

## TRADE SPECIFICATION

### CARPENTRY

#### 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**  
As part of this Trade Specification the Contractor is responsible for clearing up and safe removal of waste materials from in and around the house arising from the execution of their Works, ensuring that all waste materials are segregated and disposed of into the relevant tipper skips..

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

The Contractors attention is particularly drawn to the sections below which state where waste materials must be removed as work progresses.

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

e) **Defective Workmanship**  
All defects arising from poor workmanship by the Contractor or, by the Contractor not carrying out the Works in accordance with this Trade Specification, including but not limited to damaged doors, nailed pipes, incorrectly fitted ironmongery, etc. 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.

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) **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 material (such as staircases), and COSHH assessments for any materials classified as hazardous, including control of wood dust. The contractor must ensure that all their workers understand and have been provided with a briefing on the control measures required. Note: A minimum of FFP3 respiratory protection equipment should be worn by workers, which is combined with an organic vapour filter to provide protection against formaldehyde vapours.

The contractor must ensure that all necessary measures are undertaken to control exposure to wood dust. The contractor must ensure that a type M extraction unit is available which is compatible with any power tools which will emit harmful wood dust. The contractor must ensure that local exhaust ventilation units are examined every 14 months by a competent person.

The contractor must ensure prior to commencing works that appropriate fall protection has been provided (external and internal with a plot) and that it is appropriately positioned and in place to enable works to be completed safely. The contractor or any of their workers must not, at any time, alter, modify or amend any scaffolding including handrail systems which has been provided by specialist contractors (i.e. scaffolding contractor).

The contractor must ensure that TGI joists are braced and secured during installation in line with manufacturer's recommendations. The contractor must ensure that on completion of flooring that any openings for stairs or services are appropriately protected in line with the requirements detailed for the site.

The contractor as part of their risk assessment for installation of roof trusses must detail the safe sequence of erection in line with any guidance issued by trade bodies. This includes temporary securing trusses and a safe system of securing permanent bracing. The contractor will ensure that a proprietary truss ladder or similar is used to enable the permanent bracing to be secured.

The contractor as part of their risk assessment for staircases must detail the safe sequence of installation using proprietary platforms where required. The contractor must ensure that guardrails to the stair opening are in place prior to removal of any proprietary fall protection and must remain in place until the stairs are fitted.

The contractor must ensure that guardrails to the staircase and at any openings are in place and are fully secured on completion of their works.

The contractor must ensure that all workers involved in lifting operations are appropriately trained and competent to undertake any specified duties. The contractor must ensure that any instructions provided by competent persons involved in lifting activities are observed by their workers.

The contractor must ensure that trestles must only be used internally up to a height of 1 metre on firm level ground. The use of trestles externally is **STRICTLY PROHIBITED**. The trestles, which are to be used, shall include handrails and toe boards.

The contractor must ensure that there are no openings in stud walls greater than 450mm in locations adjacent to stairwells. Where there are any openings in excess of 450mm, additional timber noggins must be installed.

Under no circumstances must any materials be cut directly on Scaffold boards. Repair or replacement costs of excessively damaged scaffolding, boards and fittings will be charged to the Contractor.

A permit to work must be obtained by the contractor from the Company prior to work being undertaken in any loft space. The permit must be closed and signed off when the work has been completed. The contractor will need to provide working platforms and appropriate access equipment to access the loft space

g) **Materials**

It is the Contractors responsibility for unloading, protecting and 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.

Materials will generally be loaded, carted and deposited within easy reach of the dwellings. However, on occasions the Contractor may be expected to carry out this operation as directed to do so by the Site Manager.

The Contractor is responsible for protecting materials at all times during the progress of the works.

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.

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.

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.

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:

**Bricklayer**

The Carpentry Contractor is to liaise with the Site Manager to ensure the height and construction of all brickwork and blockwork is correct at eaves to ensure subsequent fixing of wall plate and truss rafters can be installed on an even surface.

**Roof Tiler**

The Carpentry Contractor is to install all required timber supports for battens at valleys to ensure battens are not left 'floating' between truss rafters.

The Carpentry Contractor is to install timber support fillets in preparation for the Roof Tiling Contractor to supply and install eaves support trays.

**Scaffolder**

The Carpentry Contractor is to ensure that the Scaffolding is kept reasonably clean at all times. Any adaptations that are required must only be made by the Scaffolding Contractor. The Carpentry Contractor must not interfere with, adapt or alter any scaffolding provided by a third party. An agreement must be reached between the Carpentry and Scaffolding Contractors for the cleaning of excessive D4 Glue from scaffolding components and boards.

**Dryliner/Plasterer/Plumber/Electrician**

The Carpentry contractor is to include for the installation of all noggings, patresses, plates, liners and the like necessary to support all fixtures / fitting, handrails, shelves, stairs, skirting, door sets, wardrobes, worktops, ducting and services where not completed by other trades.

## **Solar PV**

The Carpentry Contractor is to work with the Solar PV Contractor to ensure access and working platforms are provided in readiness for the installation of photovoltaic panels and switchgear.

### **1. QUOTATION**

1.1 All works are to be split into stages and the following should be allowed for in each stage:

- (i) **Joists:** fixing and level in position, including all trimmers, hangers, lateral restraints as necessary, strutting, temporary straps and block ends.
- (ii) **Main roof, porch roof, garage roof, low roof, bay windows etc:** fixing of wall plates, trusses, loose timbers, bracings, dormers (where applicable) fascias, barges, soffits, vents, hangers, lateral restraints, purlins, gable ladders, lay boards, ridge boards (if applicable), roof windows, all sundry metalwork as required. Fixing of all waney edge boards to gables, dormers etc., fixing of fire stopping at base of spandrel panel and soffit, (ARC Spandrel Barrier and ARC Soffit Slab) All as indicated on the working drawing.
- (iii) **First fix:** Fixing and leveling stairs, complete with newels and handrail bearers and tread protection pieces and soffits on bulkheads (excluding balustrades and handrails), chipboard flooring, including floor ducts. Joist strutting, fixing door linings and window boards. Erection of timber studding, including placing fibreglass insulation or polystyrene insulation board, where required, to integral garage blockwork wall. Erection of softwood timber stud walls as required. All pipe boxing, fixing timbers for sanitary ware and the like including continuous timber batten to support baths, fixing sterling board / osb around shower trays, fixing sterling board / osb for radiators and radiator bosses, fixing sterling board / osb pattress for pipe ducting, fixing sterling board / osb pattress for stair handrails, constructing box work to exposed RSJ's, constructing access panels, forming loft hatches (including hatch). Forming arches ready for plastering contractor. Adjusting and fixing window (if PVCU not used) and door frames into final position, as necessary, by screwing. Forming platforms in roof voids above insulation, fix patressing for photovoltaic panel switchgear in roof voids and fix horizontal battening for smoke and heat alarms in roof voids.
- (iv) **First fix additions for Timber Frame:** Pattress to lounge for wall mounted TV, Construct flue box, Erection of softwood timber stud walls to form party wall service voids.
- (v) **Second fix:** Fixing of stair handrail and balustrade units (pre-assembled) etc. Fixing of all architrave, skirtings, cover moulds, loose beads and the like. Hanging all internal door sets including the fixing of fire doors. Fixing catches and preparing for ironmongery, fixing bath panels, glazing and beading to glazed panels where shown.
- (vi) **Final fix:** Fixing of all internal ironmongery, including brass door stops, ease all doors and where required cut doors after fitting of carpets, windows and kitchen fittings, check and adjust all ironmongery, window catches, re-fix window vents, etc ,as necessary. Construct framework and then fix bath panel either plastic or wooden. Fixing of wayfinding signage where shown on working drawings.

- (vii) **External doors:** fixing and levelling including screw fixing of frame, all ironmongery as the Company's current specification, (including storm cills etc) and rebates as necessary.

- 1.2 Where required the contractor should include, within the tender, for the collection, erection and dismantling of internal proprietary fall protection.
- 1.3 Where required the contractor should include, within the tender, for the erection of wayfinding signage to all blocks of apartments or mixed-use buildings containing apartments of 3 storeys or higher. This will include all Group Standard Apartment designs and Non-Standard Apartment designs.

## 2. CHIPBOARD FLOORING

- 2.1 All Chipboard flooring to be installed must be of a water-resistant type and of 22mm thickness for all joist centres.
- 2.2 All square edged boards and boards with loose tongues must be supported on all sides by joists or noggins.
- 2.3 With any profile board ends, which do not coincide with joists must be supported by noggins.
- 2.4 The Contractor is required to glue and screw all perimeter chipboard flooring to joists / noggins and secret nails all main boards to joists / noggins to prevent noise and lateral movement.
- 2.5 The adhesive to be used for fixing must be with Norbord Caberfix D4 joint adhesive. Where membrane protected chipboard (e.g. Weatherdek) is installed all joints and screw heads must be sealed with adhesive and taped.

## 3. CUPBOARDS AND FITMENTS

- 3.1 Cupboards must be fixed plumb and level.
- 3.2 Doors are to be adjusted after fixings to fit openings closely and evenly.
- 3.3 The fixing and support of wall hung units must be adequate.

## 4. DOORS

- 4.1 Doors must fit openings closely and evenly and allow for clearance of carpets.
- 4.2 Standard height doors are to be hung on two-part hinges as follows:

<b>Location of Door</b>	<b>Butts</b>
External	1.5 pairs x 100mm
Airing Cupboard	1.5 pairs x 75mm
Fire door	1.5 pairs x 75mm and self-door closer
Other Internal	1 pair x 75mm
(Unless indicated different in the Ironmongery Schedule)	

- 4.3 Sliding gear must be fixed in accordance with the manufacturers recommendations.

- 4.4 Pre-treated doors cut or adjusted on site must be re-treated at the affected area with two flood brush coats of preservative.
- 4.5 The Contractor must refer to Group Standard Details for low-rise noting requirements for hanging all internal doors including fixing of fire doors to ensure all gaps around fire doors are filled in accordance these details. The Group approved products for sealing gaps, between the fire door frame and supporting structure, are FAS Fire Door Foam and FAS Fire Door Intumescent Acrylic Sealant (both products orange colour) to be installed strictly in accordance with the Manufacturer's installation guide and test data. The merchant, for the aforementioned Fire and Acoustic Seals (FAS) products, is FP Herting & Son PLC.
- 4.6 Prior to fitting Fire Doors the top edge of the door must be inspected to ensure the correct fire certificate label is attached. **DO NOT UNDER ANY CIRCUMSTANCES** cover the label or identifier, remove it (for any reason), or allow anyone to re-label the fire door, other than the manufacturer.
- 4.7 **For High-Rise Apartments (five storeys and above) all contractors installing fire doors or fire door linings on new buildings must be certified to one of the approved schemes by 1st July 2022 , this is FIRAS, BM TRADA, LPCB or IFC. The contractor must refer to the Fire Proofing Trade Specification for high-rise noting approved products to be installed.**
- 4.8 **The Company may require the contractor to use its IT platform to complete QA checks and the contractor must provide suitable hardware and ongoing training to any supervisors to allow them to access and record appropriate QA checks.**
- 4.9 **For low-rise construction, all contractors installing fire doors must be competent to install fire doors. Evidence of completion of a recognised industry training course or competency to install fire doors must be provided and approved by BDW.**
- 5. DUCTS**
- 5.1 The construction of all ducts, covers and boxed skirtings, etc., for pipework, including the provision of removable access hatches as necessary.
- 6. ENGINEERED JOISTS**
- 6.1 Where an engineered joist system is used, such as Truss Joist, then all fixing and workmanship must be carried out strictly in accordance with the manufacturers design, specification and recommendations.
- 7. FACIA & SOFFIT**
- 7.1 Facia board must be fixed to rafter feet providing a 50mm upstand, so that roof tiles can be laid at a continuous plane with the roof.
- 7.2 Timber frame only – soffit boards must be taken back to timber frame panels.
- 8. FIRST FIX**
- 8.1 Hang external dummy doors, and later fix pre-finished doors. Allow for constructing patio door frames (supplied by the Company).

- 8.2 Fix all joist strutting as detailed.
- 8.3 Nog all perimeters and fix waterproof, tongue and grooved, chipboard flooring with angular shank nails and appropriate glue/adhesive to the first floor, forming all service access traps, as detailed.
- 8.4 Fix noggins to support all electrical fittings, (including within studwork). Allow for fixing noggins to hangers under p.c. concrete first floor in flats.
- 8.5 Structural diaphragm walls are to be formed using 72x38mm C16 timber (supplied by the Company) in accordance with Construction Best Practice Guide.
- 8.6 Non load-bearing partitions in Houses are to be formed using 65x38mm softwood studs at 600mm centres with mid-supporting rail. Partition walls, formed around wet-rooms, are to be constructed using 65x38mm softwood at 400mm centres without mid-supporting rail (65x38mm CLS timber material supplied by the Company).
- 8.7 Non load-bearing partitions in Apartments will be in metal stud (metal partition systems will be carried out by others).
- 8.8 Where radiators are to be installed, 9mm sterling board / OSB to be fitted between stud partitions to ensure solid fixing.
- 8.9 9mm sterling board / OSB pattress to be fitted pre-plaster to blockwork walls to provide a solid fixing for stair handrails.
- 8.10 9mm sterling board / osb pattress to be fitted for pipe ducting,
- 8.11 Fix all door linings and duct framing.
- 8.12 Form all loft and hatch linings, including all necessary packings.
- 8.13 Cut and fix all window boards (including bay windows) and packings.
- 8.14 Timber frame only – 9mm sterling board / OSB pattress to be fitted between stud partitions to ensure solid fixing for wall mounted TV.
- 8.15 Timber frame only – Service voids to party wall are to be formed using 25x38mm softwood studs at 600mm centres.
- 8.16 Timber frame only – When completing first fix works within a timber frame plot, a four sided frame constructed from 140x38mm treated CLS timber must be installed around the boiler flue position where it will pass through the timber frame panel to outside. The frame should measure 200x200mm internally and is to compartmentalise the boiler flue from the rest of the void within the timber frame panel. All in accordance with Group Standard Details.
- 8.17 All Contractors installing Cavity Barriers on High-Rise Structures (5 storeys and above) must be accredited to one of the following; FIRAS, BM Trada, IFC, LPCB.
- 8.18 Works in connection with Solar PV installation, maintenance board and invertor support in accordance with Group Standard Details



## **9. FLOORS AND DECKINGS**

- 9.1 All Decking / Flooring to external Balconies where applicable, must be fitted to manufactures recommendations. All rubbish must be cleared from floor voids and all floors to be level within 4mm per meter run as per NHBC finishes guide.

## **10. FRAMES AND LININGS (External and Internal doors only)**

- 10.1 Frames are to be plumb and unless specially designed to do so not used to support the structure above them.
- 10.2 Horns are to be partly removed, any ends cut on site must be re-treated against decay, with two flood brush coats of preservative.
- 10.3 Frames not built in must be secured by door cramps plugged and fixed at 600mm maximum centres with a fixing no more than 150mm from the top and bottom, and so located in openings to ensure that throatings in cill members are not obstructed by the wall face. All door lining are to be plugged and screwed.
- 10.4 Window boards must be fixed with the use of a window board bracket and must not be screwed directly through the board. Window boards must be fixed so that they are flat and adequately secured against twist and other movement.
- 10.5 Window boards should be fitted to project a minimum of 25mm to a maximum 35mm from the finished wall.
- 10.6 Where weatherboards are provided, they are to be fully housed to the frame.
- 10.7 Allowance should be made for taking out any dummy frames and installing final frames, where necessary.
- 10.8 Allow for glazing and beading to internal glazed panels where indicated on working drawings.

## **11. GARAGES**

- 11.1 Construct garage roofs as detailed on the drawings, hang garage door(s) and personnel door where specified in the enquiry letter.

## **12. GRP DORMERS**

- 12.1 Where GRP Dormers are incorporated, they must be fixed in accordance with manufacturer's instructions.
- 12.2 All GRP Dormers stored within the Company's compound(s) or designated storage areas must be adequately protected to prevent damage prior to fixing.

## **13. IRONMONGERY**

- 13.1 The Carpentry Contractor must install all door furniture strictly in accordance with the manufacturers fitting instructions.

- (i) Bolt fixings that are supplied with the rose furniture in the back-plate, must be installed through the door, to the rose on the opposing side, to prevent handles becoming loose over time.
- (ii) All supplied fixing screws must be fitted to affix the rose furniture to the door.

13.2 The clearance between a door handle and door stops to be not less than 25mm.

13.3 The full complement of matching screws must be provided to all ironmongery.

13.4 Allow in the completion stage for returning to houses, easing and adjusting all door and window ironmongery as necessary.

#### **14. KITCHEN UNITS/UTILITY UNITS**

14.1 The notching and cutting around all ducts, etc. to be included, following which, the carpenter is to apply a water protective sealant (silicone mastic or similar) along the cut area of the unit to prevent water ingress and subsequently prevent the unit from blowing.

14.2 The works are to include for cutting of worktop openings for inset sinks (to be fixed by the plumber) and hobs (to be fixed by appliance fitter), to also include the application of a water protective sealant (silicone mastic or similar) along the cut area of worktop to prevent water ingress and subsequently prevent the worktop from blowing.

14.3 The Contractor must also allow within his price to fit integrated doors/coverings to white goods and appliances, where applicable.

#### **15. METER BOXES**

15.1 Meter boxes are to be secured with fixings as required by utility companies, in the location as shown on the working drawings.

#### **16. NAILS AND SCREWS**

16.1 The Contractor will allow for and provide all necessary nails, screws, adhesives and bolts to satisfactorily complete the contract (unless otherwise indicated in the enquiry letter).

#### **17. PORCHES AND BAY WINDOWS**

17.1 Construct timber porches and bay windows as detailed, including positioning all necessary DPC's.

17.2 Allow for applying one coat of preservative to all cut ends of structural timbers.

17.3 Construct porch and bay window roofs, fixing eaves, gable details and timber soffits, as indicated on the drawings.

#### **18. PROTECTION**

18.1 The Contractor will be required to protect staircases, handrails, kitchen units, worktops, sanitaryware, window boards and internal ground/upper floors with protective coverings and materials supplied F.O.C. by the Company. The Contractor should allow within his rates for the fixing, removal and disposal of the same, to skips provided by the Company.

## 19. ROOF STRUCTURE

- 19.1 Wall plates must be level and adequately held down. Any running joints must be halved and not closer to each other than 3.0m.
- 19.2 All truss rafter members must be adequately located, being handled carefully to prevent undue sagging or whipping and fixed 25mm clear of masonry.
- 19.3 Fixing of temporary and permanent bracing is to be allowed for by the Contractor, to ensure the stability of the trusses during installation.
- 19.4 Dragon tie bracing must be fitted to support hip rafter and tie wall plates together.
- 19.5 Cut and fix structural roof timbers, lateral support straps, bracings, etc. as detailed on the working drawings, ensuring that all roof timbers are fitted tightly together, that all hangers are fully nailed, bracing is cut square and abuts tightly to blockwork in accordance with the Company's Construction Best Practice Guide.
- 19.6 Cut and fix eaves and gable details, cutting and fixing all noggins as required.
- 19.7 Fix all Spandrel Panels to terraced units except where room-in-the-roof is supplied and installed by others. The Carpenter is to remove the lifting straps once the Spandrel Panel has been fixed into position. Any protective polythene sheeting is to be left in place whilst the roof is exposed to the inclement weather; but must be removed once the roof is water tight and prior to the ceilings being plaster boarded.

Prior to fixing of the spandrel panel, install 'ARC Spandrel Barrier' into the top of the horizontal party wall cavity. The spandrel panel sits on top of the high-density top section of the 'ARC Spandrel Barrier'.

Prior to the fixing of Roof Trusses and Spandrel Panels, the Scaffold Table Lifts must be in place.

Reference must be made to the BDW Method Statement for the construction of room-in-the-roof, which provides information on setting out and erecting sequence. This is available from the Surveyor for all Room-in-the-Roof house types and from the Site Manager on site. This method statement must be used by all Contractors and shows best practice in accordance with the Trussed Rafter Association Guidance.

- 19.8 Access doors to roof voids are to be provided to in every roof compartment.
- 19.9 Room-in-the-Roof house types to include the fixing of; 100mm PUR Insulation between trusses in sloping areas; with 12mm OSB board fixed to the underside of rafters to brace the roof structure; with 55mm PUR Insulation fixed to the underside of the OSB; with 500 gauge polythene vapour barrier as Standard Detail SD06-028.
- 19.10 Where Dormer Roofs are constructed on site, allowance must be made for building in all insulation to the porch and bay window projections, plus insulating between ceiling/floor joists over integral garages.

- 19.11 The Contractor is to install additional timber supports for the Roof Tiling Contractor to ensure that rafter support trays are supported at eaves with a timber fillet. The Carpentry Contractor is to ensure that all batten ends, running into roof lights, valleys or hips, are to be properly supported and fixed onto additional timber supports (noggin)s running up both sides of the roof light, hip or valley line.
- 19.12 The Contractor is to install patressing in the roof void for the installation of the electrical switchgear for photovoltaic panels and horizontal battening between rafters for the installation of the fire alarm(s) by the Electrical Contractor.
- 19.13 The Contractor is to construct a working platform in the roof space, with riser legs to position the platform above the insulation, so that the photovoltaic electrical switchgear can be maintained.
- 19.14 CoolBox 50 ACM Fan – where the fan is situated in a traditional roof space the Contractor is to construct a platform in the roof space for the ACM, with 300mm Loftleg XL riser legs to position the platform above the insulation all as per standard detail DB-SD09-241.
- 19.15 CoolBox 50 ACM Fan – where the fan is situated in room in roof house type the contractor is to construct a timber platform within the eaves space all as per Standard Detail DB-SD09-244.
- 19.16 The Contractor is responsible for the correct installation of fire stopping materials to the soffit at all party wall junctions in masonry buildings (ARC Soffit Slab) in accordance with the manufacturer's instructions here: [ARC Soffit Slab v1.5](#)
- 19.17 Form roof ventilation detail, as specified on the drawings. Where roofs are constructed with attic trusses a double row of ventilation holes must be provided to maintain a 25mm continuous air gap shall be provided along both longest eaves of the roof.

## **20. ROOF WINDOWS**

- 20.1 Roof light windows must be installed in accordance with manufacturer's installation instructions.
- 20.2 The Carpentry Contractor is to ensure the window support batten extends beyond the window opening by 200mm either side (400mm centralised).
- 20.3 Batten must be fixed to the length to the frame plus 20mm at either end (40mm centralised) all the way around the opening.
- 20.4 The Carpentry Contractor must ensure the removal of expansion tabs to Roof Windows on completion of the installation.

## **21. SECOND FIX**

- 21.1 Fix all internal door set linings (plugged and screwed) in partitions and hang doors. Neatly cut out for and fix door hinges and latches. Allowing for all necessary adaptations, including cutting down doors under stairs where shown.

- 21.2 Special attention must be drawn to fire doors in protected stairwells, which requires all gaps between the supporting wall and the frame to be filled in accordance with Group Standard Details to low-rise apartments and Fire Proofing Trade Specification for approved products to high-rise apartments.
- 21.3 Neatly mitre and fix all architraves (all mitres to be glue fixed and sanded), cover moulding, door stops, skirting boards and duct framework, to receive two layers of 12.5mm plasterboard (by others) as standard detail SD11-001. Access panels to be incorporated to soil stacks.
- 21.4 Fix into position, staircase balustrade units (all pre-assembled), newel posts, modesty rails, etc. Stair handrails are to be wall fixed, continuous and mitred at all changes of direction and angle.
- 21.5 Construct bath panel framework. Shower walls and bath ends must be adequately supported by horizontal fixed noggin, to prevent deflection at shower tray or bath end.
- 21.6 Fix all kitchen units and worktops (liaise with the plumber to ensure all pipe work behind units are completed before fixing) allowing for removal and subsequent re-fitment on completion of all doors and drawers. Include for notching and cutting holes, as necessary. Where integrated appliances are utilised, allowance for fitting integrated doors should be included. Allow for fitting a sink base unit in advance of remaining fittings. Fix all bin store doors and frames and ironmongery.
- 21.7 Where Kickspace heaters are provided, the contractor will allow for cutting access panels in the base of kitchen units, to detail.

## **22. SKIRTINGS AND ARCHITRAVES**

- 22.1 The fixing of skirting or architraves must be arranged to minimise movement and shrinkage. All mitres in architrave are to be cut to 45°.
- 22.2 Running joints in skirting and architraves must be reasonably inconspicuous, glue fixed.
- 22.3 All skirting and architrave is of MDF material. Non-wood trim is to be neatly fixed in accordance with the manufacturer's recommendations.

## **23. SOFTWOOD**

- 23.1 End joints must be made on joists and adjoining boards are not to be joined on the same joist. Fix all softwood studwork. Extra noggins should be allowed for all electrical fittings and wall units, sanitaryware items, etc. All vertical studwork to be at 600mm centres, horizontal studding at 1200mm centres, except where room sizes and/or openings, etc., necessitate narrowing these at final runs.

## **24. STAIRCASES**

- 24.1 Prior to installation the floor-to-floor height of the house must be checked to ensure it is the same as the staircase.
- 24.2 Care must be taken to ensure that all risers, including the bottom rise, are equal.
- 24.3 Fit any loose strings to newel ensuring string tennon is pulled tightly into newel mortice.

- 24.4 Fit newel to main string (as above) ensuring newel is exactly square to treads (this can be achieved by propping newel up and checking for squareness during fixing).
- 24.5 Newels and balustrades must be plumb and handrails reasonably rigid.
- 24.6 Dry fit winder treads into wall string (making sure string is square to main flight).
- 24.7 Trim strings at top (so that string hooks over trimmer) and bottom (so that string sits on floor and equal risers are maintained).
- 24.8 Cut back landing board to receive top nosing of the flight and the structural string, ensuring that a 2-3mm gap is left between flooring and the top nosing.
- 24.9 Form half/quarter landings as required utilising 150mm x 50mm joists at max 600mm centres. Intermediate joists secured to perimeter joists using mini joist hangers. Joists fixed to perimeter block walls with Fischer SXR-Z 10 x 120mm Frame Fixings, 3no. per joist. Joists fixed to perimeter timber walls with FP Herting & Son PLC 5x100mm screws, 3no. per joist. Joists fixed to rebated newel using 3no FP Herting & Son PLC 5x100mm screws. Position flight into stairwell and check newel and treads for plumb and level.
- 24.10 Screw fix flight to wall (plugged and screwed at 600mm centres) so as to avoid deflection and carriage pieces provided where directed.
- 24.11 Protect staircase.

## **25. STORAGE**

- 25.1 Materials will be off-loaded, stored and protected on delivery by the Company. The Contractor will be responsible for ensuring that proper protection is continued on a day-to-day basis during the use of any material.
- 25.2 Flooring must be fixed in dry conditions to allow waterproof adhesive sufficient time to cure preventing the ingress of water.
- 25.3 Structural units are to be handled and lifted so that they are not adversely stressed.

## **26. THIRD / FINAL FIX**

- 26.1 Fix all door furniture, locks, toilet roll holders, hat and coat hooks, etc.
- 26.2 Allow for returning to the house at completion stage to ease and adjust all doors, windows, ironmongery, etc. Including to kitchen units.
- 26.3 Allow for fixing Permavents to windows, after painters.
- 26.4 Ensure all striking plates are bent back towards the architrave.
- 26.5 Fix Shower Screens if supplied by the Company.

## **27. TIMBER CLADDING / WEATHER BOARDING (ETERNIT OR SIMILAR)**

- 27.1 Fix all timber cladding and weather boarding on softwood treated vertical battens, in accordance with Group Standard Details.

- 27.2 All to be installed on vapour barrier, on external leaf including insulation; all as detailed on the drawings.
- 27.3 Perimeter surrounds to be fixed in accordance with manufacturers details and recommendations.
- 27.4 The Contractor must install all cavity barriers as shown on Group Standard Details.

## **28. WASTE REMOVAL AND CLEANING OUT**

- 28.1 The contractor must ensure that waste from their work activities is minimised and materials are reused where practicable.
- 28.2 Waste generated should be segregated and disposed of into the relevant tipper skips, it is the responsibility of the contractor to request appropriate and sufficient tipper skips to be sited in close proximity to their working area. 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.
- 28.3 All plots, garages and scaffolds must be cleaned by the contractor upon completion of the works and the area left free of materials or debris created by the works.
- 28.4 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.
- 28.5 We reserve the right to contra-charge the Contractor for the cost of excessive removal of the Contractors' waste, including waste resulting from damage to materials in their care, plus an administration fee of 20%.

## **29. WORKMANSHIP**

- 29.1 Work must be plum or level with care taken to minimise damage such as chipping before, during and after fixing. Face joinery must be protected as directed.
- 29.2 Hammer marks or similar damage are to be made good.
- 29.3 Where necessary, nail heads are to be punched.
- 29.4 Toothed plate, split ring, shear plate, connectors and the like are to be used in strict accordance with manufacturer's recommendations and care taken to ensure that all washers, etc. are provided and bolts checked for tightness ensuring that timber is not damaged by over-tightening.



Barratt  
Redrow

## TRADE SPECIFICATION

### CARPENTRY

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

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 their Quotation. Any prices received without this Agreement will be excluded from consideration.

Revised: Rev AG – 1 January 2025