SECTION E:
PAINTING, DECORATING & ASSOCIATED REPAIRS FRAMEWORK

SPECIFICATION OF WORKS

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INDEX

1.0 Definitions

2.0 Quality Standards and Control

3.0 General Matters

4.0 The Works: General Requirements

5.0 Specification of Works

1 Definitions

1.1 The meaning of terms, derived terms and synonyms used in the preliminaries/general conditions and specification is as defined below or in the appropriate British Standard or British Standard glossary.

1.2 Abbreviations

1.2.1 Left hand and right hand have been abbreviated to LH and RH respectively. Front elevation, rear elevation and side elevation have been abbreviated to FE, RE and SE respectively. Ground floor and first floor have been abbreviated to GF and FF respectively.

1.2.2 CA means the person nominated in the contract as Architect or Contract Administrator or his authorised representative.

1.3 Adapting:

1.3.1 The term “adapting” shall include for both new work and making good existing.

1.4 Approval:

1.4.1 (and words derived there from) means the approval in writing of the CA unless specified otherwise.

1.5 British Standards Products:

1.5.1 Where any product is specified to comply with a British Standard it may be substituted by a product complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, fitness for the purpose and, where relevant, appearance. Notify the CA of all such substitutions in advance of ordering and provide documentary evidence confirming that the products comply with the specified requirements.

1.6 Clear Away:

1.6.1 The term "clear away" shall mean removing materials from site, and providing tip, paying all fees and costs.

1.7 Demolishing/Removing/Cutting**:**

1.7.1 These terms mean remove existing work so described and all associated accessories, fastenings, linings and bedding materials, without damaging adjacent work to be retained, and dispose of unwanted materials

1.8 Ease and Adjust

1.8.1 The term "ease and adjust" shall include for planing or cutting door, window or frame, oiling hinges and oiling and adjusting ironmongery and testing as required.

1.9 Overhaul

1.9.1 The term overall means lubricate all hinges and latches to UPVC windows and check for any broken or missing items and report back to the client

1.10 Fixing

1.10.1 The term "fixing" shall include providing, bringing to site, off loading, storing on site, mixing if required, cutting to length, size and shape and fixing in accordance with the relevant BS Code of Practice and/or the manufacturer's recommendations, connecting to services, waste etc, and leaving in full working order including testing as required.

1.11 In Writing:

1.11.1 When required to notify, inform, instruct, agree, confirm, obtain approval or obtain instructions do so in writing

1.12 Make Good:

1.12.1 Means carry out local remedial works, including the following as appropriate and necessary to leave the work in a sound and neat condition: Remove defective parts of existing finishes and components and around any stated features Fill, dress down, piece-in, patch, extend existing finishes, make minor repairs and adjustments Refix or restick, Redecorate

1.13 Manufacturer and Reference:

1.13.1 Where used in this combination:
'Manufacturer' means the firm under whose name the particular product is marketed.
'Reference' means the proprietary brand name and/or reference by which the particular product is identified.

1.14 Manufacturer's References:

1.14.1 Are those current at the time of tender and mean the particular product as specified in the manufacturer's technical literature current at that time.

1.15 Or Equivalent Approved:

1.15.1 Means that products of different manufacture may be substituted if **prior approval** has been obtained, but the CA reserves the right to insist on the named product(s). The rates or prices will be held to be based on the product(s) specified, unless agreed otherwise.

1.16 Proprietary Names:

1.16.1 The phrase 'or equivalent approved' is to be deemed included whenever products are specified by proprietary name

1.17 Refix Means:

1.17.1 Carefully remove existing work required to be refixed Remove fastenings and bedding materials from products/materials and clean and repair as necessary. Set aside and adequately protect until required. Relocate accurately and fix securely using fixing and jointing materials and methods to match existing, or alternatives if approved, and make good and comply with additional specified requirements

1.18 Renew:

1.18.1 The term "replacement" or "renew" shall mean the removal of the item described and replacement by a new component of equal dimensions and specifications together with associated work including taking off, clearing away and fixing new all to match existing.

1.19 Repair:

1.19.1 The team "repair" shall include for taking off the item described, adjusting, cleaning off, straightening oiling and generally repairing and "making good", to enable the correct operation and usage of the item and replacing on completion.

1.20 Set Aside for Reuse:

1.20.1 The term "set aside for re-use" shall include for carefully removing to a convenient place, removing all old nails and screws, cleaning and oiling if required and providing new nails and screws for re-fixing.

1.21 Sizes:

1.21.1 Unless otherwise stated, products are specified by their co-ordinating sizes.

1.22 Supply and Fix:

1.22.1 Unless stated otherwise all items given in the schedule of work and/or on the drawings are to be supplied and fixed complete.

1.23 Take Out/ Take Off:

1.23.1 The terms "take out", "take off" and take down" shall include for disconnecting, temporarily blanking off services; carefully removing together with all associated fittings such as architraves, cover moulds, etc with the least possible disturbance. Prices shall include for adjustments to adjacent fittings, pipework, cables etc, to enable the work to be carried out.

1.24 Technical Literature:

1.24.1 The Contractor is advised to keep copies of the following on site, readily accessible for reference by all supervisory personnel:

1.24.2 Manufacturers' current literature relating to all products to be used in the works

1.24.3 BSI Handbook No 3 with all current revision sheets included and superseded sheets removed.

1.24.4 Relevant BS Codes of Practice.

1.25 To Match Existing:

1.25.1 Means use products, materials and methods to closely match all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance and to additional specified requirements.

2 Quality Standards and Control

2.1 Good Practice

2.1.1 Where and to the extent that materials, products, and workmanship are not fully detailed or specified they are to be of a standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the project documents, and In accordance with good building practice

2.2 General Quality of Products and Materials

2.2.1 Products to be new unless otherwise specified.

2.2.2 For products and materials specified to a British Standard obtain certificates of compliance from manufacturers when requested by CA.

2.2.3 Where a choice of manufacturer or source of supply is allowed for any particular product or material, the whole quantity required to complete the work must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested by CA.

2.2.4 Ensure that the whole quantity of each product and material required to complete the works is of consistent kind, size, quality and overall appearance.

2.2.5 If materials are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence.

2.3 Proprietary Products

2.3.1 Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/ instructions. Inform CA if these conflicts with any other specified requirement. Submit copies to CA when requested.

2.3.2 The tender will be deemed to be based on the products as marketed and recommendations on their use current at the date of tender.

2.3.3 Obtain confirmation from manufacturers that the products specified and recommendations on their use have not been changed since that time. Where such change has occurred, inform CA and do not place orders for, or use the affected products without further instructions.

2.4 Checking Compliance of Product/Materials

2.4.1 Check all delivery tickets, labels, identification marks and, where appropriate, the goods themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:

2.4.2 The sources, types, qualities, finishes and colours are correct, and match any approved samples.

2.4.3 All accessories and fixings which should be supplied with the goods have been supplied.

2.4.4 Sizes and dimensions are correct. Where tolerances of components are critical, measure a sufficient quantity to ensure compliance.

2.4.5 The delivered quantities are correct, to ensure that shortages do not cause delays in the work.

2.4.6 The goods are clean, undamaged and otherwise in good condition, with intact protective coverings and unbroken seals

2.4.7 Any materials which have a limited shelf life are not out of date.

2.5 Protection of Products/Materials

2.5.1 Prevent over-stressing and any other type of physical damage.

2.5.2 Keep clean and free from contamination and staining.

2.5.3 Keep dry and in a suitably low humidity atmosphere to prevent premature setting, moisture movement and similar defects. Where appropriate allow free air movement around and between stored components.

2.5.4 Prevent excessively high or low temperatures and rapid changes of temperature in the material.

2.5.5 Protect adequately from rain, frost, sun, and other elements

2.5.6 Ensure that cabins and covers are of ample size, in good weatherproof condition and well secured.

2.5.7 Keep different types and grades of materials separately and adequately identified.

2.5.8 So far as possible keep materials in their original wrappings, packings or containers, with unbroken seals, until immediately before they are used.

2.5.9 Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion

2.5.10 Ensure that protective measures are fully compatible with and not prejudicial to the product/materials

2.6 Suitability of Previous Work and Conditions

2.6.1 Before starting each new type or section of work, ensure that:

2.6.2 Previous related work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work.

2.6.3 All necessary preparatory work has been carried out, including provision for services, damp proofing, priming and sealing.

2.6.4 The environmental conditions are suitable, particularly that the building is suitably weather tight when internal components, services and finishes are installed.

2.7 General Quality of Workmanship

2.7.1 Operatives must be appropriate skilled and experienced for the type and quality of work.

2.7.2 Inspect components/materials carefully before fixing or using and reject any which are defective.

2.7.3 Fix or lay securely, accurately and in alignment

2.7.4 Use fixings/accessories and bedding/jointing materials/methods recommended for the purpose by the manufacturer of the component/ material being fixed or laid.

2.7.5 Provide suitable, tight packing at screwed and bolted fixing points to take up tolerances and prevent distortion. Do not over tighten fixings.

2.7.6 Adjust location and fixing of components so that joints which are to be finished with mortar or sealant or otherwise left open to view are even and regular Ensure that all moving parts operate properly and freely. Do not cut, grind or plane prefinished components to remedy binding or poor fit without approval.

2.8 Approvals

2.9 Inspection or any other action by the CA must not be taken as approval of materials, products or work unless the CA so confirms in writing in express terms referring to:

2.9.1 Date of Inspection

2.9.2 Part of the work inspected

2.9.3 Respects of characteristics which are approved.

2.9.4 Extent and purpose of the approval.

2.9.5 Any associated conditions.

2.10 Setting Out

2.10.1 Check the levels and dimensions of the site against those shown on the drawings, and record the results on a copy of the drawings. Notify CA in writing of any discrepancies and obtain instructions before proceeding.

2.11 Appearance and Fit

2.11.1 Arrange the setting out, erection, juxtaposition of components and application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance.

2.11.2 Wherever satisfactory accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as early as possible.

2.12 Critical Dimensions

2.12.1 Dimensions given for appliance spaces are critical and the overall dimensions of fixed units and appliance spaces should be checked on site and any divergence brought to the attention of the Contract Administrator.

3 General Matters

3.1 The work and materials described in this Specification cannot be deemed to be complete in every detail and must only be treated as a summary of the item of work and materials required to complete the works, and in this respect the Contractor should allow as he sees fit all incidental work and materials necessitated by the items described.

3.2 The Contractor's attention is drawn to the fact that where a manufacturer's name or product is stated within this Specification, alternative products to those stated may only be used with prior approval of the CA. Tenders will be deemed to include materials as specified unless written approval for alternative products has been granted by the CA. In all cases materials shall be used strictly in accordance with the manufacturer's written instructions.

3.3 The Contractor is to allow for all sequencing and integration of work clauses for the proper execution of the works. Prior to commencement of the works the Contractor is to provide a programme to the Contract Administrator and Client detailing efficient execution and delivery of the works.

3.4 The contractor shall include for the supply of all materials and consumables to provide a complete installation.

3.5 The Contractor is to allow for all making good required as a consequence of the works and for the daily removal of all debris from site.

3.6 The Contractor is to allow for the provision of access to allow the safe installation of all systems/elements and the safe movement of materials both new and redundant.

3.7 The Contractor is to allow for all removal and reinstatement of services as required due to the consequence of the works. This shall include all data or voice cabling equipment, all electrical services, alarm installations, water and gas services, and TV aerial installations, together with satellite and cable installations. Any works which result in temporary removal and therefore loss of service shall be minimised and must be reinstated either temporarily or permanently within two hours.

3.8 The Contractor must provide required protection to floor coverings & furniture for all trades visiting the properties. Specific care shall be taken to protect electrical equipment e.g. televisions.

3.9 The Contractor is to provide in tabular form a weekly schedule of works progress detailing installation progress and the date presented for inspection/handover.

3.10 The Contractor shall keep a Complaints / Compliments book on site at all times and record all occupier matters reported. This is to be present at site meetings.

4 The Works: General Requirements

4.1 Manufacturer/Selected Brand

4.1.1 Unless otherwise stated in the call-off documentation The Contractor in conjunction with the CA shall choose one brand of paint before starting on site and shall adhere to this choice for the duration of work on that site. Unless otherwise stated in the invitation to tender and/or particular specification.

4.2 Sample works

4.2.1 The Contractor may be required to paint to the satisfaction of the CA a sample dwelling or area from the Schedule of Addresses which will then act as standard of workmanship required for the remainder of the works.

4.3 Surfaces to be Treated

4.3.1 The surfaces to be treated are the whole of the previously decorated external surfaces to the dwellings/schemes and the previously decorated internal surfaces to communal areas of schemes.

4.4 External Opening:

4.4.1 Both the exterior and interior of doors and frames are to be included in the case of external opening doors (such as store doors etc).

4.4.2 All windows and doors should be painted in the open position. Under no circumstances should these be painted closed without the express permission of the CA.

4.5 All Items:

4.5.1 The Contractor shall also allow for painting out to match the surrounding surfaces and additional paintwork applied with or without authority by the tenants. If the Contractor is unable to determine the extent of the works, then he shall clarify the position with the

CA prior to submitting his tender. The Contractor shall otherwise be deemed to have include for all items of work necessary to ensure that on completion, the dwellings can be accepted as having been redecorated externally in their entirety and that no works have been omitted that will detract from the satisfactory appearance of the works.

4.6 Colours:

4.6.1 Some strong colours do not have the same obliteration and coverage as ordinary colours if they are to have satisfactory durability and purity of colour. When these colours are to be used on rough surfaces, or where a marked change of colour is to be made, amended processes may be required. The finishing clause for that surface must be amended to include the additional coats necessary.

4.7 Extent of the Works

4.7.1 Contractors must satisfy themselves to the full extent of the work to be carried out, whether mentioned in this specification or otherwise.

4.8 Inspection:

4.8.1 Measurements and close inspection must be made to enable accurate preparation of tenders. In instances where there is a marked change in colour the finishing clause for that surface must be amended to include for additional coats as may be necessary.

4.9 External/Internal Surfaces to include the following:

4.9.1 external woodwork

4.9.2 metal work

4.9.3 PVC-u goods (previously painted only)

4.9.4 windows, doors, door frames (including all edges and rebates of doors and opening casements and sashes)

4.9.5 cladding, fascia, barge boards, soffits and the like

4.9.6 rainwater goods, soil and waste pipework

4.9.7 gate posts and gates

4.9.8 fencing posts, panels and rails

4.9.9 garage doors and frames

4.9.10 previously stencilled letters and numbers

4.9.11 bin stores

4.9.12 clothes posts and drying areas

4.9.13 communal area garden seats, benches, pagodas and lighting columns

4.9.14 cement renderings including proprietary composition (e.g. Tyrolean) (whether previously decorated or not)

4.9.15 brickwork (previously painted only)

4.9.16 stonework (previously painted only)

4.9.17 meter cupboards

4.9.18 concrete/brick door and window surrounds, steps/cills/plinths (previously painted only)

4.9.19 plastered or boarded ceilings/soffits to all external porches, passageways, eaves

4.9.20 handrails

4.10 Communal Areas

4.10.1 The following communal areas shall be deemed to be included in the works if present at the scheme, unless deleted in any particular specification.

4.10.2 Entrance area

4.10.3 Corridors

4.10.4 Stairwells

4.10.5 Bin stores

4.10.6 Kitchens

4.10.7 Toilets

4.10.8 Landing

4.10.9 Lounges

4.10.10 Guest Bedrooms

4.10.11 Classrooms

4.10.12 Sports area, e.g. gyms, changing rooms etc.

4.10.13 Hospital wards, consulting areas, treatment rooms, operating theatres etc.

4.10.14 Or any other communal used areas

4.10.15 The Contractor must visit the site to ascertain the extent of work required by appointment with appropriate staff.

4.11 Surfaces Excluded from Redecoration

4.12 Unless otherwise directed, pre-finished or unpainted surfaces such as aluminium windows, PVC-u cladding, PVC-u rainwater goods (except previously painted), Powder coated railings, Pre finished renders should be excluded.

4.13 External Redecoration Work in General

4.13.1 Colour Selection: All colours and finishes are to be selected by the CA

4.13.2 Manufacturer's Instructions: All materials must be thoroughly mixed or stirred before use unless otherwise directed, and used in accordance with the Manufacturer's instructions.

4.13.3 Material Storage: Extremes of temperature and humidity during storage must be avoided. Thinning of materials when necessary, to be carried out with the type of thinner and in the proportions recommended by the manufacturer. Storage will not be permitted in any part of the dwellings. The Contractor should provide his own facilities for this purpose.

4.13.4 Sequence of Preparation Works: The Contractor must adhere to the specified preparation of surfaces and sequence of work as laid down in this specification.

4.13.5 Instructions: Any instructions or recommendations provided separately must be used in conjunction with this specification.

4.13.6 Decayed Woodwork: All decayed woodwork should be reported to the client or, if part of the painting contract, cut out and replace with suitably treated timber. The Contractor must allow in his tender for the possibility of this occurrence and the subsequent need for a return visit to a property or area to complete works. Including instances where the painting works over take any pre paint repairs which form part of this contract or are being carried out by others.

4.13.7 Lead Containing Materials: Where the previous coatings are suspected of containing a high percentage of lead, the advice of the local Environmental Health Department or the HSE should be sought and their recommendations for preparatory work followed, even if at variance with this specification.

4.13.8 Asbestos Containing Surfaces: When preparing asbestos containing surfaces, the recommendations of the HSE must be adhered to at all times.

4.13.9 Primers: All primers must be appropriate for the surface and for subsequent coats, applied by brush and to harden in accordance with manufacturers recommendations

4.13.10 Damp Surfaces: No materials must be applied to surfaces which are structurally or superficially damp. All surfaces must be free from condensation, dirt etc before and during treatment. Where efflorescence is present, it must be removed by rubbing with course sacking at frequent intervals. Further treatment must not be attempted until all efflorescence has ceased.

4.13.11 Continuity of Works: Prepared metalwork and woodwork must be coated as soon as possible on the day of preparation and before the standard of preparation has

deteriorated. No coatings must be left in an exposed or unsuitable situation for an undue period before applying the finishing coat.

4.13.12 Weather Conditions: Exterior or exposed applications must not be carried out under extreme weather conditions such as extremes of temperature i.e. below 40°F (5°C) or during rain, fog or relative humidity above 80% or when such temperatures or RH may be expected. Moisture content of timber shall be constant and <14% before painting commences.

4.14 General Matters

4.14.1 The Contractor shall clean all glass and brickwork etc and generally leave the site clean and tidy at the completion of the works.

4.14.2 Wet paint notices will be provided by the Contractor and placed in prominent positions.

4.14.3 Paint is to be applied with the correct form of application dependent on the substrate and as agreed with the CA or specified by the manufacturer.

4.14.4 All materials used must be in accordance with the latest approved BS.

4.14.5 First coats must not be applied until the surfaces have been inspected and the preparatory work approved by the Quality Control Manager or the client.

4.14.6 No undercoats, or finishing coats, must be applied until the previous coat has been similarly inspected and approved.

4.14.7 The Manufacturer's Representative must be allowed free access to the work at any reasonable time on behalf of the client or his agent.

5 Specification of Works

5.1 Redecorate/touch up/make good

5.1.1 Note that “redecorate/touch up” or “make good decoration” includes preparation, priming, one undercoat and either one gloss coat to previously painted surfaces or reinstating any stain or clear finish for previously stained or clear finish surfaces.

5.2 Materials - Generally

5.2.1 Obtain undercoats and finishing coats for an individual surface from the same manufacturer.

5.2.2 Ensure paints are delivered to the Property in sealed containers as received from the manufacturer and no labels are removed or painted out. Use the paint without adulteration.

5.2.3 Under no circumstances thin paint supplied by the manufacturer unless approved by the Client. When such Approval has been granted, carry out thinning with thinners of the type stated in the manufacturer’s technical data sheet.

5.2.4 Execute painting in shades Approved by the Client. Submit samples of tints before ordering Materials. Ensure each coat of paint matches the finished shade, and where tint types are required by the manufacturer's technical data sheet, they are used.

5.2.5 Provide samples of Materials to the Client for Approval in sample tins filled 7/8 full after the contents of the container or kettle have been thoroughly stirred and mixed. Record all relevant details of the Materials sampled.

5.2.6 Immediately remove any unsatisfactory Materials from the Property and make good any Works executed with such defective Materials.

5.2.7 Use water based paints where appropriate.

5.2.8 Knotting. Use a best quality shellac knotting compound, dissolved in methylated spirits. Cover all knots and resinous parts.

5.2.9 Stopping. Ensure stopping/filler for: plasterwork - is a plaster based filler applied to a PVA solution primed surface, or a proprietary filler suitable for plaster repairs; internal woodwork, hardboard, fireboard and plywood - is a proprietary wood filler either suitably pre-coloured to match the base material or of a neutral colour and capable of being stained to match the required colour when stain is applied; external woodwork – is a proprietary filler recommended for external use Approved by the Client, (and tinted to match the colour of the stained/varnished finish where appropriate); and clear finished woodwork - is tinted to match the surrounding woodwork.

5.2.10 Primer for alkaline surfaces. For alkaline surfaces use an alkali resistant sealer/primer and finish with a top coat of the type stated in the manufacturer's technical data sheet.

5.2.11 Primer for iron and steelwork. Prime iron and steelwork with a primer of the type stated in the manufacturer's technical data sheet for the subsequent finish coats.

5.2.12 Primer for galvanised iron and steelwork. Prime galvanised iron and steelwork with a primer that is compatible with the subsequent finish coats. Pretreat new galvanised surfaces with a mordant solution before priming.

5.2.13 Primer for hardboard. Where hardboard is not factory primed or sealed, use a suitable primer of the type stated in the manufacturer's technical data sheet for the subsequent finish coats.

5.2.14 Primer for woodwork. For woodwork, use a finishing ready-mix primer obtained from the maker of the undercoat and finishing coats.

5.2.15 Primer for oily or resinous timbers. For British Columbia pine (Douglas fir) or other oily or resinous timber, use an aluminium based priming paint not darker than BS 4800:2011 Colour 00A01 Approved by the Client which is compatible with the subsequent coats of the type stated in the manufacturer's technical data sheet.

5.2.16 Primer for stains. For stain finishes, ensure surfaces are clean, rubbed down to an even finish and lightly keyed to every coat except the top coat.

5.2.17 Stabilising sealer. Use a type and make of stabilising sealer recommended by the manufacturer of the undercoat and finishing coat.

5.2.18 Chemical stripper. Ensure chemical paint stripper is water soluble.

5.2.19 Anti fungal solution. Ensure an anti-fungal solution is appropriate to the surface being treated and is used in accordance with The Control of Pesticides Regulations 1986 (amended 1997) and The Pesticides Act 1998.

5.3 Preparation of surfaces

5.3.1 Thoroughly prepare all surfaces to a high standard of preparatory work. Note that "prepare" used in the Schedule of Rates includes all Works described below including washing down, priming and painting extra coats but excluding paint removal.

5.3.2 Report any necessary paint removal to the Client and agree the extent of this with the Client before starting this Work. Note that no payment will be made for paint removal unless this is done.

5.3.3 Apply a liberal brush coat of timber preservative conforming to Building Establishment Technical Note No. 24 (or European equivalent) to existing bare non-durable timber surfaces. Allow adequate time for this to dry before overcoating.

5.3.4 Rub down previously painted surfaces in good condition with abrasive paper and fill cracks with a propriety filler as described.

5.3.5 Treat stains on the ceiling before decoration to prevent them bleeding through subsequent decorative coatings with a proprietary stain stop or blocker appropriate to the substrate and in keeping with the requirements of the finish to be applied.

5.3.6 Use tinted undercoats if the Client so Instructs.

5.3.7 Approval. Where specified, obtain the Approval of the Client to the preparation of surfaces before applying any coating.

5.3.8 Stopping. Where stopping/filling is referred to in this Section, use the appropriate stopping as described in the Materials Section.

5.3.9 Burning off. Burn off and rub down to remove paint from wooden surfaces. Fill in cracks, knot, prime and stop woodwork so exposed all as described for new work, rub down with fine abrasive paper and apply one additional undercoat before painting as specified. Burning off is not permitted indoors without the express written permission of the Client.

5.3.10 Plaster, render, concrete and brickwork. Remove plaster or mortar splashes from the decorated surfaces by scraping. Stop all holes, cracks, etc. Brush down the whole surface to remove dust and loose material. Remove all traces of mould oil by scrubbing with water and detergent and rinsing with clean water to remove all detergent.

5.3.11 Allow plaster surfaces to dry out completely before decorating, (i.e.< 10% moisture content).

5.3.12 Remove efflorescence first by wiping dry with a dry course cloth and then with a damp cloth. Leave the surfaces for 48 hours to see if efflorescence has ceased and clean the surfaces to remove dirt, dust, etc. Allow the surfaces to dry out thoroughly before

painting is commenced. When efflorescence has occurred or is suspected, defer painting as Instructed by the Client. New plaster/render should be allowed to dry for a minimum of 28 calendar days before decorating.

5.3.13 Cut out loose and defective rendering and make good before redecoration. Stabilise existing surfaces to be redecorated with a stabilising agent of 1:10 PVA solution or 1:3PVA solution to soffits.

5.3.14 Plasterboard to receive direct redecoration. Finish the joints in plasterboard ceilings to receive textured decorative finishings as described in the 'Plasterwork and other floor, wall and ceiling finishes' section.

5.3.15 Iron and steel. Remove rust, mill scale, welding slag and flux residue from iron and steel surfaces by wire brushing, scraping, hammering, flame cleaning, etc.

5.3.16 Previously painted metalwork. Thoroughly clean down all paintwork which is in sound condition and rub down with abrasive paper. Remove small areas of defective paint and all rust and loose scale by chipping, scraping and wire brushing back to clean metal. Prime the metal so exposed immediately after preparation with one coat of primer and apply one additional undercoat before painting.

5.3.17 Remove large areas of defective paint by using a non-caustic stripper appropriate to the substrate and in accordance with the technical data sheet for the subsequent coats or by chipping, scraping and wire brushing back to clean metal. In all cases where rust is apparent, scrape the rusting section and a sufficient area around it clean of all paint and rust and coat it with a rust inhibiting primer Approved by the Client in addition to the priming coat described.

5.3.18 Defective putties. Hack out defective, cracked or uneven putties to glazing, prepare and prime the rebates as required and make good the putties before any painting is carried out. Allow putties to form a hard skin before painting with an oil based paint or allow for no less than 14 calendar days drying time where water based paint/stain is to be applied.

5.3.19 Hardboard. Remove dirt and grease from hardboard surfaces. Before priming ensure all nail holes and other imperfections are stopped/filled in.

5.3.20 Plywood. Fill as required with a plastic based filler before priming/staining. Prime surfaces of internal plywood before painting with one coat of primer, filled as required with a plastic based filler. Rub and dust down and apply a second coat of primer/stain.

5.3.21 Before final priming/staining ensure that all imperfections are stopped, rubbed down and brushed off. Prime/stain surfaces of external plywood before painting with one coat of primer/stain. Where stain is to be applied use a stainable filler, or a filler pre-coloured to match the stain finish. Rub and dust down and apply a second coat of primer/stain.

5.3.22 Woodwork to be painted. Before fixing woodwork, rub down surfaces that will be visible after fixing. Scorch back excess resin from live knots and resin pockets. Coat all knots and resinous areas with fresh knotting. Prime all surfaces, ensure all nail holes and other imperfections are stopped/filled. Rub down the whole surface and brush off all dust before the undercoat is applied.

5.3.23 Previously painted woodwork. Wash down thoroughly with sugar soap or white spirit solution all paintwork which is in sound condition and allow to dry. Rub down to a smooth surface with an abrasive paper, achieving the final pre-paint finish with a fine grain abrasive paper to achieve a finish free from abrasive marks. Rinse well with clean water and allow to dry. Fill in cracks, etc., as described for new woodwork.

5.3.24 Remove small areas of cracked or defective paint by carefully scraping back to a firm edge. Knot, prime and stop woodwork so exposed as described for new work. Sand with fine abrasive paper and apply one additional undercoat before painting if required.

5.3.25 Apply a liberal coat of brush applied water repellent timber preservative conforming to the recommendations of BS 8417:2011+A1:2014 to bare existing non-durable timber surfaces or surfaces with defective areas of paint film. Allow adequate time to dry before overcoating.

5.3.26 On existing coated timber, remove any degraded surface timber by sanding down to clean sound timber. Remove resinous exudations by heat using hot air gun. Apply 2 coats of knotting to affected areas and any exposed knots and allow to dry.

5.3.27 On existing coated timber, remove dirt, algae and dead fibre by means of high pressure power hosing, apply one coat fungicide and leave for 72 hours.

5.3.28 Woodwork to receive a clear finish. Stop/fill holes and other imperfections in surfaces that are to receive a clear finish. Rub down the whole surface and brush off all dust.

5.3.29 Prepare existing varnished surfaces in sound condition by cleaning down with a suitable detergent and thoroughly rinsing them. Lightly key sound existing finishes to an even finish over the entire surface ensuring that all existing finish sheen is removed.

5.3.30 Strip and revarnish existing varnished surfaces in unsound condition.

5.3.31 Woodwork to receive stain finish. Prepare previously treated and untreated surfaces that are to receive a proprietary stain finish in accordance with the manufacturer's technical data sheet.

5.4 Workmanship

5.4.1 Paint: In order to eradicate any unauthorised addition of thinners or driers, or other adulteration of paint:

5.4.2 give adequate supervision during the painting work to ensure that paint is not adulterated;

5.4.3 note that if cases of unauthorised or excessive thinning or other adulterations are discovered, the Client will usually exercise the power contained in this Contract to require the removal of the Staff members concerned;

5.4.4 Ensure a notice is exhibited drawing the attention of Staff to the Client's requirement to use paint as supplied by the manufacturer and the consequences of a breach of this requirement; and note that similar requirements will apply to Sub-Service Providers.

5.4.5 Stirring of Materials

5.4.6 Thoroughly stir the contents of all cans and containers of Materials before and during use. Suitably strain them as and when necessary.

5.4.7 Application

5.4.7.1 Apply coatings by brush or roller. Use sprays only with the prior Approval of the Client. Where spray application is approved it shall be applied as directed by the manufacturer, including thinning with thinners of a type and to a ratio that complies with the manufacturer's technical data sheet.

5.4.8 Priming of glazing beads

5.4.8.1 Prime/stain glazing beads, rebates and the backs of beads at the same time as priming/staining the window frames.

5.4.9 Condition of priming

5.4.9.1 If the priming/staining has in any way deteriorated or has been damaged by the time of the first coat, rub down and reprime/restain the affected portions, or the whole if necessary. Where required, touch up with the same primer/stain or equivalent all articles, such as the windows, that were primed by their manufacturers.

5.4.10 Coatings to be dry

5.4.10.1 Allow coatings to dry thoroughly for the time specified by the manufacturer before applying succeeding coats.

5.4.11 Painting windows/doors

5.4.11.1 Do not paint windows or doors in the closed position.

5.4.12 Rubbing down

5.4.12.1 Rub down and de-nib undercoats for paints and clear finishes to a smooth surface with abrasive paper. Remove all dust before the succeeding coat is applied.

5.4.13 Differing colours of undercoats

5.4.13.1 Ensure each succeeding coat of priming and undercoating paint is sufficiently different in colour to be readily distinguishable.

5.4.14 Unsuitable conditions

5.4.14.1 Do not apply coating: to surfaces affected by wet, damp, foggy or frosty weather or other unsuitable conditions; to any damp surface; or in temperatures below 5^0 Centigrade or when heat is likely to cause blistering or wrinkling.

5.4.14.2 Take all necessary precautions including restrictions on working hours, providing temporary protection and allowing extra drying time, to ensure that coatings are not adversely affected by climatic conditions before, during and after application.

5.4.15 Protection of wet surfaces

5.4.15.1 Take adequate care to protect surfaces whilst still wet, by the use of screens and 'wet paint' signs where necessary. Take responsibility for any damage which may be caused by or through wet paint.

5.4.16 Damage to adjoining surfaces

5.4.16.1 Take care not to damage or stain other Works when storing Materials, preparing surfaces, or applying paint or stains. Remove all such stains, making good the stained surface and touching up any paintwork disturbed.

5.4.17 Cleanliness

5.4.17.1 Keep surfaces clean and free from dust during the painting processes. Do not carry out painting in the vicinity of other operations which might cause dust. Provide a suitable movable receptacle into which all liquids (including slop washings) are placed. Ensure this is not tipped down any of the gullies, manholes, sinks, basins, water closets or any other sanitary fittings. Remove all solid refuse or inflammable residues from the Property.

5.4.18 Removal of ironmongery

5.4.18.1 Remove surface fixed ironmongery, fittings and door/window furniture (except hinges) before painting and refix them on completion.

5.4.19 Radiators

5.4.19.1 Take down radiators to allow the proper decoration of the surfaces behind. Refit the radiators and refill the systems including inhibitor and balance if required.

5.4.20 Protection of furniture

5.4.20.1 Protect all furniture and fittings, use dust sheets and remove items such as curtains before commencing the Works. Rehang or reinstate on completion of the Works.

5.4.21 Protection:

5.4.21.1 Adequately protect both internal and external surfaces which are not to be coated, by covering with dust sheets or other suitable materials. Exhibit 'Wet paint' signs and provide barriers where necessary to prevent damage to freshly applied coatings.

5.4.22 Concealed Joinery Surfaces:

5.4.22.1 Where one or more additional coats are specified to be applied in the factory, they must be applied to all surfaces, including those which will be concealed when incorporated into the building.

5.4.23 Painting Existing Concrete:

5.4.23.1 Preparation: - Remove surface salts and other loose material with stiff brush. Leave for 48 hours and repeat process if necessary. Apply one coat of fungicide solution and leave for 72 hours, apply one coat proprietary sealer/primer, carefully remove all loose or defective areas of coating to a firm edge. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. Remove heavy deposits of oil, grease, etc. with a suitable proprietary cleaning solution, sand down surfaces while still wet to provide a key, rinse off and allow to dry, patch prime as specified. fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust, apply additional coats to areas where paint has been removed to restore the original coating thickness (Bring forward). Sand down junctions to give a flush surface.

5.4.23.2 Apply initial coat of exterior quality water based masonry paint and one finishing coat of exterior quality water based masonry paint.

5.4.24 Painting New Concrete:

5.4.24.1 Preparation: - Remove surface salts and other loose material with stiff brush. Leave for 48 hours and repeat process if necessary. Apply one coat of fungicide solution and leave for 72 hours, apply one coat proprietary sealer/primer, apply one coat of exterior quality water based masonry paint thinned as necessary in accordance with the manufacturer's technical data sheet. Sand down junctions to give a flush surface.

5.4.24.2 Apply initial coat of exterior quality water based masonry paint and one finishing coat of exterior quality water based masonry paint.

5.4.25 Painting Existing Render:

5.4.25.1 Preparation: Take back to a firm edge all areas of poorly adhering or defective coatings. Remove all loose or powdery material by vigorously brushing down with suitable stiff brushes and dust off. Where appropriate on smooth surfaces, rub down sound areas to produce the necessary key for good adhesion and dust off. Cut out and make good all cracks, holes, open joints and other imperfections etc., with an approved proprietary filler, rub down smooth and dust off. Prime all sound bare areas exposed by the removal of coatings with one coat of exterior quality water based masonry paint, thinned as necessary in accordance with the manufacturer's technical data sheet. Apply stabilising primer to all areas. Bring forward all areas which during preparation were taken back to bare substrate or disfigured/exposed by the removal of the previous coating with one coat of exterior quality water based masonry paint of the selected shade.

5.4.25.2 Apply initial coat of exterior quality water based masonry paint and one finishing coat of exterior quality water based masonry paint.

5.4.26 Painting New Render:

5.4.26.1 Preparation: Thoroughly clean down to remove all surface contamination, mortar splashes, nibs etc. Allow to fully dry. Cut out and make good all cracks, holes, open joints and other imperfections etc., with an approved proprietary filler, rub down

smooth and dust off. Apply one coat of exterior quality water based masonry paint, thinned as necessary in accordance with the manufacturer's technical data sheet. .

5.4.26.2 Apply initial coat of exterior quality water based masonry paint and one finishing coat of exterior quality water based masonry paint.

5.4.27 Painting Existing Concrete / Render with Anti-Graffiti Paint:

5.4.27.1 Preparation: Carefully remove all loose or defective areas of coating to a firm edge. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. Remove heavy deposits of oil, grease, etc. with a suitable proprietary cleaning solution. - Sand down surfaces while still wet to provide a key. Rinse off and allow to dry, patch prime as specified, fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust. Apply additional coats to areas where paint has been removed to restore the original coating thickness (Bring forward). Sand down junctions to give a flush surface.

5.4.27.2 Apply initial coat of two pack water based epoxy anti-graffiti paint and one finishing coat of two pack water based epoxy anti-graffiti paint.

5.4.28 Painting New Concrete / Render with Anti-Graffiti Paint:

5.4.28.1 Preparation: Remove surface salts and other loose material with stiff brush. Leave for 48 hours and repeat process if necessary. Apply one coat of fungicide solution and leave for 72 hours, fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust. Apply one coat proprietary sealer/primer. Sand down junctions to give a flush surface.

5.4.28.2 Apply initial coat of two pack water based epoxy anti-graffiti paint and one finishing coat of two pack water based epoxy anti-graffiti paint.

5.4.29 Painting Existing Coated Brickwork/Blockwork:

5.4.29.1 Preparation: Carefully remove all loose or defective areas of coating to a firm edge. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. Remove heavy deposits of oil, grease, etc. with a suitable proprietary cleaning solution. Sand down surfaces while still wet to provide a key. Rinse off and allow to dry, patch prime as specified. Fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust. Apply additional coats to areas where paint has been removed to restore the original coating thickness (Bring forward). Sand down junctions to give a flush surface.

5.4.29.2 Apply one initial coat of exterior quality Pliolite based masonry paint, and one finishing coat of exterior quality Pliolite based masonry paint.

5.4.30 Painting New Brickwork/Blockwork:

5.4.30.1 Preparation: Carefully remove all loose mortar etc. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. New

brickwork/blockwork: Remove surface salts and other loose material with stiff brush. Leave for 48 hours and repeat process if necessary. Apply one coat of exterior quality Pliolite based masonry paint thinned as necessary in accordance with the manufacturer's technical data sheet. Sand down junctions to give a flush surface.

5.4.30.2 Apply one initial coat of exterior quality Pliolite based masonry paint, and one finishing coat of exterior quality Pliolite based masonry paint.

5.4.31 Painting Existing Plaster – Oil based Paint:

5.4.31.1 Preparation: Remove dirt and surface deposit with a stiff brush and rub down to remove nibs, trowel marks, plaster and paint splashes. Widen cracks sufficiently to receive proprietary filler. Brush cracks to remove any loose plaster and fill with proprietary filler and rub flush with surface. Apply one coat proprietary primer/sealer.

5.4.31.2 Apply one initial coat of oil based vapour barrier paint and one finishing coat of oil based vapour barrier paint.

5.4.32 Painting New Plaster – Oil based Paint:

5.4.32.1 Preparation: Lightly rub over-trowelled glossy plaster with worn abrasive paper. Fill all depressions, holes and cracks and lightly rub down flush with surface, apply one coat proprietary sealer/primer.

5.4.32.2 Apply one initial coat of oil based vapour barrier paint and one finishing coat of oil based vapour barrier paint.

5.4.33 Painting Existing Plaster – Emulsion Paint:

5.4.33.1 Preparation: - Remove dirt and surface deposits with a stiff brush. Widen cracks sufficiently to receive proprietary filler. Brush cracks to remove any loose plaster and fill with proprietary filler and rub flush with surface. Rub down to remove nibs, trowel marks and plaster and paint splashes, lightly rub over-trowelled glossy plaster with worn abrasive paper, fill all depressions, holes and cracks and lightly rub down flush with surface, apply one coat proprietary sealer/primer.

5.4.33.2 Apply two finishing coats of emulsion paint.

5.4.34 Painting New Plaster – Emulsion Paint:

5.4.34.1 Preparation: - Remove dirt and surface deposits with a stiff brush. Rub down to remove nibs, trowel marks and plaster splashes, lightly rub over-trowelled glossy plaster with worn abrasive paper, fill all depressions, holes and cracks and lightly rub down flush with surface, apply one coat proprietary sealer/primer, apply one coat of emulsion paint thinned as necessary in accordance with the manufacturer's technical data sheet.

5.4.34.2 Apply two finishing coats of emulsion paint.

5.4.35 Painting Existing Plaster – Eggshell Paint

5.4.35.1 Preparation: Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off.

5.4.35.2 Initial coats: Prime all sound bare areas with one coat of eggshell paint thinned in accordance with the manufacturer's technical data sheet.

5.4.35.3 Apply two finishing coats of eggshell paint.

5.4.36 Painting New Plaster – Eggshell Paint

5.4.36.1 Preparation: Remove dirt and surface deposits with a stiff brush. Rub down to remove nibs, trowel marks and plaster splashes, lightly rub over-trowelled glossy plaster with worn abrasive paper, fill all depressions, holes and cracks and lightly rub down flush with surface, apply one coat proprietary sealer/primer, apply one coat of eggshell paint thinned in accordance with the manufacturer's technical data sheet.

5.4.36.2 Apply two finishing coats of eggshell paint.

5.4.37 Painting Existing Plaster – Vinyl Matt Paint

5.4.37.1 Preparation: Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off.

5.4.37.2 Initial coats: Prime all sound bare areas with one coat of vinyl matt paint thinned in accordance with the manufacturer's technical data sheet.

5.4.37.3 Apply two finishing coats of vinyl matt paint.

5.4.38 Painting New Plaster – Vinyl Matt Paint

5.4.38.1 Preparation: Remove dirt and surface deposits with a stiff brush. Rub down to remove nibs, trowel marks and plaster splashes, lightly rub over-trowelled glossy plaster with worn abrasive paper, fill all depressions, holes and cracks and lightly rub down flush with surface, apply one coat proprietary sealer/primer, apply one coat of vinyl matt paint thinned in accordance with the manufacturer's technical data sheet.

5.4.38.2 Apply two finishing coats of vinyl matt paint.

5.4.39 Painting Existing Painted Internal Surfaces – Anti Graffiti Paint

5.4.39.1 Preparation: Remove existing graffiti with an approved appropriate graffiti removal system, thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off.

5.4.39.2 Prime all sound bare areas with one coat of anti graffiti paint sealer, bring forward sealed areas with anti graffiti paint primer, apply two finishing coats of anti-graffiti paint.

5.4.40 Painting Internal Surfaces – Anti Graffiti Paint

5.4.40.1 Preparation: Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off.

5.4.40.2 Prime all sound bare areas with one coat of anti graffiti paint sealer, bring forward sealed areas with anti graffiti paint primer, apply two finishing coats of anti-graffiti paint.

5.4.41 Painting Existing Painted Internal Surfaces – Class “O” or “1” Fire Retardant Finish

5.4.41.1 Preparation: Remove existing graffiti with an approved appropriate graffiti removal system, thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off. Seal marks or suspect areas and surfaces that remain powdery and friable after thorough preparation with one coat of stain blocker

5.4.41.2 Finishing system: Apply three coats of Class “O” or Class “1” as instructed by the Client fire retardant basecoat applied strictly in accordance with the manufacturer’s technical data sheet. Apply two finishing coats of eggshell paint

5.4.42 Painting New Internal Surfaces – Class “O” or “1” Fire Retardant Finish

5.4.42.1 Preparation: Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion.

Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off.

5.4.42.2 Finishing system: Apply three coats of Class "O" or Class "1" as instructed by the Client fire retardant basecoat applied strictly in accordance with the manufacturer's technical data sheet. Apply two finishing coats of eggshell paint.

5.4.43 Painting Previously Painted Internal Metal– Gloss Paint

5.4.43.1 Preparation: Thoroughly clean down to remove all surface contamination. Carefully scrape back to a firm edge all areas of damaged paint coatings. Scrape and wire brush corroded steel to produce a clean metal surface. Rub down with a suitable abrasive and dust off. All surfaces should be prepared to the minimum standard recommended in BS 7079:2009 at the time of coating. Prime all bare metal with two coats of zinc phosphate primer, applied in accordance with the manufacturer's technical data sheet. Bring forward primed areas with one coat of undercoat.

5.4.43.2 Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet.

5.4.44 Painting New Internal Metal– Gloss Paint

5.4.44.1 Preparation: Thoroughly clean down to remove all surface contamination. Rub down with a suitable abrasive and dust off. All surfaces should be prepared to the minimum standard recommended in BS 7079:2009 at the time of coating at the time of coating. Prime all metal with two coats of zinc phosphate primer, applied in accordance with the manufacturer's technical data sheet. Apply one coat of undercoat.

5.4.44.2 Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet.

5.4.45 Painting Previously Painted External Metal– Gloss Paint

5.4.45.1 Preparation: Thoroughly clean down to remove all surface contamination. Carefully scrape back to a firm edge all areas of damaged paint coatings. Scrape and wire brush corroded steel to produce a clean metal surface. Rub down with a suitable abrasive and dust off. All surfaces should be prepared to a minimum standard recommended in BS 7079:2009 at the time of coating. Prime all bare metal with two coats of zinc phosphate primer or other equal approved, applied in accordance with the manufacturer's technical data sheet. Bring forward primed areas with one coat of undercoat.

5.4.45.2 Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet

5.4.46 Painting New External Metal– Gloss Paint

5.4.46.1 Preparation: Thoroughly clean down to remove all surface contamination. Rub down with a suitable abrasive and dust off. All surfaces should be prepared to the minimum standard recommended in BS 7079:2009 at the time of coating at the time of coating. Prime all metal with two coats of zinc phosphate primer, applied in

accordance with the manufacturer's technical data sheet. Apply one coat of undercoat.

5.4.46.2 Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet.

5.4.47 Painting Galvanised Steel – Gloss Paint

5.4.47.1 Preparation: Wash with white spirit to remove dirt and grease then wash with mild detergent solution and rinse off with clean water. Pretreat with mordant solution. Retreat non-blackened areas to achieve blackening of whole of surface. If galvanizing is defective obtain instructions before proceeding.

5.4.47.2 Apply one coat zinc phosphate primer, apply one coat of undercoat.

5.4.47.3 Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet.

5.4.48 Painting Previously Painted Internal Timber – Gloss Oil Paint

5.4.48.1 Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer; prime all bare areas and areas exposed by the removal of coatings with one coat of wood primer, thinned as manufacturer's technical data sheet.

5.4.48.2 Apply one coat of oil based undercoat and one finishing coat of gloss oil based paint.

5.4.49 Painting Previously Painted Internal Timber – Gloss Water Based Paint

5.4.49.1 Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer; prime all bare areas and areas exposed by the removal of coatings with one coat of wood primer, thinned as manufacturer's technical data sheet.

5.4.49.2 Apply one coat of water based undercoat and one finishing coat of gloss water based paint.

5.4.50 Painting New Internal Timber – Gloss Oil Paint

5.4.50.1 Preparation: Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer; apply one coat of wood primer.

5.4.50.2 Apply one coat of oil based undercoat and one finishing coat of gloss oil based paint.

5.4.51 Painting New Internal Timber – Gloss Water Based Paint

5.4.51.1 Preparation: Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer; apply one coat of wood primer.

5.4.51.2 Apply one coat of water based undercoat and one finishing coat of gloss water based paint.

5.4.52 Painting Previously Painted External Timber – Exterior Quality Gloss Paint

5.4.52.1 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Remove all areas of blistered, poorly adhering or defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open up all joints which are not tight fitting and rake out thoroughly. Rub down to feather broken edges of existing coating and dust off. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer. Prime all bare areas and areas exposed by the removal of coatings with one coat of exterior preservative primer. Bring forward all primed and/or filled areas to match existing with one coat of 8 years all weather protection exterior flexible undercoat of appropriate shade.

5.4.52.2 Apply one coat of 8 year all weather protection water based undercoats of appropriate shade, and one finishing coat of 8 year all weather protection exterior high gloss paint.

5.4.53 Painting New External Timber – Exterior Quality Gloss Paint

5.4.53.1 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail

holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer. Apply one coat of exterior preservative primer.

5.4.53.2 Apply one coat of 8 year all weather protection water based undercoats of appropriate shade, and two finishing coats of 8 year all weather protection exterior high gloss paint.

5.4.53.3 Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive. Finally rinse down and allow to dry. Prime all bare areas with two coats of gloss paint, thinned as manufacturer's technical data sheet. Bring forward all primed areas with one coat of gloss paint.

5.4.53.4 Apply one finishing coat of gloss paint

5.4.53.5 Preparation and making good: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive. Finally rinse down and allow to dry. Prime all bare areas with two coats of 8 year all weather protection exterior gloss, thinned as manufacturer's Technical data sheet. Bring forward all primed areas with one coat of 8 year all weather protection exterior gloss.

5.4.53.6 Apply one finishing coat of 8 year all weather protection exterior gloss paint.

5.4.54 Previously Wood stained Internal Timber – Decorative Protection

5.4.54.1 Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Touch in any bare areas with one coat of decorative wood stain of appropriate shade, thinned as manufacturer's technical data sheet.

5.4.54.2 Apply two finishing coats of decorative wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

5.4.54.3 New Internal Timber – Decorative Protection

5.4.54.4 Preparation: Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Rinse down and

allow to dry. Make good all nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Apply one coat of decorative wood stain of appropriate shade, thinned as manufacturer's technical data sheet.

5.4.54.5 Apply two finishing coats of decorative wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

5.4.54.6 Previously Opaque Wood stained External Timber – Decorative Protection

5.4.54.7 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Remove all areas of blistered, poorly adhering or defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open up all joints which are not tight fitting and rake out thoroughly. Rub down to feather broken edges of existing coating and dust off. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary stopper/filler designed for use with a woodstain system, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Prime all sound bare areas and areas exposed by the removal of coatings with one coat of 8year all weather preservative basecoat. If required, touch in any primed areas with 8 year all weather protection stain to match the surrounding timber for colour and build. Allow to dry.

5.4.54.8 Apply two finishing coats of opaque 8 year all weather protection wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

5.4.54.9 Opaque Wood stained New External Timber – Decorative Protection

5.4.54.10 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary stopper/filler designed for use with a woodstain system, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Apply one coat of 8 year all weather preservative basecoat.

5.4.54.11 Apply three finishing coats of opaque 8 year all weather protection wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

5.4.55 Previously Transparent Wood stained External Timber – Decorative Protection

5.4.55.1 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Remove all areas of blistered, poorly adhering or defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open up all joints which are not tight fitting and rake out thoroughly. Rub down to feather broken edges of existing coating and dust off. Abrade the surfaces in the direction of the grain to remove any

grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary stopper/filler designed for use with a woodstain system, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Prime all sound bare areas and areas exposed by the removal of coatings with one coat of 8 year all weather preservative basecoat. If required, touch in any primed areas with 8 year all weather protection stain to match the surrounding timber for colour and build. Allow to dry.

5.4.55.2 Apply two finishing coats of transparent 8 year all weather protection wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

5.4.56 Transparent Wood stained New External Timber – Decorative Protection

5.4.56.1 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary stopper/filler designed for use with a woodstain system, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Apply one coat of 8 year all weather preservative basecoat.

5.4.56.2 Apply three finishing coats of transparent 8 year all weather protection wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

5.4.57 Previously Varnished Internal Timber – Polyurethane Varnish

5.4.57.1 Preparation: and making good: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc with an approved proprietary filler, rub down smooth and dust off. Touch in any bare areas with one coat of interior polyurethane varnish or other equal approved, thinned as manufacturer's technical data sheet.

5.4.57.2 Apply two finishing coats of gloss, satin or matt interior polyurethane varnish as specified, brush well in avoiding aeration and layoff, rub down lightly between coats along the grain.

5.4.58 Previously Preservative Treated Sawn Timber; External

5.4.58.1 Preparation: Brush down to remove loose fibres, grey denatured timber and poorly adhering or defective coatings. Thoroughly clean down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Rinse with clean water and allow to dry. Surfaces which are contaminated with mould and/or vegetable growths should be scraped and treated with an appropriate fungicidal wash applied strictly in accordance with the

manufacturer's technical data sheet. Ensure all surfaces are completely dry. Apply two thin coats of knotting solution to all knots and resinous areas and allow to dry. Spot prime all knots and bare areas with two coats of coloured timber preservative primer.

5.4.58.2 Apply one or two (as specified by Client) finishing coats of opaque fencing timber preservative of selected shade.

5.4.59 Preservative Treated New Sawn Timber; External

5.4.59.1 Preparation: Brush down to remove loose fibres and grey denatured timber Thoroughly clean down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Rinse with clean water and allow to dry. Apply two thin coats of knotting solution to all knots and resinous areas and allow to dry. Spot prime all knots and bare areas with two coats of coloured timber preservative primer.

5.4.59.2 Apply two finishing coats of opaque fencing timber preservative of selected shade.

5.4.60 Stripping Wallpaper:

5.4.60.1 Strip wall paper, lining paper, etc., clear away debris, remove dirt and surface deposits with a stiff brush, rub down to remove trowel marks, plaster and paint splashes. Lightly rub glossy plaster with worn abrasive paper. - Fill all depressions, holes and cracks with suitable filler and lightly rub down flush with surface.

5.4.61 Vinyl Covered Backgrounds:

5.4.61.1 Where these are to be stripped, the paper backing may be retained as a lining if in good condition and firmly adhering. Stick down any lifting edges and corners.

5.4.62 Treatment of Organic Growths:

5.4.62.1 Remove all loose growths and infected coatings/ decorations. Apply appropriate biocidal solution to growth areas and surrounding surfaces. Scrape or brush off all dead growth. Remove infected materials immediately to ensure that no other areas become infected. Apply appropriate residual effect biocidal solution to inhibit re-establishment of growths. Biocides must be approved and registered by the Health and Safety Executive (HSE) and listed as surface biocides.

5.4.63 Hanging Wallpaper, Lining Paper etc., Generally:

5.4.63.1 All joints must be truly vertical and/or horizontal, straight and fully adhered with edges neatly cut to ceilings and skirtings. Finished coverings must be securely adhered, smooth and free of air bubbles, wrinkles, gaps, tears, adhesive marks and stains.

5.4.64 Sizing:

5.4.64.1 Where specified size surfaces with a solution of wallpaper paste diluted in accordance with the manufacturers technical data sheet.

5.4.65 Lining Paper:

5.4.65.1 Apply size to BS 3357 to walls and hang lining paper with adhesive to BS 3046 with butt joints and turn all edges. When not specified otherwise, select type and weight to suit covering and background. Hang lengths with butt joints; do not overlap. Hang lengths transversely to direction of covering. Leave to dry for 24 hours before hanging covering.

5.4.66 Adhesive:

5.4.66.1 When not specified otherwise, type to be as recommended by the covering manufacturer or, in the absence of such recommendation, type to be approved. Adhesives to contain a fungicide and be made up in accordance with the manufacturer's technical data sheet.

5.4.67 Coverings:

5.4.67.1 Self edged coverings to be trimmed to a true straight edge before hanging, unless manufacturer recommends overlap joints. Hang wall coverings vertically unless specified otherwise. Hang ceiling coverings parallel to the main window wall unless specified otherwise. Isolate any metallic foil/fabric coverings from electrical contact.

5.4.68 Joints in Coverings:

5.4.68.1 Hang lengths with neat butt joints generally with the patterns matching where applicable. Hang lengths with neat overlapped joints only when permitted by the covering manufacturer where butt joints are impractical.

5.4.68.2 Hang lengths in one piece generally. Cross joints are only permitted where single lengths are impractical.

5.4.69 Joints in Coverings - Overlapped and Cut:

5.4.69.1 Hang lengths with neat overlapped joints. Cut through when stable to a true straight edge, without damaging the background, and bond joints. Hang lengths in one piece generally. Cross joints are only permitted where single lengths are impractical.

5.4.70 Shading:

5.4.70.1 Use lengths in the sequence they are cut from the roll. Check each length for colour and pattern match before hanging.

5.4.71 Do not reverse alternate lengths unless recommended by the covering manufacturer.

5.4.71.1 Check for shade variation after hanging the first three lengths. Inform the Client Representative of any variation before proceeding.