

## WALL TILING

### TRADE SPECIFICATION

#### GENERAL

- a) **BDW Trading Limited**  
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.
- b) **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 and the local conditions, etc as no claim for adverse site conditions will be entertained.
- c) **Materials**  
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 incur the Contractor the costs of rectifying the same.
- d) **Unloading Materials**  
It is the Contractors responsibility for unloading and storing all of their own materials.
- e) **Sub-Contractor**  
No work is to be further Sub-Contracted without the prior approval of the Company.
- f) **Defective Workmanship**  
All defects arising from bad workmanship by Contractors 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 carrying out this work will incur the Contractor with the cost thereof.
- g) **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.
- h) **Contract Conditions**  
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.



i) **Group Suppliers**

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

Adhesives and Grout:–

**Palace Chemicals Ltd**

Unit 49  
Compass Industrial Estate Park West  
Speke  
Liverpool  
L24 1YA

Ceramic Tiles:

**Johnson Tiles Ltd**

Harewood Street  
Tunstall  
Stoke on Trent  
ST6 5JZ

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

## SCOPE OF WORKS

### 1. QUOTATION

- 1.1 Fully inclusive fixed price per house type and rates per m<sup>2</sup> are required for supplying and fixing CERAMIC WALL TILES to conform to the below specification and tender enquiry.
- 1.2 Contractor is to ensure that all materials, whether supplied by himself or the Company are satisfactory for use, conform to current standards and have not been subject to deterioration. Once the Contractor has fixed the material he is deemed to have accepted the quality of the material. Only **1st quality** tiles will be used.
- 1.3 Any damage caused to fixtures/fittings in the execution of the work will be charged to the Contractor. The Contractor must not remove protective coverings.
- 1.4 All workmanship shall conform to current NHBC Regulations Section Wf clauses Wf10-Wf11 (and clauses referred to therein).
- 1.5 Areas of wall tiling to be remeasured on completion (or pre-measured), to conform to areas designated on individual house type plans which will be available on site for the Contractor to use. Where applicable, the first house of each house type will be remeasured on completion and the areas utilised for all future similar house types on the development. Where lump sums exist this will not be necessary.
- 1.6 Where pattern tiles are requested, they shall form no more than 5% of the area to be tiled unless otherwise specified by the sales department.

- 1.7 A schedule of the selected range of manufacturer, tile name, colours and pattern types is appended to this specification from which the Contractor will order tiles for individual units on confirmation from the Company of tile choices.
- 1.8 It should be noted that schedules of rates are for comparison purposes and final tile choice will be determined by the Company.
- 1.9 Plastic finish tile bead (colour to match /compliment tiling) is to be fitted to all exposed edges, reveals and corners (both external and internal) unless specifically instructed by the Company not to do so.
- 1.10 **WALL TILING AREAS TO BE TREATED to be in accordance with attached Sales Specification.**
- 1.11 **Tiles to be in accordance with the Company's specification as attached (or site specific where details available at tender stage).**
- 1.12 Unless otherwise stated, glazed wall tiles to be to BS2660, free from blemishes fixed to plastered walls with Richafix, or other equal approved tile adhesive, in accordance with manufacturer's instructions and pointed in white cement. Petroleum based adhesive to be used on timber/ply ducting, etc. Contractor to utilise a waterproof adhesive in all areas to comply with recommended fixing requirements. Tiles to be in accordance with the Company's specification as attached (or site specific where details available at tender stage).
- 1.13 Any electrical accessories which are loosened in order to facilitate proper tiling must be refixed after completion of the tiling works by the contractor.
- 1.14 All radiator brackets must be fixed on to and through the tiles. Therefore cutting brackets around tiles is not permitted. Where brackets have been fitted prior to tiling, these must be removed (by the Plumber) before tiling commences and refitted (by the Plumber) following completion.
- 1.15 The Contractor shall, when requested provide the hazard and data sheets and COSHH assessments.
- 1.16 Under no circumstances should any waste substances be poured down drains.
- 2. SETTING OUT**
- 2.1 Joints to be true to line, continuous and without steps. Joints on walls to be truly horizontal, vertical and in alignment round corners.
- 2.2 Joints in floors to be parallel to the main axis of the space or specified features.
- 2.3 Cut tiles/slabs to be kept to a minimum, as large a possible and in unobtrusive locations.
- 2.4 All Joints to be in alignment.
- 2.5 Where positions of movement joints are not specified they are to be agreed with the Architect.
- 2.6 For setting out of Tiles see drawing(s)



2.7 Before laying tiles obtain approval of setting from Architect.

### **3. FIXING GENERALLY**

3.1 Check that there are no unintended colour/shade variations within the tiles for use in each area/room. Thoroughly mix variegated tiles.

3.2 Check that adhesive is compatible with background/base. Use primer where recommended by the adhesive manufacturer.

3.3 Cut tiles neatly and accurately.

3.4 Unless specified otherwise, fix tiles so that there is adhesion over the whole of the background/base and tile backs.

3.5 Before bedding material sets make adjustments necessary to give true, regular appearance to tiles and joints when viewed under final lighting conditions.

3.6 Clean surplus bedding material from joints and face of tiles without disturbing tiles.

### **4. FLATNESS/REGULARITY OF TILING**

4.1 Sudden irregularities not permitted.

4.2 When checked with a 2m straight edge with 3mm thick feet at each end, placed anywhere on the surface, the straight edge should not be obstructed by the tiles and no gap should be greater than 3mm.

### **5. LEVEL OF TILING ACROSS JOINTS**

5.1 Maximum deviation between tile and slab surfaces either side of a joint, including movement joints to be:

- i) 1mm for joints less than 6mm wide.

### **6. ADHESIVE**

6.1 One Part Flexible, white.

6.2 Adhesives products will be applied in accordance with the site work instructions on the manufacturers product data sheets. All products are covered with a Lifetime guarantee when used in accordance with the manufacturer's instructions.

### **7. SIT-ON TILE SKIRTINGS**

7.1 Bed solid to wall with cement-based adhesive after laying floor tiles.

7.2 Ensure joints in skirtings match and align with joints in floor tiling.

### **8. THIN BED ADHESIVE – RIBBED (walls)**



- 8.1 Apply floated coat of One Part Flexible adhesive to dry background in areas of approximately 1m<sup>2</sup> and comb surface to a ribbed profile using the recommended notched trowel. Apply thin even coat of adhesive to backs of dry tiles, press tiles firmly into float coat with a twisting/sliding action to give finished bed thickness of not more than 3mm.

## **9. THICK BED ADHESIVE – SOLID (walls)**

- 9.1 Apply floated coat of One Part Flexible adhesive to dry background in areas of approximately 1m<sup>2</sup> and comb the surface with the recommended solid bed trowel. Fill any keys and apply thin even coat of adhesive over the entire back of each tile. Press tiles onto bedding with twisting/sliding action to give finished bed thickness within the range recommended by the manufacturer.

## **10. PLASTERBOARD BACKGROUNDS**

- 10.1 Ensure that sheets are dry, securely fixed and rigid with no protruding fixings and the face intended to receive the decorative finish is exposed.
- 10.2 Plaster which is loose, soft, friable, badly cracked or affected by efflorescence must be notified to the Site Manager for the removal and replacement by the original or appropriate alternative Contractor.

## **11. NEW PLASTER**

- 11.1 Ensure plaster is dry, solidly bedded, free from dust and friable matter. Where the plaster is dusty or has a shiny finish, the plaster should be thoroughly dry brushed using a stiff bristled brush. All traces of dust should be removed prior to priming with Prime Bond diluted 1: 4 with water.
- 11.2 New plaster (including backing coat) should be a minimum of 4 weeks old before being applied with Prime Bond to be brush applied to the background and allowed to dry before tiling commences in accordance with the adhesive manufacturer's recommendations.

## **12. PREPARING CONCRETE BASES FOR UNBONDED BEDDING – WITHOUT SEPERATING LAYER**

- 12.1 Ensure base is sufficiently clean and smooth to receive mortar bed.
- 12.2 Dampen base lightly before laying mortar bed to reduce excessive suction.

## **13. SMOOTHING UNDERLAYMENT**

- 13.1 Type recommended by the adhesive manufacturer.
- 13.2 Apply to the base and allow to dry before fixing tiles.

## **14. SEALANT MOVEMENT JOINTS**

- 14.1 Movement joints should coincide and be continuous with any existing structural movement joints and must comply with the recommendations contained within Section 3.5.2 'Location of Movement Joints' of British Standard BS 5385: Part 1; 1995.



14.2 Ensure that joints extend through tiles and bedding to substrate and that they coincide with any movement joints in the substrate.

14.3 Joint width: 6mm

14.4 Sealant: Mould Resistant Silicone

14.5 Colour: White

**15. GROUT JOINTS:**

15.1 Joint width: 2mm

15.2 Grout: 4 into 1 Grout to be used to classification CG2.

**16. GROUTING / COMPLETION:**

16.1 Following completion all completed areas are to be adequately protected and, keep clean and clear of traffic. Any excess grout to be cleaned off immediately. Completed floors are to be kept clear of traffic for at least four days and permit only light traffic for the next 10 days.

16.2 When grout is hard, polish tiling with a clean dry cloth.

16.3 Where coloured grout is specified the staining of tiles is not permitted. The risk of staining must be evaluated and where necessary the application of a protecting sealer must be applied to ensure no staining occurs.

16.4 The Contractor is to leave a minimum of 1m<sup>2</sup> of spare tiles, from the same batch of tiles that have been used in the wall tiling operation, in case of small area remedial works. The spare tiles are to be left in an accessible area near to the location of the tiled area, i.e. where works are completed to the bathroom area these may be left behind the bath panel.

**17. WASTE REMOVAL AND CLEANING OUT**

17.1 The contractor must ensure that waste from their work activities is minimised and materials are reused where practicable.

17.2 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.

17.3 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.

17.4 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.



- 17.5 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%.



# WALL TILING

## 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: J - 1 July 2024