and washing off with plenty of clean water. Allow to dry before applying coatings unless specified otherwise.
- 515 KEYING/BONDING:
Prepare backgrounds as specified for the type of coating to be applied. Methods other than those specified may be submitted for approval.
- 527 RAKING OUT FOR KEY:
Rake out soft joints in old brickwork to a depth of not less than 10 mm. Brush out joints to remove dust.
- 536 SPATTERDASH KEYING MIX:
1 part Portland cement.
1½-2 parts clean sharp, coarse sand.
Mix to a thick slurry and keep well stirred.
Throw onto previously dampened surface to a thickness of 3-5 mm and leave rough. Keep damp with fine waterspray or by covering with polyethylene until set. Allow to dry out slowly and harden before applying undercoat.

BACKINGS/BEADS/JOINTS

- 640 BEADS/STOPS GENERALLY:
Provide beads/stops at all external angles and stop ends except where specified otherwise.

Cut neatly, form mitres at return angles and remove sharp edges, swarf and other potentially dangerous projections.
Fix securely, using the longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with background. Use mechanical fixings for external beads/stops.
After coatings have been applied, remove coating material while still wet from surfaces of beads/stops which are to be exposed to view.

- 648 **DISSIMILAR SOLID BACKGROUNDS FOR RENDERING:**
Where coating is to be continued without break across joints between dissimilar solid backgrounds which are in the same plane and rigidly bonded or tied together, cover joints with a 150 mm wide strip of building paper to BS 1521 and overlay with 300 mm wide expanded stainless steel lathing. Orientate lathing in accordance with manufacturer's recommendations and fix securely at 300 mm staggered centres along both edges.
- 650 **MOVEMENT JOINTS:**
Form joints in coatings to coincide with movement joints in background and as shown on the Architect's Drawings using stop beams with polysulphide infill sealant.
Sealant: Adshead Ratcliffe Arbokol 2150 polysulphide sealant (White).
Ensure that joints extend through coating to background.
- 655 **CONDUITS:**
Are to be bedded in undercoat to be covered with 100 mm wide joint tape bedded in finishing coat mix, pressed flat and trowelled in. Do not lap ends of tape.
- 673 **SERVICE CHASES:**
Cover with galvanized steel mesh strip fixed securely at 300 mm staggered centres along both edges.

PLASTERING

- 710 **APPLICATION GENERALLY:**
Apply each coating firmly to achieve good adhesion and in one continuous operation between angles and joints.
All coatings to be not less than the thickness specified, firmly bonded, of even and consistent appearance, free from rippling, hollows, ridges, cracks and crazing.
Finish surfaces to a true plane, to correct line and level, with all angles and corners to a right angle unless specified otherwise, and with walls and reveals plumb and square.
Prevent excessively rapid or localised drying out.
- 715 **ACCURACY:**
Of plaster 13 mm thick or more: The variation in gap under 1.8 m straight edge (with feet) placed anywhere on the surface to be not more than 2 mm.
- 720 **DUBBING OUT:**
If necessary to correct background inaccuracies, dub out in thicknesses of not more than 10 mm in same mix as first coat. Allow each coat to set sufficiently before the next is applied. Cross scratch surface of each dubbing out coat.
- 721 **DUBBING OUT:**
Will not be permitted on smooth dense concrete surfaces except as recommended by the plaster manufacturer.
- 726 **METAL MESH LATHING:**
Work undercoat well into interstices to obtain maximum key.

- 731 UNDERCOATS GENERALLY:
Apply firmly, rule to an even surface and cross scratch each coat to provide a key for the next coat.
- 734 CEMENT GAUGED UNDERCOATS:
Allow to dry out thoroughly, but not too rapidly, to ensure that drying shrinkage is substantially complete before applying next coat.
- 737 GYPSUM/LIGHTWEIGHT PLASTERS:
Apply final coat as soon as undercoat has set, is firmly bonded to background and has developed reasonable suction.
- 742 THIN COAT PLASTER:
Before applying single coat plaster of less than 2 mm thickness, prepare surface by filling holes, scratches and voids with finishing plaster.
- 777 SMOOTH FINISH:
Trowel or float to produce a tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. Do not use water brush and avoid excessive trowelling and over polishing.
- 778 WOOD FLOAT FINISH:
Finish with a dry wood float as soon as wet sheen has disappeared from surface to give an even overall texture.

M60 Painting

To be read with Preliminaries/General conditions.

COATING SYSTEMS

- 111 EMULSION PAINT TO PAINT GRADE BLOCKWORK
Manufacturer: ICI Paints, Wexham Road, Slough, SL2 5DS (T: 08444 817817).
Product reference: Diamond Matt Emulsion.
Surfaces: Paint Grade Blockwork.
Preparation: As recommended by manufacturer.
Initial coats: Thinned Dulux Diamond Matt.
Number of coats: One.
Undercoats: Dulux Diamond Matt.
Number of coats: One.
Finishing coats: Dulux Diamond Matt.
Number of coats: One.
Colour: Pure White.
- 112 EMULSION PAINT TO PLASTERBOARD SURFACES IN ALL INDUSTRIAL UNITS EXCEPT FOR WC AREAS
Manufacturer: ICI Paints, Wexham Road, Slough, SL2 5DS (T: 08444 817817).
Product reference: Diamond Matt Emulsion.
Surfaces: Plasterboard.
Preparation: As recommended by manufacturer.
Initial coats: Thinned Dulux Diamond Matt.
Number of coats: One.
Undercoats: Dulux Diamond Matt.
Number of coats: One.
Finishing coats: Dulux Diamond Matt.
Number of coats: One.
Colour: Pure White.
- 113 EMULSION PAINT TO NEW PLASTERED SURFACES IN WC AREAS
Manufacturer: PPG Architectural Coatings UK Limited, Huddersfield Road, Birstall, Batley, West Yorkshire, WF17 9XA (TEL: 01924 354354)
Product reference: Acrylic Durable Eggshell.
Surfaces: Plaster.
Preparation: As recommended by manufacturer.
Initial coats: Thinned Acrylic Durable Eggshell..
Number of coats: One.
Undercoats: Acrylic Durable Eggshell.
Number of coats: One.
Finishing coats: Acrylic Durable Eggshell.
Number of coats: One.
Colour: Pure White.

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 site samples.

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 their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
Substrates: Sufficiently dry in depth to suit coating.
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.
Doors, opening windows and other moving parts:
Ease, if necessary, before coating.
Prime resulting bare areas.

425 IRONMONGERY
Removal: Before commencing work: Remove ironmongery from surfaces to be coated.

511 GALVANIZED, SHERARDIZED AND ELECTROPLATED STEEL
White rust: Remove.
Pre-treatment: Apply the following:
'T wash'/ mordant solution to blacken whole surface.

590 UNCOATED PLASTERBOARD
Depressions around fixings: Fill with stoppers/ fillers

APPLICATION

711 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.

Free from brush marks, sags, runs and other defects.

Cut in neatly.

Doors, opening windows and other moving parts: Ease before coating and between coats.