



SCAFFOLDING

TRADE SPECIFICATION

1 GENERAL

a) **BDW Trading Limited**

Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.

b) **Attendance**

The Contractor must include within their tender, an agreed daily rate for the provision of a ‘scaffolder in attendance’ for reactive maintenance and alterations, (the scope of this work may be limited based on assessment i.e. due to emergency recovery requirements, manual handling assessments) etc.

Requirements for this will be confirmed by the division, based on assessment of needs on the development. Payments will not be made if the works are deemed to be part of the package tender of quote returned. Additional premiums will only be paid upon detailed site instructions issued by the Company.

Any further standard attendances should be discussed at the Pre-commencement meeting.

c) **Briefing for Scaffolding Operatives**

A briefing which can be used to provide specific information regarding this specification to all scaffolding operatives on site is mandatory. Please see attached in appendix 10.

d) **Clearing**

The Contractor is responsible for removing all surplus scaffolding materials resulting from the execution of the works. Failure to comply with this requirement will result in the Company’s labour performing this task, and the Contractor being contra charged.

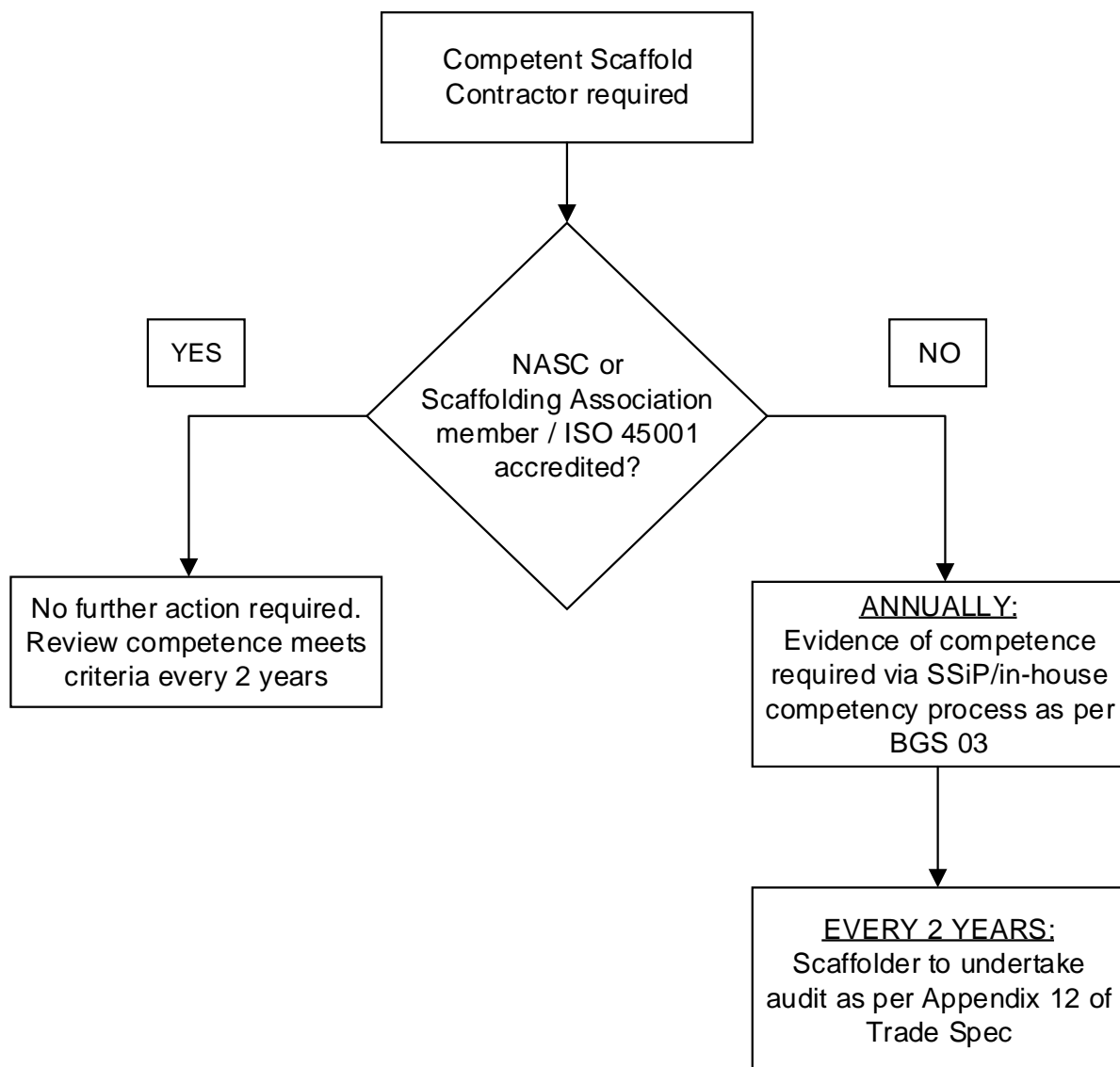
e) **Competency**

Scaffold Contractors MUST either be:

Full members of National Access & Scaffolding Confederation (NASC) or accredited to OHSAS 18001 until February 2021, thereafter ISO 45001.

OR

Have overall competencies assessed on an annual basis by a scheme registered with Safety Schemes in Procurement (SSIP), or if less than 5 persons employed via the Barratt Developments PLC in-house competency process (SHE Form 57). Scaffold contractors must also have management systems assessed at least every two years by an independent approved scheme (detailed in appendix 12).





f) **Contract Conditions**

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

g) **Defective Workmanship**

All defects arising from unacceptable standards produced by the Contractor must be remedied by the Contractor at no cost to the Company. Failure by the Contractor to undertake this contractual obligation will result in an alternative Contractor being appointed and the Contractor will incur the cost of that appointment.

h) **Health and Safety**

All operatives are to be inducted on site in accordance with Barratt Health and Safety Policy. It is the responsibility of the contractor 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.

The Contractor MUST provide a site specific risk assessment and / or method statement for the erection, adaption and dismantling of scaffolding.

No 240v tools are allowed on site.

Manual Handling Assessments shall be provided when requested.

The Company reserves the right to test any persons on our sites for alcohol and drugs. Anyone who refuses to participate in any sampling being undertaken on site, will be asked to leave the site immediately and prohibited from working on any of the Company's sites until non-negative tests have been provided.

The Contractor must have an appropriate policy in place and have a programme of sampling of their workforce. From the 1 January 2023, 25% of the Contractors workforce on the Company's sites must be randomly tested every 6 months. The Contractor is to make reference to SHE form 09 for policy on those individuals who provide non-negative samples.

i) **Site Conditions**

The Contractor must examine the drawings and visit the site in order to ascertain the position of site office, compound, electricity and water supplies. Accessibility may vary depending on the location, 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.

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.

k) **Materials**

The Contractor must ensure that all scaffold components are satisfactory for use, and conform to the relevant British Standards (BS) and European Standards (EN).

- All components for system scaffolds must comply with BS 12810:2003 and be able to withstand all loadings as described in the manufacturer's user guide.
- All scaffold tubes must be galvanised and comply with BS EN 39:2001 and to be marked in such a way as to identify the scaffolding company who own them.
- All scaffold boards must meet the requirements of BS 2482:2009.
- All scaffold fittings must comply with BS EN 74-1:2005.
- All scaffold boards must be inspected to the standard of BS2482:2009.
- All ladders must meet the requirements of BS EN 131.
- All brick guards must comply with BS EN 12811-1.

Failure, resulting from the Contractor using unsuitable, substandard or damaged materials, will incur the Contractor the costs of rectifying the same.

The use of putlog scaffold is only permitted between gables where gap is 900mm or less (see paragraph 7.12) or for foot scaffold. Spigot fittings are prohibited as couplers on ledgers.

Kwikstage users' note: The use of the five piece head fitting or 'wedge' is prohibited, as the components integrity cannot be visually inspected fully. Extended sleeve standards must be utilised throughout.

1 QUOTATION

- 1.1 The Contractor must provide a fully inclusive, fixed, lump sum price, for the supply, erection and dismantling of an independent scaffold. This is irrespective whether or not shown on the tender drawings, specification and letter of enquiry.
- 1.2 All scaffolds must be constructed in accordance with the current relevant BS, EN, Standards, Construction (Design and Management) Regulations, Work at Height Regulations, and NASC Technical Guidance notes, irrespective whether or not detailed in this specification.
- 1.3 Any anomalies between this specification and current health and safety regulations must be notified to the Company in writing by the Contractor, prior to tender being returned.
- 1.4 The Contractor is deemed to have included for all work on the contract drawings, this specification, and any omission by the Contractors will not be accepted as an extra to the contract by the Company.
- 1.5 A quotation is required for the construction of a lintel rack please see Appendix 8 for details.
- 1.6 All variations are to be agreed in writing before the commencement of the works. No payment will be made for variations without a written instruction being issued or where a working drawing has been issued, which is at variance with the tender drawings. It must also be noted, that if an instruction has been issued for work to be carried out, this does not mean

that it constitutes a variation to the order.

- 1.7 It is the Company's responsibility to provide suitable ground conditions for the scaffold to be erected and the ground is clear of debris before the contractor commences work. However, the Contractor should satisfy themselves the ground conditions are prepared in good condition and the area for scaffolding work is clear of debris before commencement. The erection of scaffold signifies that the Contractor is satisfied that the ground is suitable for the erection of the scaffold. The Contractor must include for levelling of sole boards.
- 1.8 Setting out will be the responsibility of the Contractor in agreement with the Company, and on consideration of the site traffic/pedestrian management plans. Particular attention must be given to door openings, so clear access is available, the locations of loading bays/ladders/staircases and balconies.
- 1.9 The Contractor is deemed to have included within their lump sum price, for all adaptations/modifications required for the undertaking/installation of windows, bay windows, tile hanging, rendering (which must include the provision of internal guardrails), porches, chimneys etc., all as shown on the tender drawings and the external materials schedule.
- 1.10 Any excess equipment must be returned and stored safely in the designated storage area or alternatively removed from site at no cost to the Company. No claim will be accepted by the Company for loss or damage of equipment regardless of its location on site. The cost of moving/removing any equipment, which is left lying around the site, will be contra-charged to the Contractor, if not carried out immediately after each section of work is completed.
- 1.11 No excess hire will be chargeable unless specifically instructed by the Company, and only if agreement is reached regarding discounting of scaffold being dismantled early.
- 1.12 Typical scaffold configurations for standard house types are detailed in Appendix 11. Option 1 is the Company's preferred configuration. However, Options 2 and 3 may be considered on developments with unsuitable ground levels and will be confirmed by the Company. The criteria detailed in paragraphs 7.7 and 7.8 must be met and provision made for appropriate lifts to accommodate these requirements, which may depend on topography and other site based factors.
- 1.13 The Contractor must state any extra over, lump sum price per unit, for foot scaffolds, within the quotation, as they will only be reimbursed as and when they occur. (Please state the rate used to achieve lump sum price for measurement of variations.)
- 1.14 It is the Contractor's responsibility to provide all tools/equipment as required. Any electrical tools/equipment brought onto site must be battery operated or 110v and have been appropriately tested/inspected. The operatives must have received the appropriate training for the tools/equipment being used and have relevant certification. The contractor must maintain a register of work equipment inspections as required by PUWER and evidence of training.
- 1.15 The Contractor must ensure that adequate provision of materials, labour and supervision is in place to keep progress with the building programme, which may fluctuate. The Contractor must liaise with the Company on a regular basis and make the necessary alterations to the progress of their works. The erection and dismantling of scaffolds, other than foot scaffolds must be undertaken by a minimum of two competent scaffolders.

- 1.16 Should the Contractor fail to rectify any programme delay, or poor workmanship after reasonable notice to do so, then the Company reserves the right to take whatever action is considered necessary to complete and to contra-charge any cost incurred with the addition of a 15% administration charge.
- 1.17 Any scaffold or hoarding which encroaches or projects over a public highway must have the relevant licenses applied for on behalf of the company and it is the Contractor's responsibility to make these applications and provide any licenses required prior to the commencement of the works. These requirements will be highlighted by the Company at the Pre-commencement meeting.

2 SCAFFOLDING DESIGN/TIES AND BRACING

- 2.1 Where scaffold design and stability calculations are required, these must be undertaken by a competent person.
- 2.2 Unclad scaffold elevations under 6m in height (working platform) must be erected as a progressive access scaffold as per the design criteria in Appendix 5 of this specification. The maximum elevation length without ties is 10m. Where the scaffold elevations exceeds 10m without ties details of an appropriate tying pattern i.e. buttressing or rakers, must be provided. Ties must commence within 3m of the base of the scaffold and at least 50% of the ties must be fixed to the ledger-braced standards.
- 2.3 The scaffold must be tied or rakered if partial dismantling or discontinuity of any elevation is likely to take place.
- 2.4 Table lift must be erected as per the standard design.
- 2.5 Any tube and fitting scaffolds, which do not meet the above criteria, must be constructed in accordance with the design criteria detailed on the TG20 compliance sheets, or designs provided. Ties must only be removed/replaced/repositioned by the contractor in accordance with the design, with any movement recorded on the hand over certificates. The contractor must ensure that the removal/repositioning of ties does not affect the structural stability of the scaffold. If ties need to be removed, a revised design must be undertaken prior to removal.
- 2.6 All scaffold ties must be clearly labelled with a sign supplied by the scaffold contractor



- 2.7 Where ties must be evenly distributed over the scaffold (horizontally and vertically), connected to both the inside and outside standards, and as a minimum, must be fitted:

- on alternate standards.
- at alternate levels with a maximum vertical level of 4m
- at the top platform level for sheeted and debris netted scaffolds.

2.8 All concrete/masonry anchors that are used for the installation of scaffold ties must be tested in accordance with a proof load of 1.25 times the required tensile load of 6.1kN. There should be a minimum of 3 anchors tested per scaffold or 5% of total number of ties whichever is the greater. Confirmation of the tests and the results must be arranged by the Contractor and provided to the Company.

2.9 A standard tensile load of 6.1kN x 1.25 must be used as a minimum for anchor ties, unless a greater proof load as otherwise stated by design and wind loadings as stipulated in TG20 is required.

- **Standard ties are ties with a safe load in tension of 6.1kN**
- **Heavy duty ties are ties with a safe load in tension of 9.1kN**

2.10 Where scaffold design and stability calculations are required, these must be undertaken by a competent person. An erection, use and dismantling plan must be drawn up i.e. method statement, including design drawings of scaffold requirements. These must be submitted to the Company prior to works commencing and be made available on site.

2.11 System scaffolds must be erected and dismantled in accordance with the manufacturers erection guide. This must be available to the scaffolding operatives and site management on site. Proposed alterations or modifications to the manufacturer's user guide must be designed by a competent person. System scaffold design packs are available on the Barratt Group Commercial Website or from the Barratt Divisional office upon request.

2.12 System scaffold loading bay capacity must be 2 tonne.

2.13 Any internal birdcage scaffold or approved proprietary fall arrest system required by the Company must be erected to the design in appendix 4, internal birdcage scaffold must have sole boards provided. Back-propping of timber floors is required where the span of any joists exceeds 5m. If the span is more than 5m, then propping to the underside of the joists will be required in the centre of the area, and this will consist of a line of standards spaced at no more than 1m apart, placed upon sole boards, which are laced at the top and bottom. Standards at openings for stairs must be transferred to the ground floor slab, or the sacrificial joists propped as above.

Propping should not be required if proprietary fall prevention systems are used.

2.14 Designs which are required, and are not detailed within this specification will be specific to the site i.e. pedestrian walkways, protection fans etc. These must be approved prior to the commencement of work. The designs must be within TG20 design criteria or approved by a competent designer.

2.15 BSEN 1991 1-4 must be used to determine wind loadings on the scaffold and the scaffold structure designed and constructed accordingly.

2.16 Access to entrance points to plots or structures must be maintained and not obstructed by

scaffold (Kwikstage Access Designs are provided within Appendix 13). Exposed tubes projecting into these access points must be protected by appropriate caps.

3 FREESTANDING SCAFFOLD (TIMBER FRAME, LARGE FORMAT BLOCK, STEEL FRAME)

- 3.1 All freestanding scaffold structures must be designed so that the stability of a scaffold is achieved by independent means i.e. other than ties to the building or structure. Where this design is deemed inappropriate, a competent scaffold designer must be appointed by the Contractor who will detail the measures to be put in place to take into account the stability of the scaffold and any wind forces it may be subjected to. Stability can be achieved via a number of measures including self-weight, adding guys, anchors, outriggers or kentledge. Appendix 15 details the criteria that needs to be followed in order to comply with SG28 when building free standing tube and fitting scaffolding for a timber frame. Any additional design must be approved by the Company prior to being utilised on site and may be subject to additional design checks.
- 3.2 Where an additional design is required, a Contractor will provide suitable information including plan and elevations, and will include details of bay size, lift heights, allowable loads, bracing positions, loading bay positions, leg loads and tie locations/detail.
- 3.3 If during the construction phase the design needs to be altered and the structural stability of the scaffold is likely to be affected, the contractor must ensure the design is reviewed by the scaffold designer and if necessary revised design details issued.
- 3.4 Scaffold for timber frame construction must be set as close to the structure as practicable and adequate external and internal fall prevention measures must be in place. External fall protection must meet criteria in paragraph 7.3. For internal fall protection double guardrails must be provided, however toe boards can be omitted following a suitable risk assessment.
- 3.5 Where the scaffold structure is being built progressively together with the erection of the timber frame building, ties to the ring beam of the timber frame can be used providing the building designer/manufacturer or company has given approval for their use and the part completed structure can accept any loads imposed by the ties.
- 3.6 On all working platforms, where access is available there must be guardrails at 950mm at 450mm from the working platform, on the inside standards.

4 SCAFFOLD BASE

- 4.1 All scaffold standards must be placed upon suitable base plates and sole boards, regardless of ground conditions.
- 4.2 Sole boards must be:
- On hard ground – 450mm x 225mm x 35mm**
On soft ground – 760mm x 225mm x 35mm
- 4.3 Base plates and sole boards must be provided on level ground and must be able to be inspected at all times. The use of unsuitable materials; such as blocks, bricks, etc. as a support is not permitted.

5 ACCESS TO WORKING PLATFORMS

- 5.1 Proprietary/scaffold staircases must be provided on all scaffolds 6m and above to the top working platform (excluding table lifts). This requirement may be exempt where permanent internal staircases are fitted (i.e. multi-storey development). Staircase access must be provided with level step off points to all live lifts and must be provided from the ground floor upwards.

It is accepted that ladder access will be required from the working platform to table lifts, (gable end) scaffolds.

- 5.2 Where proprietary/scaffold staircases are not erected, ladders can be utilised on scaffolds for access to working platforms. The maximum height to a working/intermediate platform is 4m (max 5m ladder length) and the ladders configured as detailed in appendix 2.

Where external ladders are provided for access, these must be parallel to the façade where practicable, and must have a self-closing gate at the entry point to the working platform and a single rail safety ring (Figure 1).

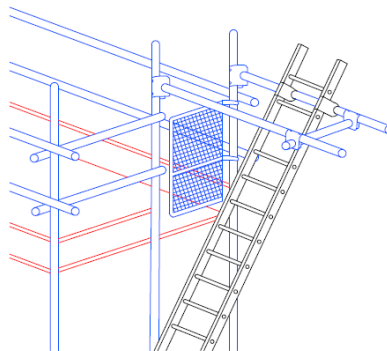


Figure 1

- 5.3 If internal ladders are provided, the access points through the working platform must be designed as such to prevent unprotected openings. Where openings are unavoidable these must be protected with a hatch (Figure 2 below) or other appropriate means of preventing falls through the access point. Where a ladder protrudes through a working platform, the remaining width of the platform must be at least 450mm (two boards) x 600mm long maximum.

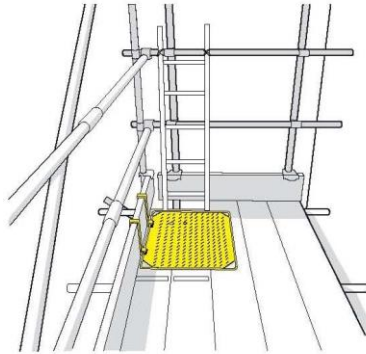


Figure 2

- 5.4 All ladders must be positioned, where practicable, on the opposite elevation to the loading bay. In all cases the base of the ladder must be a minimum of two bays away from the loading bay.
- 5.5 Ladders must be adequately secured as per SG25 guidelines or with designed brackets, to prevent sideways and outwards movement, at the correct angle of 75° and extend 1m above any landing point. Transom clips are not permitted. All ladders must be secured with proprietary clamps and positioned upon suitably level and compacted ground and sole boards.
- 5.6 All ladders to scaffolding must be supplied by the Contractor and must be maintained in good condition. The Contractor must also take responsibility for the maintenance of these ladders, with due considerations for normal wear and tear.
- 5.7 Ladder access onto table lifts, must be provided with self-closing gates, (Figure 1).

6 TEMPORARY COMPOUND STORAGE

- 6.1 The contractor must provide a price for temporary storage in the compound, which must consist of the following, the provision of which will be confirmed by the Company please refer to Appendix 7 :
 - scaffold access staircase to the roof of the site accommodation
 - double handrails/toeboards/brickguards to the roof of the site accommodation
 - loading bay gate that offers protection to the workforce when the gate is both opened and closed. (see item 11.4)

7 WORKING PLATFORMS

- 7.1 All scaffolds must be set out so that working platforms are close boarded and where reasonably practicable there are no excessive gaps. (It is accepted that, for example, on a 4:2 or 5:1 configuration, the gap between the main working platform and the inside boards can be 50mm providing an assessment of risk is undertaken to establish controls to prevent materials falling on persons who may be underneath).

- 7.2 The standard configuration for a homebuilding scaffold is class 3 general purpose scaffold, and the required configuration will be confirmed by the Company prior to commencement of work, or will be in accordance with the system scaffold manufacturer's guide.

Load Class	Uniformly distributed load on platform kN/m ²	Max number of platforms in use (udl kN/m ²)	Max bay length (mm)	Max spacing boards transoms (mm)	Max number of boards
3	2.00 (inside boards 0.75)	One full (2.00) and one half (1.00)	2100	1200	4+2 5+1 4+1
3	2.00 (inside boards 0.75)	One full (2.00) and one half (1.00)	1800	1200	4+2 5+1 4+1
Where the soffit design allows, a single inside board must be used on gable ends to assist in the provision of gable-end roof protection.					

- 7.3 All working platforms or access points must benefit from appropriate edge protection, which includes (note: this does not include foot scaffold up to a height of 500m)

Top guardrail, which must not be fixed at a height less than 950mm and secured to every standard with load bearing couplers.

A mid/intermediate rail, so that the gap between it and other means of protection does not exceed 470mm and secured to every standard with load bearing couplers.

Toe boards, which must be suitable and sufficient to prevent the fall of any person, any material or object. In all cases toe boards must be a minimum of 150mm in height from the working platform, secured to all standards with a minimum of two fixings to each toe board to prevent any movement.

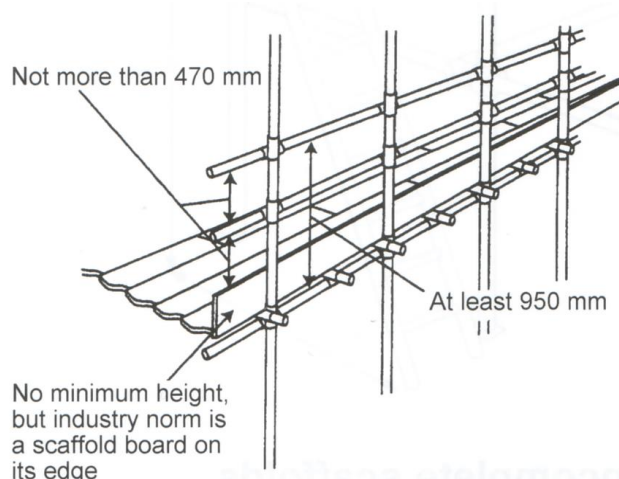


Figure 3

Working platforms must be set as close as practicable to the structure and must be set no more than 100mm from the structure unless rendering or other work is required.

7.4 For gable end roof edge protection detail, see appendix 19.

7.5 Internal guardrails on tube and fitting scaffold:

- Where an internal service gap exceeds 225mm, but is less than 400mm (this includes any building aperture) then a single top rail must be provided. Where the internal service gap exceeds 400mm then a double handrail must be provided. Where internal service gaps exceed 400mm and materials are to be stored, handrails, toeboards and brickguards must be erected. Any potential falls into the building, greater than 900mm, i.e. window or door openings must be fitted with a top and intermediate guardrail.
- Guardrails, or similar protection (secured scaffold boards), must be provided at window and/or door openings where there is a gap between the working platform and the internal fall protection which exceeds 225mm.
- For window/door openings on multi-storey structures edge protection must be provided from the external scaffolds.

Internal guardrails on system scaffold:

- Where the gap exceeds 225mm from the building to the working platform, all internal handrails must remain in place, rough-casting/rendering must be undertaken from the working platform.
- Scaffolding guardrails can be removed and replaced by a scaffolder (or other trained operatives) for rough-casting operations where gaps are up to but not exceeding 225mm.
- where neither of the above methods are possible then reducing the hop-up by one board is acceptable, provided that there is another set of hop-ups on the lug directly below, closing the potential fall from height.

7.6 Brickguards must be manufactured from UV stabilised high grade polypropylene (minimum) and be compliant to BS EN 12811-1. Brickguards must be capable of supporting the weight of any materials to fall against them and self-supporting. This can be achieved by a propriety guardrail/toeboard system if this is deemed appropriate, or an integral system scaffold component.

7.7 The maximum distance from the top of the fascia board to the working platform for access and fall protection for roofers is 450mm. The width of the platform (from the outer edge of eaves or roof overhang) must be a min of 600mm. On roofs with pitches of 45 degrees or more, the platform width will need to be either increased (e.g. 5 boards extending beyond the eaves overhang) or alternatively additional guardrails installed on the external edge of the working platform (over and above those detailed in paragraph 7.3), with no gaps in excess of 470mm between any guardrails. This will be confirmed by the Company prior to erection of scaffolding on each plot.

7.8 The external working platform provided for access and fall protection must be set as close as reasonably practicable to the height operatives will be working, and this must not be more than 900mm i.e. below the top of floor joists etc, (see appendix 11). Where this cannot be

achieved and at the instruction of the Company, additional guardrails will be required around the perimeter of the work location. A hop/step up must be provided by the Contractor to enable access from a working platform to that work location.

- 7.9 Any internal fall prevention measures adopted must be provided prior to the erection of the external scaffold lifts.
- 7.10 The top of internal standards must be flush with any working platform but, where this is not possible they must protrude a minimum of 1m, and the top of the tubes protected with appropriate caps. Standards must not be left protruding through birdcage scaffolds or loading bays. The platforms must be free of tripping hazards.
- 7.11 Working platforms must be a minimum of 600mm wide where practicable.
- 7.12 Working platforms between gable ends of standard house types (up to 2.5 storeys) may be constructed using putlog up to a maximum width of 900mm, however the platform must be supported with centre standard erected from ground level. Putlogs must not be used in any other circumstances without SHE manager approval.
- 7.13 Internal platforms (hop-ups) must be protected with appropriate guardrails and toeboards. The inner platform may be raised or lowered by a maximum of 500mm. A maximum of one inner platform may be raised or lowered per elevation of scaffolding. At the ends of working platforms where hop-ups are used, additional guardrails will be needed to prevent falls from the end of the working platform or hop-up, if the hop-up is raised or lowered above the main working platform.
- 7.14 Table lifts erected at gable ends should remain in place until roof work is completed. However, if the table lift is removed for access or other reason, guardrails as detailed in 7.3 above must be provided as edge protection to prevent falls until the roof is completed.

8 SCAFFOLD BOARDS

- 8.1 Boards for tube and fitting scaffolds must be 38mm x 225mm and banded at both ends. Bands must be fixed using nails or staples along the side or edge of the board.
- 8.2 Boards for use in system scaffolds must conform to the manufacturer's instructions.
- 8.3 Knots or knot clusters on the face of any board shall not exceed 1/3rd the board width at any cross section. Knots on both edges of the boards shall not exceed 28mm and there shall be at least 150mm of clear timber along the board length between knots.
- 8.4 Any board that has a split that is more than 12mm deep and 225mm in length must not be used. Splits of less than 225mm may be repaired using nail plates. Splits running across the face of a board are not permitted.
- 8.5 Short boards (less than 2.14 metres long) must be secured to prevent displacement.
- 8.6 Other than at returns of scaffolds, lapped boards must be avoided as far as reasonably practicable.
- 8.7 The scaffold boards on the internal edge of the working platform must be secured to prevent

them becoming dislodged at a minimum of two fittings must be provided as close as practicable at either end of the board.

- 8.8 Where lapped boards on system scaffold occur, these must be secured with mechanical fixings, at both ends of the board.

9 SCAFFOLD END CAPS

- 9.1 The Contractor must fit scaffold tube end caps to all transoms that are within 50mm of the building to prevent damage occurring to the finished surface.
- 9.2 Tubes should not protrude more than 50mm past the fitting on all scaffolds below 2m where possible. If the tubes are 2m or below and protrude more than 50mm then scaffold end caps must be fitted. Scaffold end caps must be fitted to the end of tubes where persons access the working platform through the self-closing gate, or other designated access and egress points.

10 WASTE CHUTES

- 10.1 The Contractor must include within their tender for the provision of refuse chutes which includes a proprietary hopper at the top of the chute. The hopper must be secured to the scaffolding with proprietary clamps. The Company policy for removal of waste from platforms is either via a waste chute to a skip at ground level, or mini-skips which are placed upon the loading bays, or on skip bays. The Company will provide confirmation on which process will be utilised prior to commencement on site. Chutes must be provided from the 2nd lift onwards and positioned as close as possible to each loading bay. The chute position must not obstruct access to the structure. The bottom of the chute must not exceed 1.2m from the top of the skip.

11 LOADING BAYS

- 11.1 All loading bays must be constructed to a detailed design as per Appendix 1. This includes garage construction where the main loading bay cannot be utilised.
- 11.2 The design for a standard home building tube and fitting loading bay is for a structure capable of supporting **15kN/m²**.
- 11.3 For system scaffold, loading bays must be constructed to the design detailed in manufacturer's guide (appendices 20-24) If the manual does not have a loading bay design, then one is to be designed by a competent person, and must be capable of supporting 2 tonne.
- 11.4 All loading bays, including systems scaffold must be fitted with guardrails, toeboards (see paragraph 7.3) and brickguards (in lieu of brickguards, scaffold boards appropriately secured to the sides of the loading bay can be used). A counterbalanced loading bay gate with integral mesh (providing appropriate fall protection) must be provided that protects operatives from the exposed edge when in an open position and prevent falls of operatives and/or materials when in a closed position. Protection on the internal edge of the gate must be a minimum of double guardrails.
- 11.5 All system scaffold loading bays are to have front standards spliced/bolted to prevent



accidental uplift from forklift manoeuvres or inclement weather.

- 11.6 The use of bowstring transoms within loading bay structures is not permitted. Only loading bay transoms to be utilised.

12 TRUSS RACK

- 12.1 If truss storage racks are required by the Company, they must be constructed to a detailed design, as in appendix 3. The quantity/position of the storage rack/s, where required, will be determined by the Company prior to the commencement of works. No works must be undertaken until an official order/instruction is issued from the Company. The truss rack must be of suitable dimensions to support 60% of truss chord to prevent damage and warping.

13 ERECTION / DISMANTLING PROCEDURES

- 13.1 Prior to commencement, a detailed safe system of work for the erection, alteration and dismantling of all scaffolds (including loading bays) must be submitted. This must include details of arrangements for emergencies i.e. rescue of someone who falls whilst attached to a harness etc.
- 13.2 Contractors are responsible for providing exclusion barriers and warning signs in order to prevent others not involved in the erection/dismantling work from accessing locations below or adjacent to the footprint of the scaffold.
- 13.3 Where the erection of system scaffolds is being undertaken, the specific manufacturer's erection guide must be available on site, with a copy in the site office.
- 13.4 Scaffolds must be erected/dismantled/alterd in accordance with the work at height regulations following guidance contained in the latest edition of SG4 using collective fall prevention systems such as advanced guardrails or step-up devices where reasonably practicable. The type of technique to be used is to be detailed in the method statement for the erection of scaffold, however in all cases one set of boards in a protected zone must remain in place to enable the safe raising and lowering of materials. All scaffolders must wear suitable fall arrest equipment at all times and this must be secured at heights in excess of 4m where collective fall prevention is not available i.e. when moving working platforms, undertaking alterations or carrying out non-standard tasks such as fitting ladder beams.
- 13.5 Any scaffold erected, dismantled or adapted off the ground must be carried out by a minimum of two certified scaffolders.

14 TEMPORARY CLADDING MATERIALS

- 14.1 Where materials are fixed i.e. debris netting, sheeting, advertising signage to the structure, the scaffold must be designed by a competent designer who will evaluate potential wind loading and the requirement for ties. The materials i.e. debris netting, sheeting, advertising signage must be secured to the outside of the standards by the use of a system which is designed to snap on 50kN of force.
- 14.2 Where required by the company flexible materials used to clad scaffolding may need to conform with the requirements of Loss Prevention standard LPS1215.

15 INCOMPLETE SCAFFOLDS

- 15.1 The Contractor must provide a system of identifying incomplete working platforms. Where working platforms are deemed incomplete, access to the working platform must also be prohibited by the Contractor by removing the access point, or providing a physical barrier e.g. ladder lock. Signs warning that the scaffold is incomplete should be placed appropriately to warn of danger.
- 15.2 The Contractor must ensure that access to locations; being erected, modified or dismantled are controlled and this is to include protection to those at the base of the structure.

16 ESCAPE ROUTES

- 16.1 Scaffolds must be constructed so that there are emergency escape routes available at intervals of no more than 30 metres along any working platform.

17 CORDLESS IMPACT WRENCHES

- 17.1 The use of cordless impact wrenches for tightening fittings is acceptable, providing they have a maximum torque setting of 50Nm +/- 5%, to comply with BSEN 74. Any impact wrench that has a torque setting in excess of this torque must not be used.
- 17.2 Scaffold operatives must ensure that all fittings are correctly tightened by hand, with the use of a scaffold spanner.
- 17.3 The Contractors safe system of work, for the works, must include an assessment of controls for noise and vibration where impact wrenches are used.

18 TRAINING AND SUPERVISION

- 18.1 All Scaffolders both labour only and supply and erect must have been trained and accredited to the Construction Industry Scaffolders Record Scheme (CISRS) for the particular scaffold being erected i.e. either tube and fitting or system scaffold. The following levels of accreditation are permitted;
- CISRS Labourers Card only for those assisting trained scaffolders i.e. drivers or loading out from ground level. (Labourers are only allowed to work at ground level, or on a fully completed working platform).
 - CISRS Trainee Scaffolders – Only applicable to those working with a qualified scaffolder, and is going through a process to complete part 1, training for tube and fitting. Card is only valid for 18mths from date of issue.
 - CISRS Scaffolders – Must hold the required card for the type of scaffold being erected i.e. system or tube and fitting or working towards accreditation via the approved route.
 - The erection of all design scaffolds not covered by this specification must be supervised on-site by a scaffolder with a CISRS advanced scaffold card.

NOTE: In all cases, each operative must provide evidence that they have undergone a minimum two day training course appropriate to the system scaffold being erected on site.

18.2 The Contractor engaged in the erection and dismantling of proprietary working platform systems, must have received formal training as defined by the manufacturers/suppliers, this must include a practical demonstration/ assessment.

18.3 Persons not deemed to be competent must not undertake any alterations or modifications.

19 HANDOVER OF COMPLETED STRUCTURES / INSPECTION

19.1 A handover certificate must be provided every time a scaffold is erected, altered or modified. The structure is not deemed satisfactory until a competent person (this must be someone independent of who has undertaken the erection, who has a knowledge of the complexity of the structure) has carried out an inspection and completed the statutory register. Hire will not commence until an inspection is completed and recorded in the register, and not on receipt of the handover certificate. For system scaffold the Supervisor must be present to sign a plot over initially and for any gable-end or structural modifications via the handover certificate. For minor adaptations (non-structural) a qualified scaffolder can present the handover certificate.

19.2 Handover certificates must refer to relevant drawings, permitted working platform loadings and any specific restrictions on use.

19.3 The Contractor must be in a position to provide an inspection service for scaffolds if required by the Company. This will be confirmed at the pre-commencement meeting and will particularly be required for complex high-rise, and designed scaffolds.

19.4 The designated Supervisor must provide a weekly SHE Inspection of the company's activity. This must include compliance with the current scaffold specification, as well as other SHE management elements identified in this specification. The weekly inspection must be presented to the company.

20 TRANSPORTATION OF SCAFFOLDING AROUND THE DEVELOPMENT

20.1 Scaffold tubes must be transported on either a flatbed trailer, designed stillages or pallet by the forklift or other lifting equipment. If tubes are to be transported on a designed stillage or pallet they must be appropriately secured by the Contractor. Where localised lifting is stipulated, this must be followed.

20.2 Scaffold components (fittings) must only be transported in stillages provided by the contractor.

20.3 Scaffold boards must be transported on either, a flatbed trailer, designed stillage's or pallet by the forklift or other lifting equipment. If boards are to be transported on a designed stillage or pallet they must be appropriately secured, by the Contractor. Where localised lifting is stipulated, this must be followed.



- 20.4 The loading and offloading of materials from delivery vehicles must be controlled by appropriately qualified slinger/signaller and, where HIABs are used, the operator is trained in the use to protect falls of materials or persons from the rear of the vehicle.
- 20.5 Scaffold beds must be located in an agreed position as defined by the company in line with the site traffic management plan.

21 PERSONAL PROTECTIVE EQUIPMENT

- 21.1 All scaffolding operatives must wear a full safety harness at all times when erecting, dismantling, modifying scaffold and be trained in its use. The harness must comply with EN361 have a back dorsal anchor point and be fully adjustable. The harness must have a shock absorber lanyard, and appropriate scaffold hook, (see 13.4).
- 21.2 Harnesses must be thoroughly examined at intervals not exceeding three months by a competent person. A weekly, recorded, visual inspection must be undertaken. Evidence of inspections must be submitted to the Company.
- 21.3 Scaffolding operatives must wear other appropriate personal protective equipment i.e. safety footwear, high visibility clothing, as defined by the site rules, or based on your assessment of risk, or where required by statutory provision. They must also wear CE certified head protection with a 4-point chin strap.

22 TABLE OF APPENDICES

Please see Barratt Commercial Support website (www.barrattcommercialsupport.co.uk). Trade Specifications and associated information can be found under the Trades section.



Table of Appendices			
Appendix No	Description	Location	
		Appended to the Specification	Commercial Support Website
1	Tube and Fitting Loading Bay Tube and Fitting 90° Loading Bay	No	Yes
2	Standard Access Tower	No	Yes
3	Free Standing Truss Rack, Truss Rack – loading bay option Kwikstage – Side of scaffold truss rack and Kwikstage freestanding truss rack	No	Yes
4	Birdcage design	No	Yes
5	Progressive Access Scaffold	No	Yes
6	Standard Skip Bay	No	Yes
7	Compound container roof racking	No	Yes
8	3 tier Lintel Rack	No	Yes
9	Large Format Block – Progressive	No	Yes
10	Scaffold Specification Briefing	No	Yes
11	Lift Height Options	No	Yes
12	Approved Scheme Contracts	No	Yes
13	Kwikstage Access Designs	No	Yes
14	Bridging Design 5.5m Span	No	Yes
15	Bridging Design 8.404m Span	No	Yes
16	Bridging Design 10.5m Span	No	Yes
17	Back propping design for floor joist during block construction.	No	Yes
18	Table lift requirements	Yes	No
19	Gable-end roof edge protection	No	Yes
20	Kwikstage Design Pack	No	Yes
21	Plettac Design Pack	No	Yes
22	Atpac Design Pack	No	Yes
23	Layher design Pack	No	Yes
24	Haki Design Pack	No	Yes
25	Haki Stair Design Pack	No	Yes



Appendix 18

Table Lift Requirements

Barratt Range

Type	Elevation Pitch (deg)			Elevation Height (mm)		Meters	Table Lifts		
	Side	Front	Rear	Side	Front		Side	Front	Rear
Cambridge	40	50		3,000	3,350		1	1	
Broughton 2	40			4,200			2		
Willoughby	50		40	4,000		2,700	2		1
Barkestone	40	50		4,000	2,850		2	1	
Waltham	40			4,000			2		
Bonnington	40			4,000			2		
Hazel	30			3,300			1		
Burton	40			4,700			2		
Dalby	47.5	50		3,700	2,100		1	1	
Rushcliffe	47.5			4,400			2		
Cheadle	40	47.5		2,700	2,700		1	1	
Fauersham	Full Hip Roof								
Morpeth	50	50		3,900	2,200		2	1	
Lincoln	40	40	50	2,250	3,600	3,600	1	1	
Finchley	40			4,200			2		
Rochester	40			5,000			2		



David Wilson Range

Type	Elevation Pitch (deg)			Elevation Height (mm)		Meters	Table Lifts		
	Side	Front	Rear	Side	Front		Side	Front	Rear
Cornell	47.5			4,200			2		
Holden	40	50		4,000	3,000		2	1	
SH41 BE-4	35			4,100			2		
Washford	35			3,350			1		
Winton	35			3,200			1		
Burleigh	35			4,000			2		
SF11 GAN4	45			3,400			1		
Lichfield	42.5	50		4,500	2,500			1	
Moorecroft	47.5		55	4,000		3,700	2		2
Archcroft	35			3,450			1		
Drummond	40	50		3,500	3,000		1	1	
Earlswood	45		45	3,900		3,000	2		1
SH27 -- x5	35			3,500			1		
SH39 -- x3	35			3,700			1		
Irving	40			4,500					
Holden	40	50		4,000	2,850		2	1	
Buckingham	40			4,000			2		
Eden	40			3,200			1		1
Bradgate	40			3,800			1		
Hertford	50			4,200			2		
Kennett	40			4,100			2		
Henley	45		45	4,000			2		
Ashtree	45			3,900			2		
Winstone	40	50		3,600	2,500		1	1	



SCAFFOLDING

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:

.....

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 U – 1 January 2023