



TECHNICAL MANUAL

VERSION 11

APPENDIX A

A.

Appendix A

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Functional Requirements

A.1 Finishes

Limitations of Functional Requirements

1. These Functional Requirements do not and will not apply to create any policy liability for any remedial works carried out by the contractor or otherwise, nor to any materials used in those remedial works.
2. The guidance provided in this Section, is guidance that provides a suggested solution to meeting the Functional Requirements. If an alternative solution is selected, then this must still meet the Functional Requirements.

Workmanship

1. All workmanship must be within the tolerance requirements set out in this Technical Manual.
2. All work is to be carried out by a technically competent person in a workmanlike manner.

Materials

1. All materials should be stored, installed and protected correctly in a manner that will not cause damage or deterioration of the product.
2. All materials, products and building systems shall be appropriately tested and approved for their intended purpose.
3. All load bearing structural elements providing support to the Home will have a service life of not less than 60 years, unless specifically agreed otherwise with us. All other parts of the Home will have a lesser durability and need planned maintenance, repair or replacement during that reduced period.
4. Whilst there is and can be no Policy responsibility and/or liability for any roof covering, window / door or 'Decorative external cladding' (i.e. Cladding which is decorative only and the substrate wall provides the main weather proof barrier) to achieve a performance service life of 60 years or less, such elements shall be designed and constructed so they have an intended service life of not less than where stipulated within this Manual.
5. Timber should be adequately treated or finished to resist insect attacks and be suitable for the position used within the structure. All timber treatment should be in accordance with relevant British standards and Codes of Practice.
6. All materials should be suitable for the relative exposure of the building in accordance with the relevant British Standards.

Design

1. The design and specifications shall provide a clear indication of the design intent and demonstrate a satisfactory level of performance.

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Appendix A

A.1 Finishes

Plastered finishes

Introduction

This section covers all plastered finishes to walls and ceilings. Plastered finishes should be applied to a certain standard to receive a suitable decorative finish. It should be durable enough to prevent surface cracking and, if applicable as part of the whole element, meet the required levels of fire and sound insulation in accordance with current Building Regulations.

Substrate and background

Plasterwork should be applied to suitable substrates. The substrate may also require additional sealing or bonding agents, in accordance with the requirements set out in BS 8481.

Plaster proposed to be applied to backgrounds that are susceptible to thermal movement, such as lightweight concrete or aerated blockwork, may not be suitable and an independent dry lining or board on dabs system be adopted. Guidance on applications of plaster should be in accordance with the block manufacturer's instructions.

Where the background has a mix of varying materials, e.g. blockwork and brickwork, expanded metal should be provided to prevent differential movement in the plaster finish.

Plaster mixes

Plaster mix ratios should be in accordance with manufacturer's recommendations and be appropriate for the intended use.

Minimum plaster thickness

The thickness of plaster will vary depending on the evenness of the substrate. The finished element must meet the tolerances identified in the 'Tolerances' section, and be of a suitable quality so that a decorative finish can be applied. Minimum thickness should be in accordance with the table below.

Thickness of plaster

Element	Minimum number of coats	Typical thickness
Walls - metal lath	3	13mm (nominal)
Blockwork	2	13mm (nominal)
Brickwork	2	13mm (nominal)
Walls - plasterboard	1	Skim to provide suitable and durable finish
Walls - concrete	1	Minimum thickness to provide suitable and durable finish
Ceiling - plasterboard	1	Skim to provide suitable and durable finish
Ceiling - concrete	2	10mm maximum

Painting and decorating

Timber

Painting or staining of external timber is required to provide protection and stability, even if the timber is preservative treated. Timber with moisture content greater than 18% is not suitable for painting or staining.

The paint and stain systems specified should be compatible with any timber preservatives and timber species used.

Where windows and doors are to be stained, proprietary sealants and beads should be used in glazing rebates in accordance with the manufacturer's instructions as an alternative to linseed oil putty.

Staining

Timber should be stained in accordance with the manufacturer's recommendations.

Painting

Painting of timber should consist of at least one primer coat, one undercoat and one finish coat, or alternatively in accordance with the manufacturer's instructions.

Masonry and rendering

External brickwork and render should be dry before paint is applied, and paint systems for external brickwork or render should be applied in accordance with the manufacturer's instructions.

Metal

Internal and external structural steel should be protected with at least two coats of zinc phosphate primer. A decorative paint finish may then be applied.

Internal and external steel that has been galvanised to a rate of at least 450g/m² is acceptable without further protection. Steel galvanised to a rate of less than 450g/m² should be protected with at least two coats of zinc phosphate primer and a suitable decorative finish, where required. This may need to be increased where a development is within a coastal location - see 'Appendix B - Coastal Locations'.

Intumescent paint coverings must be applied in accordance with the manufacturer's instructions.

Plaster and plasterboard

Plaster and plasterboard surfaces should be prepared and made ready for decorating in accordance with the manufacturer's instructions.

External finishes in Coastal locations

Additional requirements may be necessary in coastal locations due to the aggressive environment effects on exposed finishes. Please see 'Appendix B - Coastal Locations' for further information if a project is within a coastal location.

Ceramic wall tiling

Tiles should be fit for purpose, have a suitable finish and be of an appropriate size and thickness.

The installation of the tiling should follow the guidance contained in BS 5385 - 3.

Background surfaces

Background surfaces should be adequate to support ceramic tiles, and as a minimum should:

- Be even, to adequately support the whole tile.
- Be strong and durable enough to support the tile.
- Have sufficient absorbency to ensure that adhesives will stick effectively or a suitable bonding agent applied.
- Be of the same construction type; where two construction types are present, e.g. blockwork and timber stud, light reinforcing should be provided over the junction between the two types.

In addition, where forming part of a framed wall to a shower enclosure, walk in shower or wet room:

- A moisture resisting plasterboard (or a third party product approved water resistant backer board) should be used for the area of the 'shower enclosure' wall that is to be tiled (up to a height of 1800mm above the floor level).
- The enclosure walls are required to be waterproof for a height of 150mm above the floor junction.

Walk in showers and wet rooms floors

The floor areas to a walk in shower or wet room (where the floor area is part of the shower floor) is required to be waterproof and drained, a timber floor deck substrate should not be used. The floor deck must be a water stable component with a third party product approval confirming its use for this situation.

- The fall to the wet room area floor must prevent ponding and should be between 1:80 to 1:100 to a drainage point.
- The floor drainage point must be maintainable and adequate in size to take the intended water flow from the shower head without flooding occurring.
- Due to the need for a fall in the finished surface to an outfall a suitable threshold may be necessary at the wet room door opening (which gives access to the rest of the accommodation).

Anhydrite screeds/calcium sulphate screeds

Anhydrite screeds/calcium sulphate screeds need to be left to dry to allow for hydration to take place to gain its strength. Finishes should not be installed until the screed has gone below 75% relative humidity. The drying times should be in accordance with the manufacturer's guidance, testing will be required to confirm the screed has been suitably cured before any surface applied finishes are laid. If an OPC based adhesive or ceramic tile adhesive is to be used, then an acrylic or water dispersible epoxy penetrating sealer should be applied to seal the screed in 1 to 2 coats in accordance to the sealant manufactures instructions.

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