



## **EXTERNAL PAINTING SPECIFICATION**

### **DIOCESAN HOUSING**

#### **PRELIMINARIES**

##### VISIT SITE:

1. The contractor is advised to visit and inspect the site and existing premises prior to tendering as no claim will be allowed on the grounds of ignorance of the conditions existing. All plant required for the works, including scaffolding, should be allowed for when pricing.

##### DEFINITIONS:

2. The terms “approved”, “directed” or “selected” mean the approval, direction or selection by the Surveyor.

##### SURVEYOR:

3. The term “the Surveyor” means the Diocesan Surveyor.

##### CONTRACTOR'S OBLIGATIONS:

4. If the contractor finds any serious defects during the progress of the works, he shall immediately notify the Surveyor.  
It is the contractor's responsibility to ensure that all site personnel are issued with a copy of this specification.

##### STATUTORY OBLIGATIONS:

5. The contractor shall comply with and give all notices required by any Act of Parliament or any regulation or bylaw of any Local Authority or any statutory undertaker.

##### HEALTH & SAFETY:

6. The Construction (Design & Management) Regulations 1994 apply to this work but are not notifiable unless the work takes longer than 30 working days or 5 or more persons are working on site at any time. This will be reviewed prior to the commencement of the work and if it is found that the work is notifiable the Employer will be required to appoint a Planning Supervisor and the main contractor will also have the duties of the Principal Contractor as set out in the Regulations.

In any case the Contractor is to take all necessary measures to ensure compliance with Health & Safety laws and to positively encourage safe working practice and provide adequate welfare facilities.

MATERIALS, GOODS AND WORKMANSHIP:

7. All materials, goods and workmanship shall be of the best of their respective kinds and repairs or renewals shall be in the same character as to design and materials as the old work. The whole to be to the satisfaction of the Surveyor. The right is reserved to make samples and for facilities to be given to the paint manufacturers' representative for inspecting and advising upon paintwork as work progresses. The contractor shall carry out everything for the proper execution of the works, whether or not described in the specification, provided same may reasonably be inferred there from.

CONTRACT SUM:

8. The contract sum is to be the cost of completing all the work as described in the specification and shall not be subject to fluctuations arising from labour costs or materials prices.

INSURANCE:

9. The contractor shall take all necessary steps to prevent claims arising and shall indemnify the Diocesan Board of Finance and the occupier against all claims arising during the carrying out of the work. The minimum public liability insurance is to be Two Million Pounds. Insurance details are to be submitted with tenders.

DETERMINATION BY EMPLOYER:

10. If the contractor shall make default in any one or more of the following respects, that is to say:-
  - a) If he, without reasonable cause, wholly suspends the carrying out of the works before completion thereof, or
  - b) If he fails to proceed regularly and diligently with the works, or
  - c) If he refuses or persistently neglects to comply with a written notice from the Surveyor requiring him to remove defective work or improper materials or goods and by such refusal the works are naturally affected.

Then the Surveyor may give to him notice by recorded delivery specifying the default, and if the contractor shall continue in default for fourteen days after the receipt of such notice then the Bath & Wells Diocesan Board of Finance by notice by recorded delivery forthwith determine the employment of the contractor under this contract.

ACCESS

11. The contractor shall provide at all times during the execution of the works access to the occupants, the works shall be carried out with minimum inconvenience to the occupants and arrangements shall be made for the disconnection of services where necessary. At least 7 days notice should be given to the occupants.

CARE OF THE WORKS, ETC:

12. The contractor shall keep all persons (including those employed by sub-contractors) under control and within the boundaries of the site. He will be held responsible for the care of the existing premises and works generally until completion.

STORAGE OF MATERIALS:

13. The contractor shall agree with the occupant or the Surveyor, sites for the storage of

materials, goods and plant.

CLEARING AWAY:

14. The contractor shall take down and clear away all plant and temporary work and make good.

The contractor shall remove all existing rubbish and debris and surplus materials from the site as they accumulate and at completion; and clean all surfaces, including those of the affected portions of the existing premises, internally and externally, remove stains and touch up paintwork and polished work; clean both sides of new glass and leave the works clean and to the satisfaction of the Surveyor at completion.

**PAINTER AND DECORATOR**

PERIOD OF WORK:

15. External decorating will normally take place between 31 March and 31 October. Any variations to this must be agreed with the Surveyor.

WEATHER

16. No painting on exterior work is to be done during wet, foggy or frosty weather, or upon surfaces that are not thoroughly dry.

MONITORING

17. The successful contractors name and list of properties to be painted may be given to ICI paints, in order for them to have the opportunity to monitor the work and assess the contractors performance. Satisfactory work will result in the contractor being included on the ICI list of approved contractors, and provide an additional source of monitoring to the Surveyor. Your co-operation in this scheme will be appreciated.

PREPARATION:

18. All surfaces to be painted shall be properly prepared according to approved practice, particularly inside and outside of CI eaves-gutters and backs of downpipes, waste-pipes and soil-pipes. If metal gutters are beyond repair then plastic replacement may be considered upon agreement with the Surveyor.

WOODWORK:

19. All previously painted woodwork to be rubbed down and dusted before painting.

All cracks, crevices and holes to be scraped out, filled as necessary, primed and made good with stopping, faced up and rubbed down to an even surface. The use of putty as a filler is not permitted.

KNOTS:

20. All knots in woodwork to be treated to prevent bleeding. Large or loose knots to be cut out. Smaller knots to be treated with two thin coats of knotting.

#### IRONWORK:

21. All rust and scale and loose paint is to be entirely removed. All oil, dirt, etc., must also be removed. All exposed bare metal to be painted one coat of an approved primer. Cracks to iron pipe work or gutters could be repaired with metal filler upon agreement with the Surveyor.  
(See note on PVCU under preparation).

#### WINDOWS

22. All loose and defective putty to be hacked out, the rebate to be primed with an approved primer and made good with sound putty before painting.

#### PAINT REMOVAL:

23. All loose and defective paint to be removed from previously painted surfaces before re-painting, including burning off where necessary. ALL WINDOW CASEMENTS AND SASHES TO BE THOROUGHLY PREPARED TO PREVENT BINDING.

#### PRIMING:

24. All new woodwork to be properly primed before being fixed in position. Woodwork to be fixed externally to be treated with Dulux Weathershield exterior preservative primer prior to fixing.

All woodwork not previously painted, or from which defective paint has been removed, to be given a coat of Dulux Weathershield exterior primer, well brushed in and one coat of undercoating, in addition to the main specification.

All iron and steelwork to be primed with Zinc Chromate or other approved.

#### FINISHING:

25. All coats of paint must be thoroughly dry before subsequent coats are applied and rubbed down between each coat. Except where specified all surfaces are to be painted TWO UNDERCOATS AND ONE COAT OF APPROVED GLOSS PAINT. IN THE CASE OF STRONG COLOURS SUBSTITUTE ONE ADDITIONAL COAT OF GLOSS FOR ONE UNDERCOAT.

#### MATERIALS:

26. All paints are to be by Dulux Trade Weathershield exterior undercoat and exterior high gloss. The paint materials are to be used strictly in accordance with the maker's instructions.

#### COLOURS:

27. Colours for external painting to be as existing unless otherwise agreed. Any change in colours must be approved by the Surveyor.

#### WOOD STAIN:

28. To be Dulux Weathershield ultimate woodstain

#### WOODSTAIN FINISHES:

29. Where softwoods and hardwoods have been finished in woodstain, wash surface, rinse off, dry and rub down then apply two coats Weathershield preservative basecoat in

accordance with the manufacturer's instructions.

#### OTHER PRODUCTS

30. If existing timber has been varnished or treated in anything other than woodstain the contractor will ensure that compatibility is achieved and no aesthetic changes are made. (E.g varnished front doors)

#### BITUMINOUS PAINT:

31. To be Wailes Dove bitumastic solution, Thomas Ness Limited Presomet bituminous paint or other equal & approved of the colour specified.

#### EAVES GUTTERS:

32. Thoroughly clean out the eaves gutters, downpipes, hopper heads and waste-pipes, carefully examine, remake any defective joints and replace any defective or missing lengths or fittings and leave watertight on completion, including non-painted UPVC gutters and pipework.

- a) Paint inside of metal eaves-gutters one coat of bituminous paint.
- b) Metal gutters and downpipes are to be coated externally with two good coats of Metalshield gloss (range of colours), to manufacturers instructions. Bare metal is to be primed with Metalshield Zinc phosphate primer. Black or white as appropriate, or colours to be mixed to BS4800 or RAL colour ranges if required.
- c) PREVIOUSLY PAINTED WALLS:

33. All previously painted brick or rendered surfaces to be brushed down to remove efflorescence and loose material. Apply two coats of Dulux Weathershield all seasons or Weathershield smooth masonry paint dependent on the previous finish. Allow 24 hours between coats. Where mould or fungus growth is suspected surfaces shall be treated with a Fungicidal solution and all subsequent coats shall be in Fungicidal quality material. Any question over choice of specification to be raised with the Surveyor.

NB: THE CONTRACTOR IS TO PROVIDE A SEPARATE ESTIMATE FOR ANY MASONRY WORK.

#### PRE-PAINTING REPAIRS:

34. The successful contractor will be asked to carry out pre-decoration repairs, or to organise with the Surveyor the same to tie in with the programme of work. These repairs should NOT be included in your price, but should be noted and agreed with the Surveyor on site with regards to price and construction at the time when the decoration commences. No filling shall take place without the prior agreement of the Surveyor. The method of repair preferred will be Repair Care International (Window Care) system.

#### ALUMINIUM AND UPVC WINDOWS AND DOORS:

35. All aluminium and UPVC windows and doors to be washed with a non-alkaline detergent in warm water. Harsh abrasives and scouring pads should not be used.

#### CLIMBING PLANTS:

36. If difficulties are experienced with excessive ivy or other creepers affecting the

decoration progress the Surveyor will be consulted and the extent of the problem assessed and agreement as to additional payment made, or the occupant will be consulted as to the course of remedial action required.

EXTENT OF THE WORKS:

37. The decoration is to include:
- a) The house, including inside faces of outward opening doors.
  - b) Any attached or detached garage.
  - c) Main entrance gates and pedestrian gates.
  - d) Outbuildings connected to the house or garage only.
  - e) Metal fuel tanks.
  - f) Metal fence railings (to be assessed with Surveyor)

FENCING AND TIMBER SHEDS:

38. No decoration is to be allowed for free-standing sheds, greenhouses or timber fencing.

PT/February 2011