

CERAMIC FLOORING

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are trading names of BDW Trading Limited “the Company”.

- b) **Clearing**
The Contractor is responsible for clearing up and safe removal of waste materials arising from execution of the Works, as part of this Trade Specification.

The Contractors attention is particularly drawn to the sections below which, state where waste materials must be removed as work progresses, ensuring that all waste materials have been removed following the completion of the Works.

Failure to comply with this requirement resulting in the Company’s labour performing this task will result in contra charges.

- c) **Contract Conditions**
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.

- d) **Defective Workmanship**
All defects, resulting from poor workmanship by the Contractor or, by the Contractor not carrying out the Works in accordance with this Trade Specification and the Governing Documents listed below, are to be remedied by the Contractor at no extra cost to the Company.

Failure by the Contractor to carry out this contractual obligation, resulting in an alternative Contractor being instructed to carry out such remedial work, will incur the Contractor with the cost thereof.

- e) **Health & Safety**
All operatives are to be inducted on site in accordance with Barratt Health and Safety Policy.

It is the responsibility of the contractors to provide their own PPE Equipment, which must be worn at all times while on site. All necessary PPE based on your assessment of risk or where required by statutory provision or site rules to be supplied by contractor.

All operatives are to be in possession of a valid CSCS Card.

f) **Group Suppliers**

The Contractor should be aware that the Company operates an agreed National specification with:

Adhesives and Grout:–

Norcros Adhesives Ltd

Harewood Street
Tunstall
Stoke on Trent
ST6 5JZ

Ceramic Tiles:

Johnson Tiles Ltd

Harewood Street
Tunstall
Stoke on Trent
ST6 5JZ

No other manufacturers products are to be specified unless otherwise stated in the tender letter.

g) **Materials**

It is the Contractors responsibility for checking materials delivered directly to site for any damage, colour variation and correct quantities prior to unloading. Should significant quantities of damaged materials be identified, these must be reported to the supplier before accepting the consignment.

The Contractor is responsible for unloading, protecting and safe storing all of their own materials to avoid damage and surface contamination.

The Contractor must ensure that all materials are satisfactory for use and have not been subject to deterioration and confirm to the relevant BSS, if applicable or Agrément Certificates, NHBC and Local Authority requirements. Failure resulting from the Contractor using unsuitable or damaged materials will result in the Contractor being liable for any costs in rectifying the same.

h) **Manufacturers Products**

The Contractor must make themselves aware of Manufacturer's products and fixing instructions at the tendering stage as no claim for want of knowledge will be entertained. All technical issues must be resolved before work commences on site.

i) **Site Condition**

The Contractor is to examine the drawings, visit the site in order to ascertain position of site office, compound, electricity and water supplies.

These factors must be taken into consideration at tender stage as no claims will be entertained for additional costs due to adverse site conditions.

j) **Sub-Contractor**

The Contractor must not further sub-contract any part of the Works to another Contractor without the prior knowledge and written approval of the Company.

It is essential that the Contractor liaise with all other trades associated with the Works to ensure the sub-structure is installed correctly and appropriately prior to work being carried out.

1. QUOTATION

- 1.1 Fully inclusive fixed price lump sums are required for the supply and fixing of CERAMIC FLOORING to conform to the below specifications, enclosed drawings and tender enquiry. A price per m² should also accompany your tender.
- 1.2 The Contractor to state their extra over price, per unit, for the provision of Latex (or similar) levelling screed prior to fixing of tiles.
- 1.3 NORCROS adhesives products will be applied in accordance with the site work instructions on the manufacturers product data sheets. All Norcros products are covered with a Lifetime guarantee when used in accordance with the manufacturer's instructions.

2. PREPARATION

- 2.1 In preparing concrete bases, the flooring contractor must ensure the base is sufficiently dry, clean, free from contamination (efflorescence, laitance, dirt, oil, grease or other materials incompatible with the bedding) and smooth to receive mortar bed. Any hollow or uneven areas are to be notified to the Site Manager for appropriate repair by the original Contractor. Dusty or porous concrete/screeds should be thoroughly dry brushed and then primed with Norcros Prime Bond diluted 1: 4 with water.
- 2.2 New concrete must be cured for a minimum 6 weeks before application of a cement sand screed or tiled finish. Where a smoothing under-layment is required, only a type recommended by Norcros is to be used, additionally it must applied to the base and allowed to dry for a minimum of three weeks before fixing tiles unless otherwise specified by the screed manufacturer.
- 2.3 Power floated finishes are to be cleaned and dust-free in readiness to receive a slurry bonding coat comprising of 2 parts cement-based adhesive to 1 part Norcros Prime Bond.

3. FIXING

- 3.1 Initially, the flooring contractor must check to see that there are no unintended colour or shade variations within the tiles for use in each area/room. If variegations in tiles are found, tile must be mixed before laying.
- 3.2 Unless specified otherwise, tiles should be fixed so that there is adhesion over the whole of the base and tile backs. Before the bedding material sets make adjustments necessary to give true, regular appearance to tiles and joints when viewed under final lighting conditions. All surplus bedding material must be cleaned from joints and face of tiles without disturbing tiles.

- 3.3 The flooring contractor must ensure that when setting out,
- (i) Joints are to be true to alignment, continuous and without steps.
 - (ii) Joints in floors to be parallel to the main axis of the space or specified features.
 - (iii) Cut tiles or slabs are to be kept to a minimum, they must also be as large a possible and in unobtrusive locations.
 - (iv) Where the manufacturer does not specify positions of movement joints, they are to be agreed with the Architect.
- 3.4 It should be noted that any sudden irregularities are not permitted. When checked with a 2m straight edge with 3mm thick feet at each end, placed anywhere on the surface, the straight edge should not be obstructed by the tiles and no gap should be greater than 6mm.
- 3.5 The maximum deviation between tile and slab surfaces either side of a joint, including movement joints to be 1mm.
- 3.6 The tile adhesive to be used must be Norcros Rapid Porcelain Grey or Norcros Rapid Porcelain and Stone White if light coloured tiles are to be fixed.
- 3.7 Apply a thick bed adhesive by a floated coat of adhesive to dry base and comb the surface with the recommended solid bed trowel. Apply adhesive to backs of tiles as necessary to fill any depressions or keys. Press tiles firmly into position to give finished bed thickness within the range recommended by the manufacturer.
- 3.8 Where tiles are to be fixed to flooring grade chipboard or tongue and groove floorboards in dry areas, lay Norcros Permalayer anti-fracture membrane in a 2mm bed of Norcros Rapid Porcelain Grey adhesive & allowed to dry.
- 3.9 Where tiles are to be fixed to flooring grade chipboard or tongue and groove floorboards in wet areas, lay Norcros Permalayer anti-fracture membrane in a 2mm bed of Norcros Rapid Porcelain Grey adhesive mixed with Norcros Waterproofing Admixture & allow to dry.
- 3.10 Joint width to be 3mm.
- 3.11 Where sit-on tile skirtings are used bed skirting solid to walls with a cement-based adhesive after laying floor tiles. Ensure all joints in skirtings match and align with joints in floor tiling.
- 4. GROUTING/COMPLETION**
- 4.1 Norcros 4 into 1 grout is to be applied when bed/adhesive has set sufficiently to prevent disturbance of tiles. Joints must be filled to a minimum of 6mm deep (or depth of tile if less) and kept free from dust and debris. Excess grout to tooled to profile, cleaned from surface and left free from blemishes.
- 4.2 Sealant movement joints to be a width of 6mm and extend through tiles and bedding to base/background using Norcros Mould Resistant Silicone as manufacturer's preparation and application instructions.
- 4.3 Following completion all completed areas are to be adequately protected, keep clean and clear or traffic for at least four days and permit only light traffic for the next 10 days.



- 4.4 When grout is hard, polish tiling with a clean dry cloth.
- 4.5 Where coloured grout is specified the staining of tiles is not permitted. The risk of staining must be evaluated and where necessary the application of a protecting sealer must be applied to ensure no staining occurs.
- 4.6 The Contractor is to leave a minimum of 1m² of spare tiles, from the same batch of tiles that have been used in the floor tiling operation, in case of small area remedial works. The spare tiles are to be left in an accessible area near to the location of the tiled floor area, i.e. where works are completed to the kitchen area these may be left behind the kitchen unit plinths and in bathrooms behind the bath panel.



CERAMIC FLOORING

TRADE SPECIFICATION AGREEMENT

This Specification Agreement relates specifically to the Company's development at

I confirm that I have read and understood the foregoing Specification and that my prices include for all items contained therein and will "remain fixed" for a period of: as outlined in the Enquiry letter.

SIGNED:

FOR AND ON BEHALF OF:
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DATE:

N.B. The Contractor is to sign this Agreement and return it with his Quotation. Any prices received without this Agreement will be excluded from consideration.

- Revised: Rev A – 6 September 2001
- Rev B – 1 December 2003
- Rev C – 3 January 2008
- Rev D – 30 September 2008
- Rev E – 1 August 2010
- Rev F – 1 October 2011
- Rev G – 1 November 2013
- Rev H – 1 January 2019