



## DRYLINING / COVING / SCREED

### TRADE SPECIFICATION

#### GENERAL

- a) This Trade Specification gives information regarding the procurement of materials, installation of materials and on-site working methods to ensure the correct standards and compliance is achieved on site. This trade specification is to be read alongside working drawings, BDW Standard Details, manufacturer's literature and the Barratt Construction Best Practice Guide. Any statutory requirement relating to the Trade Specification takes precedent. If any doubts remain regarding the information given or further clarity is required, these concerns must be communicated to the Commercial Department BEFORE proceeding.

- b) **BDW Trading Limited**  
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited "the Company".

- c) **Clearing**  
The Contractor is responsible for clearing up and safe removal of waste materials arising from the 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 and taken to waste segregation area for sorting by subcontractor.

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

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

The contractor must supply the quality control procedures for their company. The first plot will form part of a Benchmark quality control process with the Site Manager or Project Manager where prior to starting construction the Site Manager will review the specification, tender documents, best practice guide to ensure no misunderstanding, Once the plot is complete the contractor ensures that the plot has met the desired quality, the plot is then checked by the Site Manager.

- e) **Defective Workmanship**  
All defects arising from poor workmanship by the Contractors or, by the Contractor not carrying out the Works in accordance with this Trade Specification, are to be remedied by the Contractor at no 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.



Should any element of work, undertaken by a preceding trade, be considered deficient and inhibiting progression by this trade, all such defects must be brought to the attention of BDW Site Management for remedy prior to the commencement of the works.

f)

#### **Distribution**

Contractors should be aware that the Company operates a national supply chain agreement with:

For all Metal Stud Partitions,  
Plasterboard, adhesive, tape and fixings  
supplied to **All Divisions**:

#### **SIG Interiors**

North Bristol Park  
North Way  
Filton  
Bristol  
BS34 7QH

Tel: 01179 313432

Fax: 01179 313433

Key Contact: Mark Thomas

Web: <http://www.siginteriors.co.uk/branch-finder/>

For all Metal Stud Partitions,  
Plasterboard, adhesive, tape and fixings  
supplied to **All Divisions**:

#### **CCF Ltd**

Unit 5  
Della Point  
Greets Green Road  
West Bromwich  
West Midlands

Tel: 07471 140300

Fax: 0121 500 5594

Key Contact: Nick Whitaker

Web: <http://www.ccftd.co.uk/store-finder>



g) **Group Suppliers**

Only the following manufacturer's products are permitted for use by the Contractor unless agreed otherwise at the time of tendering:

For all Metal Stud Partitions, Plasterboard, adhesives, tape and fixings:

**British Gypsum Ltd**

National Housing Division  
East Leake  
Loughborough  
LE12 6HX

Tel: 0115 945 1000  
Contact: Doug Newton – Head of  
Residential Development

For all render materials:

**Weber**

Saint Gobain Weber Limited  
Dickens House  
Enterprise Way  
Flitwick  
Bedford  
MK45 5BY

Tel: [01525 7188 77](tel:01525718877)  
Contact: Pdraig Barry

All works must be carried out strictly in accordance with technical specifications and manufacturers recommendations.

No other manufacturer's products are to be specified unless otherwise stated in the enquiry letter.

h) **Health & Safety**

The below are specific requirements required for the work activity and reference must also be made to the Company's Safety Health and Environmental Code for Sub-Contractors (SHE Form 09). The contractor must be conversant with this code and fully apply its requirements where practicable.

The contractor is to provide suitable competent supervision for their work activities and ensure that monitoring of their work activities is undertaken. A report detailing the monitoring of work activities and action taken must be provided to the company

All operatives are to be inducted on site prior to carrying out any work. It is the contractors' responsibility to ensure that all persons that are engaged on a site are presented for induction prior to commencing work.

It is the responsibility of the contractor to ensure all persons working for them have been supplied with and wear the appropriate Personal Protective Equipment (PPE) and Respiratory Protective Equipment (RPE) required by statutory requirements, site rules



and/or specified controls measures required for the work. It is the contractors' responsibility to provide the PPE/RPE.

The contractor is responsible to ensure all operatives have a valid competency card (i.e. CSCS or equivalent) for the specific work activities to be undertaken.

Prior to work commencing the contractor must provide an appropriate risk assessment and/or method statement for all the work activities, which also includes an assessment for manually handling items such as plasterboard, and COSHH assessments for any materials classified as hazardous. The contractor must ensure that all their workers understand and have been provided with a briefing on the control measures required.

The contractor is responsible for reviewing all locations where their work activities will take place to ensure that working platforms and fall protection around openings is in place prior to commencing work. If appropriate platforms or protection is not in place, the contractor must inform the Company's Site Management and not commence work at the location until suitable measures are in place.

Should the contractor require that any edge protection requires removal or altering to enable their work to be completed, this must only be undertaken on permission of the Company's Site Management and only if an appropriate risk assessment for the work activity has been completed by the contractor.

The contractor or any of their workers must not, at any time, alter, modify or amend any scaffolding including hand rail systems which has been provided to prevent falls and which has been installed by specialist contractors (i.e. scaffolding contractor).

The contractor must provide any working platforms required to carry out work to install plasterboard or finishes to ceilings or walls. Where the work is over a stairwell, proprietary platforms designed for work on staircases must be provided and used by the contractor. All persons erecting or modifying working platforms provided by the contractor must be competent to undertake the work.

If pumps are utilised for any screeding works, the contractor must ensure that all interlocking guards are in place on the pump at all times. The contractor must ensure that any hoses used to pump screed are connected via approved proprietary connectors and pipework is secured to prevent unnecessary movement. The location of the pump must be segregated by a minimum of 1m high rigid barriers provided by the contractor

i) **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 the safe unloading and storing of all of their materials, plasterboard must be protected with a proprietary reusable fire-resistant double pallet cover in order 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.

j) **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.

k) **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.

Accessibility may vary depending on the location, soil type, weather conditions and such like. These factors must be taken into consideration at tender stage as no claims will be entertained for additional costs due to adverse site conditions.

l) **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.

Where fire proofing or fire stopping measures are likely to follow this trade, it is essential the preparation work is sufficiently prepared. Please make reference to the Fire Proofing Trade Specification and associated standard details and drawings to ensure knowledge of requirements. If in doubt, please ask for clarification, prior to signing this document.

Manufacturing engineering judgements should be requested for non - standard applications. Please contact Group Design and Technical for assistance.

It is essential that the Contractor liaises with all other trades associated with the Works to ensure the sub-structure is installed correctly and appropriately prior to work being carried out, including but not limited to:

**Carpenter**

To ensure all timber stud walls have been constructed in accordance with the Company's standard detailed drawings and Construction Best Practice Guide.

Before ceilings are boarded please make sure that any Keylite windows thermal seal have been activated by the removal of the 'Red tabs', if they have not please notify the site manager.

**Bricklayer**

To ensure substrate for applying render to is straight, level, clean and free from deleterious materials.

Where concrete ground floors are to be finished with screed, the Contractor is to ensure the Bricklayer has provided sufficient DPM for lapping over 1200 gauge DPM.

**Scaffolder**

To ensure all working platforms are provided and installed correctly, prior to the commencement of the Works.

**Plumber**

To ensure that all gas pipes have been chased into masonry external and party walls, wrapped with PVC identification tape and a covered with a strong sand/cement mix.

Where flue chimney passes through the external wall that manufacturer's seals have been installed and are maintained when plaster patching around the flue chimney.

**Panelised Roof Systems**

On developments where room in the roof house types wasteare completed by the Group approved panelised roof suppliers, the Contractor is to allow for all necessary plasterboard specification requirements as shown on supplier's plasterboard requirements drawings and the BDW standard details.

**1. QUOTATION**

- 1.1 A lump sum fully inclusive (labour, plant and materials) fixed price quotation for the DRYLINING / PLASTERING works in accordance with the enclosed drawings; this scope of works and the enquiry documents is required.
- 1.2 Contractors are deemed to have priced in accordance with current codes of practice, good standards of workmanship, with particular reference to NHBC "Buildmark" Local Authority requirements and British Gypsum guidelines
- 1.3 Tenderers should include for unloading, stacking, protection, distributing and fixing all materials in accordance with the latest Codes of Practice (see 2).
- 1.4 Tenderers are to satisfy themselves that the materials used are of satisfactory quality and have not deteriorated due to site storage as failure resulting from either bad workmanship or faulty materials will be the responsibility of the Contractor. The Contractor shall either make good the defects at his own expense or reimburse the Company the cost of employing an alternative Contractor to carry out such work should the tenderer fail in his contractual responsibilities. All plasterboard to be BSS Standard quality manufactured by British Gypsum.

**2. ARCHES**

- 2.1 The contractor is responsible for forming all arches as indicated on our working drawings, using expanded metal arch formers or similar. To be finished flush and level and of same method as adjacent walls.

**3. BOXING AND INACCESSIBLE AREAS**

- 3.1 All boxing and ducting to SVP's etc to be 2 layers of 12.5mm plasterboard and 3mm skim and packed with fibreglass quilt insulation. Minimum 25mm around soil pipes.
- 3.2 All boxing and ducting to RSJ's to be 2 layers of 12.5mm plasterboard and 3mm skim and packed with fibreglass quilt insulation.
- 3.3 All inaccessible areas to be insulated with 150mm fibreglass i.e bays, unless otherwise stated.
- 3.4 Flue boxes in timber frame house types are to be fire lined.



- 3.5 There is no requirement to insulate the Waste Water Heat Recovery unit, only the SVP pipe. See house type specific drawings and WWHR Group Standard Detail for further information.

#### **4. BUTTRESS WALLS**

- 4.1 Where stud buttress walls have been erected (indicated on working drawing) 12.5mm wallboards are to be fixed each side.
- 4.2 Fixing plasterboard to timber partitions must be manufacturer's drywall screws. See 'fixing' section.
- 4.3 Plasterboards should be staggered over door heads to minimise cracking.
- 4.4 Joints should be paper taped and filled or Gyproc FT50 to BS 6214 (specification for jointing materials for plasterboard) and BS 8212 (code of practice for drylining and partitioning using plasterboard) including abutments to ceilings and for, internal walls, door and window opening and around service points prior to a 2mm Thistle Multi finish or Thistle Board Finish skim finish whichever is the preferred finish.

#### **5. CEILINGS**

- 5.1 Tacking to underside of joists with 15mm Gyproc Wallboard lightly butted together, filled, taped and skimmed. Stagger horizontal and vertical board joints between layers by a minimum of 600mm and include for all notching and cutting. To be fixed with British Gypsum Drywall Screws (NOT NAILED) see fixing section below.
- 5.2 Tacking to underside of joists with 15mm Gyproc Wallboard, lightly butted together, filled and taped. Stagger horizontal and vertical board joints between layers by a minimum of 600mm and include for all notching and cutting ceilings to be fixed with British Gypsum Drywall Screws (NOT NAILED).
- 5.3 First floor ceilings as above.
- 5.4 Ceiling joints to be taped with joint tape, bedded firmly, removing any excess with a caulker. A further thin layer of caulk is to be applied over joints, as required, filling all screw heads and left for 12 – 24 hours ready to accept decorative finish or to receive a further 3mm board finish skim coat applied throughout.
- 5.5 No materials containing Asbestos must be used.
- 5.6 The Contractor is to supply all necessary labour, plant and materials.
- 5.7 On completion all rooms should be left clean and free from excess materials and waste.
- 5.8 Inclined ceilings are to be constructed in accordance with Group Standard Details.
- 5.9 The Contractor is to provide a quotation to supply and fix 400mm quilt insulation to horizontal ceilings and 100mm quilt insulation (min 10Kg/m<sup>3</sup>) to bottom chord of Attic truss in room-in-the-roof house types all as Standard Detail SD05-007.



- 5.10 Integral garage ceilings, unless otherwise stated, to have 1 layer 15mm British Gypsum Fireline plasterboard, with staggered joints and a 3mm skim. Insulation works to joists to be carried out by the Company, unless otherwise stated. If this works has not been completed, the Site Manager should be notified prior to commencement of the works. Intumescent mastic will also be carried out by others. Perimeter noggins are not required where 15mm board is specified.
- 5.11 Garage ceilings to Flat Over Garage (FOG) units to have 2 layers of 15mm British Gypsum Fireline plasterboard with all perimeter joints sealed with intumescent acoustic sealant. Intumescent mastic will be carried out by others.
- 5.12 Drive through/external access ceilings beneath a FOG unit to have 1 layer of 15mm British Gypsum Fireline plasterboard and 1 layer (external) of 12mm Masterboard with all perimeter joints sealed with intumescent acoustic sealant. Intumescent mastic will be carried out by others
- 5.13 For apartments with fire rated 'protected hallways' (where enclosing walls to the entrance hall in the apartment are required to be fire rated ) the MF ceiling must be built between the fire resisting walls. This is to ensure penetrations through the fire resisting walls are avoided or minimal.
6. CEILINGS - Multi Storey Apartments (5 storeys and above)
- 6.1 The Contractor must use the relevant British Gypsum 'Casoline MF' Gypframe grid system, as specified in the enquiry letter. The Contractors attention is drawn to the manufacturers fixing details for each of these systems to ensure ceilings are assembled correctly.
- 6.2 Grid hangers to be hung from steelwork or underside of slabs. No hangers to be hung from services under any circumstances.
- 6.3 The appropriate board is then to be fixed to the chosen Gypframe grid system in accordance with the relevant British Gypsum WHITE BOOK and the working drawings.
- 6.4 Ceiling finish to suit relevant system as per the relevant British Gypsum WHITE BOOK and the working drawings.
- 6.5 The Contractor shall allow for additional support in the ceilings to take the loads imposed by the service installation fittings including smoke detectors, lights etc.
- 6.6 The Contractor will allow for all apertures and patresses for light fittings and duct grilles in accordance with M&E Consultant and Smoke Extract Contractor design.
- 6.7 The Contractor shall allow for any secondary metalwork / adjustments to the support framework to the ceilings to bridge the service installations.
- 6.8 All chalk line markings to be removed from walls prior to decorations.
- 6.9 For apartments with fire rated 'protected hallways' (where enclosing walls to the entrance hall in the apartment are required to be fire rated) and communal areas, the MF ceiling must be built between the fire resisting walls. This is to ensure penetrations, through the fire resisting walls are avoided or minimal.

## **7. COVING (WHERE SPECIFIED)**

- 7.1 127mm Gyproc, or similar approved or as specified by region, cove to be supplied and fixed in lengths as required either 3000mm, 3600mm or 2400mm to location as the Company's sales and marketing specification, and to be fixed in accordance with manufacturer's instructions and left ready for final decoration, by others.
- 7.2 Allowance must be made for all mitres, corners and return ends necessary for the completion of the works.
- 7.3 The cove should be cut to length and mitred as required with a fine tooth saw using either a template or mitre block, then lightly sandpaper any rough edges.
- 7.4 The Contractor should allow for all necessary filling/packing to ensure a neat finish between coving and ceilings/plastered walls. All porous surfaces to be treated with sealer coat.
- 7.5 Adhesive (not artex compound) should be applied 3mm thick to the two surfaces that will be in contact with the wall and ceiling. Particularly dry plaster or other high suction backgrounds should be dampened prior to fitting.
- 7.6 The cove should then be pushed into position between the guide lines and butt jointed at angles. Two people shall be required for lengths over 2 metres. Any excess is to be removed and used to make good mitred joints and a moistened brush should be drawn along joints to cove and background. 2 nails per strip should be driven lightly into wall immediately below cove to prevent accidental movement.
- 7.7 At stairwells or where glazing or doorway extends to ceiling height, then a stop end shall be used.
- 7.8 For Coving requirements, refer to the Sales and Marketing specification.

## **8. EXTERNAL WALLS – HOUSES & APARTMENTS UP TO 4 STOREYS**

- 8.1 All internal blockwork to be drylined to BS 1230.BS EN 13963 and BS 8212 generally with 12.5mm British Gypsum Wallboard on Gyproc Dri-Wall adhesive dabs.
- 8.2 Dabs to be positioned at centres no greater than 350mm vertically and 400mm horizontally. A continuous fillet of Dri-wall adhesive plaster dabs is to be applied where wall fixings penetrate the plasterboard (e.g. perimeters, around sockets and switch outlets, over gas pipes, behind skirting and basin etc.) to ensure air tightness between the room and the outside of the dwelling.
- 8.3 Dabs should be applied in regular patterns in accordance with BS 8212: 1998 and BS 8000: Part 8: 1994 to give a minimum area of contact between board and background of 20%.
- 8.4 A continuous fillet of Dri-wall adhesive plaster is also to be trowel applied to the perimeter of the wall, services, and openings where required to ensure air tightness between the room and the outside of the dwelling.

- 8.5 Care must be taken when constructing plasterboard walls and ceilings at the junction between the blockwork wall and the ceiling where there is close proximity to timber I-beam floor joists. The Contractor is to ensure that continuous fillet of Dri-wall adhesive plaster does not spread up the back of the plasterboard and set in contact with the lower flange of the timber I-beam floor joist.
- 8.6 Joints should be paper taped and filled to BS 6214 and BS 8212 including abutments to ceilings and for, internal walls, door and window opening and around service points ready to accept decorative finish or to receive a further 2mm Thistle Multi finish or Thistle Board Finish skim finish prior to decoration, whichever is the preferred finish.
- 8.7 All integral garage walls to be fair-faced brick/blockwork finish, unless otherwise stated.
- 8.8 All works should be finished suitable for the direct application of paintwork without any prior preparatory works. All work shall be true and flat within reasonable limits to the Site Managers satisfaction.
- 8.9 All reasonable dubbing out and making good is deemed to be included within the tenderers price. Any excessive areas of dubbing out to be agreed with site personnel in writing prior to commencement.
- 8.10 External walls to flat over garages, constructed with timber floors, are required to have a metal framed wall lining system, 25mm from block face to back of plasterboard. The specification of the system must achieve a minimum laboratory performance of 50db. 25mm thick acoustic partition mat min density 16kg/m<sup>3</sup> to be provided behind 1 layer of 12.5mm British Gypsum Soundbloc plasterboard. 10mm thick resilient flanking strip provided at edge of screed and under metal framed wall lining system.
- 8.11 Ensure a neat plaster seal is applied to all flue chimneys passing through external walls sealing the flue chimney but maintaining the manufacturers seal installed by the Plumbing and Heating Contractor.
9. EXTERNAL WALLS- Multi Storey Apartments (5 storeys and above)
- 9.1 Contractor install the following internal leaf aspect of the Barratt Standard external wall build-up;
- 9.2 Install Wraptite External Air Tightness Barrier as per manufacturers guidance to 1 layer of 12.5mm RCM Y-wall sheathing board, sealed as per RCM guidance fixed to 100mm SFS to specialist contractors design and insulated with 100mm Rockwool RWA45 insulation infill.
- 9.3 Internal plasterboard lining to be 2 layers of 12.5mm Gpyroc wallboard plasterboard in accordance with the relevant British Gypsum WHITE BOOK and the working drawing.
- 9.4 Note: the above spec is Subject to detailed design and consultant input, based on an external wall zone should be 390mm wide and should feature the following construction as the Barratt Standard Wall Build-up subject to SAP calculations etc. to achieve a 'U' value of 0.18w/m<sup>2</sup>K and air tightness of 3.0m<sup>3</sup>/(h.m<sup>2</sup>)@50Pa (Air tightness target pending confirmation from Briary).
- 9.5 Bay window and light box reveals must be fitted with insulated plasterboard as specified on the Group Standard Details.



## **10. FIXING**

- 10.1 Fixing plasterboards to softwood, super-dried timber and engineered joists should be carried out using British Gypsum Drywall Screws at 300mm centres (reducing to 200mm maximum centres at external angles).
- (i) Select the appropriate length of fixing to provide a nominal 25mm penetration into the timber, as a guide the following screw lengths are recommended: -
  - (ii) 32mm for 9.5mm plasterboard
  - (iii) 40mm for 12.5mm and 15mm plasterboard
  - (iv) 50mm for second layer 12.5mm over 12.5mm plasterboard
  - (v) 55mm for second layer 15mm over 15mm plasterboard
- 10.2 Plasterboards to Gypframe RB1 Resilient Bars and Gypframe RB1 Resilient Bars to softwood timber framing are to be fixed by British Gypsum Drywall Screws, all as indicated above.
- 10.3 Plasterboards fixed in a single layer to GypWall metal stud partitions are to be fixed at 300mm centres (reducing to 200mm maximum centres at external angles) using the appropriate length Gyproc screws.
- 10.4 Plasterboards fixed to ceilings should be at approximately 230mm centres (5 fixings per linear metre).
- 10.5 Fixings should be not less than 10mm from paper bound edges, 13mm from cut ends of boards or 6mm from edges of timber members.
- 10.6 Fixings must be driven straight and firmly home (not skewed) to leave a shallow depression to facilitate spotting with Gyproc jointing materials.
- 10.7 Where door openings occur, cut boards around the opening to avoid a joint directly in line with door jambs. Electrical sockets are to be neatly spaced at a minimum of 50mm and protected in accordance with the Company's Construction Best Practice Guide.
- 10.8 Board joints are to be staggered relative to the opposite side.

## **11. GAS PIPES**

- 11.1 All gas pipes, that have been chased into masonry walls and covered with a sand/cement mix by the Plumbing Contractor, must be covered with one continuous solid plaster dab prior to boarding over.

## **12. INTERNAL AND PARTY BLOCK WALLS**

- 12.1 Internal walls to be constructed as External Wall Construction with the exception of Party Walls to be as follows: -



- 12.2 Aircrete Blockwork (block densities of 600 – 800 kg/m<sup>3</sup>) to receive 12.5mm Gyproc Wall Board to have a minimum surface density of 8kg/m<sup>2</sup> fixed on 10mm Plaster Dabs, with a 2mm Thistle Multi finish or Thistle Board Finish skim finish or tape and jointed, whichever is the preferred finish. Note: Plasterboard finish is not required in roof voids.
- 12.3 Lightweight Aggregate Blockwork (block densities of 1350 – 1600 kg/m<sup>3</sup>) to receive 15mm Gyproc Wall Board to have a minimum surface density of 9.8kg/m<sup>2</sup> fixed on 10mm Plaster Dabs, with a 2mm Thistle Multi finish or Thistle Board Finish skim finish or tape and jointed, whichever is the preferred finish. Note: Plasterboard finish is not required in roof voids.
- 12.4 Blockwork with high moisture uptake will require pre-treatment. Bed joint reinforcement to be supplied to each alternative course of Blockwork to party walls over 6m in length, this is to run the entire length of Party Wall and return 600mm at each end into inner leaf of Blockwork to external cavity wall – front and rear. Refer to the Company's Standard Details for Party Wall Construction and Cross Wall to Party Wall Junction Details, Part E Building Regulations July 2003 compliant.
- 12.5 All works to internal block walls to be as external walls, unless otherwise indicated on working drawing.
- 12.6 All reasonable dubbing out and making good is deemed to be included within the tenderers price. Any excessive areas of dubbing out to be agreed with site personnel in writing prior to commencement.
- 12.7 Internal walls to garages generally to comprise 150mm aircrete concrete block (Min.CS 3.6N/mm<sup>3</sup>, Max.TC 0.15W/mK) with British Gypsum Thermaline PIR 53mm, comprising 40mm thick PIR insulation bonded to 12.5mm thick plasterboard on approved adhesive dabs.
- 12.8 Internal block work party walls must be treated the same as external walls, perimeter solid ribbon, openings around sockets to be fully dabbed,

### **13. TIMBER FRAME PARTY WALLS**

- 13.1 Service voids to be constructed with 12.5mm Gyproc Wall Board.

### **14. MIXING**

- 14.1 Mix proportions shall be those recommended by the plasterboard company for the particular conditions of use.
- 14.2 Materials should be mixed thoroughly, but prolonged mixing should be avoided. Avoid mixing more plaster than can be applied before it starts to set. Plaster should not be re-tempered.
- 14.3 The Company do not provide mechanical mixing facilities.
- 14.4 Operators of power tools must be suitably trained.



## **15. PARTY WALLS - Multi Storey Apartments (5 storeys and above)**

- 15.1 The Contractor must use the relevant British Gypsum 'GypWall Quiet' metal stud party wall systems, as specified in the enquiry letter. The Contractors attention is drawn to the manufacturers fixing details for each of these systems to ensure partitions are assembled correctly.
- 15.2 The 'GypWall Quiet' metal stud party wall systems are to be constructed in accordance with the dimensions noted in the working drawings and in accordance with the relevant British Gypsum WHITE BOOK and the working drawing.
- 15.3 The 'GypWall Quiet' metal stud party wall system is fixed using 2 rows of the relevant width of Gypframe studs at 600mm centres to suit the relevant GypWall system specified.
- 15.4 Deflection head details require a Gyproc FireStrip to be installed between the underside of slab and top of strip of relevant British Gypsum board material in accordance with the relevant British Gypsum WHITE BOOK and the working drawing.
- 15.5 The appropriate board(s) is then to be fixed to the chosen metal stud partition system in accordance with the relevant British Gypsum WHITE BOOK and the working drawing.
- 15.6 A continuous bead of Gyproc sealant is to be applied at head, base and abutments each side of stud framework.
- 15.7 Joints should be paper taped and filled or Gyproc FT50 to BS 6214 and BS 8212 including abutments to ceilings and for, internal walls, door and window opening and around service points ready to accept decorative finish or to receive a further 2mm Thistle Multi finish or Thistle Board Finish skim finish whichever is the preferred finish.
- 15.8 **Unless otherwise stated within the enquiry documentation, the Contractor is to supply and fix all necessary metal stud partition components, fixings, noggings, etc.**
- 15.9 The Contractor is to supply and install the relevant type and thickness of Isover Insulation to 'GypWall Quiet' metal stud party wall systems in accordance with the working drawings and as per relevant sections of the British Gypsum WHITE BOOK.
- 15.10 All service voids and penetrations are to be prepared correctly in readiness for the installation of follow on trades as specified on working drawings and details.

## **16. PARTITIONS – APARTMENTS ABOVE 4-STOREYS**

- 16.1 The Company's chosen partition system for Apartments that are within Structures above 4-storeys in height is Metal Stud.
- 16.2 **For High Rise Apartments (five storeys and above) all contractors undertaking dry-lining works must be certified to an approved scheme by 1 July 2022, this is FIRAS, BM TRADA, LPCB or IFC.**
- 16.3 The Contractor may use British Gypsum "GypWall CLASSIC" metal stud partition systems, as specified in the enquiry letter. The Contractors attention is drawn to the manufacturers fixing details for each of these systems to ensure partitions are assembled correctly.



- 16.4 GypWall CLASSIC partition systems are to be constructed in accordance with the dimensions noted in the working drawings.
- 16.5 The GypWall CLASSIC system is fixed using 48mm wide studs (Gyp Frame 48 S 50) at 600mm centres with no mid-height noggings.
- 16.6 The appropriate board is then to be fixed to the chosen metal stud partition system in accordance with the relevant British Gypsum WHITE BOOK and the working drawing.
- 16.7 A continuous bead of Gyproc sealant is to be applied at head, base and abutments each side of stud framework.
- 16.8 Joints should be paper taped and filled or Gyproc FT50 to BS 6214 and BS 8212 including abutments to ceilings and for, internal walls, door and window opening and around service points ready to accept decorative finish or to receive a further 2mm Thistle Multi finish or Thistle Board Finish skim finish whichever is the preferred finish.
- 16.9 **Unless otherwise stated within the enquiry documentation, the Contractor is to supply and fix all necessary metal stud partition components, fixings, noggings, etc.**
- 16.10 The Contractor is to supply and install fibreglass insulation to all partition walls in accordance with the working drawings and as per relevant sections of the British Gypsum WHITE BOOK
- 16.11 Boards to shower enclosure walls and walls to bath areas (generally those areas with ceramic tiling) must be moisture resistant quality.
- 16.12 All service voids and penetrations are to be prepared correctly in readiness for the installation of follow on trades as specified on working drawings and details.

## **17. PARTITIONS – HOUSES & APARTMENTS UP TO 4-STOREYS**

- 17.1 The Company's chosen partition system for Houses and Apartments that are within Structures up to and including 4-storeys in height is either Timber Stud or, Metal Stud using ONLY British Gypsum 70mm "GypWall CLASSIC" partition system.
- 17.2 If the Contractors chosen partition system is Timber Stud, partitions will be formed in 65x38mm softwood studs at 600mm centres (by others). The Contractor must then finish with 12.5mm Gyproc wall board (7.7kg/m<sup>2</sup>) fixed each side, taped and jointed ready to accept decorative finish or to receive a further 2mm Thistle Multi finish or Thistle Board Finish skim finish prior to decoration, whichever is the preferred finish.
- 17.3 Fixing plasterboard to timber partitions must be manufacturer's drywall screws. See 'fixing' section.
- 17.4 Alternatively, the Contractor may use British Gypsum 70mm GypWall CLASSIC partition system. This system provides partitions of 95mm nominal thickness comprising of a 50mm head and base channels with 70mm wide studs at 600mm centres with no requirement for mid-height noggings.



- 17.5 All joints must be paper-taped and filled or Gyproc FT50 to BS 6214 and BS 8212 including abutments to ceilings and for, internal walls, door and window opening and around service points prior to a 2mm Thistle Multi finish or Thistle Board Finish skim finish whichever is the preferred finish.
- 17.6 The Contractor is required to form bedroom partitions and partitions forming any room containing a W.C. using 40dB sound insulation which, must be supplied by the Contractor. This can be achieved by insulating the void with 50mm mineral fibre quilt between the studs. Note: The sound insulation requirement does not apply to any partition containing a door, or an internal wall which separates an En-Suite Bathroom and the associated Bedroom.
- 17.7 The Contractor is to supply and install fibreglass insulation to the top of all bathroom and ensuite partition walls.
- 17.8 Moisture resistant plasterboard must be used to shower enclosure walls and walls to bath areas (generally those areas with ceramic tiling) Note: Where the partition is also required to provide 40dB sound insulation (see individual house-type plans) 12.5mm 'BRITISH GYPSUM Wallboard MR' (12 kg/m<sup>2</sup> board weight) to be used.
- 17.9 Gypframe RB1 Resilient Bar noggings are to be installed to support horizontal joints. Provide support for board ends, edges at the perimeter, linings at corners, openings and abutments. Where Gypframe RB1 Resilient Bars are required, particular attention is drawn to the manufacturers fixing details.

## **18. PROTECTION**

- 18.1 The completed work of other trades, especially timber, chipboard and glazing, should be protected from damp and damage during plastering.
- 18.2 No plastering should be carried out in weather, which could adversely affect the finished result. Any plaster damage by frost should be removed and replaced. No claim for loss and expense will be entertained by the company by way of this clause.

## **19. RENDER**

- 19.1 External render is to be applied only to areas as indicated on working drawings.
- 19.2 Where the material specified is a sand & cement based render, the external surfaces block/brickwork are to be covered with 2 coats of sand and cement render to BS 5262: 1976 and treated with water repellent sealer. Wood float finish ready for external paint to be applied by the Painting Contractor. Allowances to be made for all necessary preparation works and external angles, arises etc
- 19.3 Where proprietary, through-colour, Monocouche Render is specified on the working drawings, this is to be applied in accordance with the manufactures requirements. See also separate trade specification for Rendering.

## **20. SCREED FLOORING (WHERE SPECIFIED)**

- 20.1 Tenderers are to price for screed to ground floors as an extra over lump sum per house, the Company reserves the right to utilise power floated cast in-situ oversites in lieu of screed to speed up on site progress.



- 20.2 The Company's preferred type of screed is a sand and cement mix. Where the use of other types of screeds, such as Gypsum or Anhydrite screeds, is unavoidable they must be installed strictly in accordance with the manufacturer's guidelines to minimise laitance. The Drylining / Screed Contractor is responsible for the removal of all laitance arising from the curing process by prior to the flooring being installed. This laitance removal shall be via a mechanical orbital disc sander using a 60 grit paper. Suitable dust extraction must be used during the process with the operative using appropriate PPE including certified dust protection masks appropriate for the task and eye protection. The surface, upon completion, should be a dulled even surface throughout with all laitance removed. The removal of the laitance will aid the natural drying process of the screed. The area worked upon must be cleaned with all residual dust particles removed.
- 20.3 The Contractor is also to advise the Company and the appointed flooring Contractor, in advance, in writing as to the type of screed to be used and locations.
- 20.4 Where specified in the enquiry letter, sand and cement screed finish is to be priced per house type on the following basis, according to the concrete floor specification.
- (i) Where 150mm or 175mm Beam & Block concrete floors are installed (by ground worker), the Contractor is to provide 1200 gauge polythene DPM to be overlaid with 130mm Thermal Economics platinum insulation with 95mm reinforced sand and cement screen screed to finished floor level.
  - (ii) Where raft foundations are to be installed (by ground worker), the Contractor is to provide 1200 gauge polythene DPM to be overlaid with 130mm Thermal Economics platinum insulation with 100mm reinforced sand and cement screen screed to finished floor level.
- 20.5 Bricklayer will bed in 500mm wide DPM into mortar bed of DPC level, for lapping down over DPM by Screed Contractor. Screed to be installed in accordance with good working practice.

## **21. STORAGE**

- 21.1 Plasterboard shall be stored in such a manner as to minimise the adverse effects of damp.
- 21.2 Plastering materials shall be stored as to prevent contamination and deterioration.

## **22. WASTE REMOVAL (ON SITE) AND CLEANING OUT**

- 22.1 The Contractor must ensure that waste from their work activities is minimised and materials are reused where practicable. In order to reduce the waste created by offcut plasterboard material on all wallboards, Contractors must use 2300mm boards where available.
- 22.2 Where waste materials are unavoidable this should be deposited in the sites waste management areas. Materials deposited in the sites waste management skips must only be placed in the relevant areas for the specific waste stream. If cross contamination of skips is observed and is as a result of the contractor's inappropriate management of waste, a contra-charge will be applied.
- 22.3 All plots, garages and scaffolds must be cleaned by the contractor upon completion of the works and left free of materials or debris created by the works. Failure to do so will result in contra charges being applied



22.4 Upon completion of the contract (or defined sections thereof), the Contractor will clear from site all stored materials, equipment, site accommodation, etc., no longer required, without delay.

22.5 Waste removal and disposal must be in accordance with all current UK legislation.

### **23. PATCHING**

23.1 The Contractor is to make allowance for general patching after trades, i.e. around radiator pipes, soil and vent ducts, light switches, sockets and switched outlets. The amount of patching (hours and monetary value) is to be indicated separately in the tender submission from the main works.



## DRYLINING / COVING / SCREED

## TRADE SPECIFICATION AGREEMENT

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

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I confirm that I have read and understood the foregoing Specification and any necessary associated documentation referenced, such as standard specifications, drawings or quoted details 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:**

.....

**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 AK – 1 July 2023