BATCODA Technical specifications and method of measurements

1. General Requirements
2. Excavation and Earthwork
3. Concrete work
4. Masonry work
5. Water and Damp proofing
6. Roofs and wall cladding
7. Carpentry and Joinery
8. Hardware (Ironmongery)
9. Structural Steelwork
10. Metal work
11. Finishing
12. Painting
13. Glazing
14. Sanitary installations
15. Electrical installations
16. External works and services

- Finishing
- Site Works

Finishing

- Plastering and Pointing
- Wall, Floor and Ceiling Finishing
- Painting
- Glazing

Plastering and pointing

- Wall Plaster, Floor Screed
  - Surface to receive plaster, pointing or screed shall be thoroughly cleaned, inspected and wetted before application.
  - Plaster & pointing applied to different materials shall be raked out to a minimum depth of 10mm at the joints finished and pointed in cement mortar.
  - Or to carry plaster through the joint the materials should be tied in mesh wire

…Plastering and pointing

- Plaster, pointing and screed containing cement shall be wetted for a minimum of seven days after the application of the coat.
- Plaster work shall be applied to specified thickness and truly level and plumb.
- On Walls
  - Two coats of Plaster

    &
  - Final Coat

…Plastering and pointing

- Two coats of plaster
  - First coat: 1 Part cement to 2.5 parts aggregate by volume.
  - Second coat: 1 Part cement to 1 part lime and 6 parts of aggregate by volume Or 1 Part of cement to 4 parts of aggregate by volume.
- Final Coat
  - Lime plaster
  - Gypsum plaster
  - Cement Plaster
  - Render Coat

...Plastering and pointing

- The first coat to be applied to a thickness of 5mm shall be spread by trowel, struck off level, and allowed to cure for 24 hours.
- The first coat shall be wetted and the plumb line for the second coat established after 24 hours.
- The second coat of plaster shall be applied within 4 hours of the establishment of plumb line on the surfaces.
- The second coat shall be applied by trowel to a maximum thickness of 12mm. This coat shall be allowed to cure for a minimum of 21 days before further finish is applied.
- The Final coat shall have a maximum thickness of 3mm

…Plastering and pointing

- Cement Pointing
  - The mortar to be used for pointing shall be in 1 part of cement to two parts of fine aggregate
  - The raked out joints of walls shall be flush or recess pointed as indicated on drawings. Flush pointing shall be finished even & level with the surface of the wall material.
  - Pointed surfaces shall be cement dusted or cement paste applied to form final even & smooth surfaces. Pointed walls shall be wetted for at least seven days and allowed to cure for at least 28 days before further finish is applied.

Method of Measurement

- Plasterwork shall be measured flat with out addition for edges and returns.
- Plaster to ribbed or corrugated surfaces shall be measured flat.
- Curved, spherical and conical surfaces shall be measured along the surface.
- Internal and external surfaces shall be measured separate.

…Method of Measurement

- Includes preparing background like hacking, racking out joints, grouting, bedding, jointing and key formation.
- All work in narrow widths, corners, angles & openings.
- Plaster shall be measured in successive coat with two backing coats measured as an item and the final coat measured separate.
- Plaster work shall be measured by area identified by the surface of the material it is to be applied to.

Floor and Wall Finish

- Provide cement, lime, aggregate, tiles, admixtures, and other finishing materials, labor and tools for the satisfactory completion of the works and polishing at the end of the work.
- Products include:
  - Terrazzo tiles
  - Precast cement tiles
  - Marble tile
  - Marble chip flooring
  - Ceramic & mosaic tiles
  - PVC tiles
  - Carpet

…Floor and Wall Finish

- Cement, Terrazzo, Marble, Ceramic and Mosaic Floor Tiles
  - Tiles shall be thoroughly soaked in water for a minimum of 15 minutes before laying and taken out just before use.
  - Tiles shall be accurately cut and fitted to doors, wall ends, opening & projections.
  - Tile joints shall be grouted with the setting coat mortar.
  - Tiles shall be left undisturbed for 24 hours.
  - The flooring shall be wetted for seven days and left to cure for 28 days

…Floor and Wall Finish

- Marble Chip Flooring
  - Marble chips shall be thoroughly soaked in water for a minimum of 15 minutes before laying and taken out just before use.
  - Thickness of chips shall be minimum 20mm and minimum dimension of irregular sizes 100mm.
  - After putting chips in place the surface shall be topped with cement fine aggregate mortar mix 1:3 to a minimum thickness of 5mm distributed uniformly
  - The topping shall be removed by grinding machine after 28days

…Floor and Wall Finish

- PVC tiles & skirting
  - PVC tiles and skirting shall be laid on properly finished, cured and aged floor screeds with approved glue in accordance with the manufacturers instructions.
  - PVC tiles shall not be laid before two coats of plaster are applied to wall and ceiling surfaces.
- Dividing Strips for floors
- Copings, window sills, door thresholds, Steps & Risers
- Stone Paving
- Concrete Paving

Method of Measurement

- Finishing work shall be measured flat without addition for laps or seams.
- Finishing on corrugated works shall be measured flat.
- Curved, spherical and conical surfaces shall be measured along the surface.
- Internal and external works shall be measured separate.
- The following shall be understood as included: -
  - All work in narrow widths, corners, angles or openings.
  - A recessed joint in finishes.
  - Cleaning, polishing and other treatment to surfaces prior to and at the end of work

…Method of Measurement

- The following shall be measured by area specifying material, size and thickness: -
  - All finishes to floors except door threshold
  - All finish to walls except skirting, copping and Sills
  - Risers, treads and landing to stairs.
- The following shall be measured in length specifying materials size and thickness.
  - Skirting
  - Sills and copings
  - Dividing strips in floors. (expansion joints filled with sand & bitumen) included in floor.

Painting

- Provide all backing and painting material, necessary labor and tools for the preparation, priming and painting of surfaces and cleaning up at work completion.
- Scaffolding, trestles, other erections and protecting covers shall be placed to provide the maximum protection to the existing structure and to permit normal functioning, should area to be painted be under occupancy.
- No painting shall be carried out when rain, fog, condensation is likely to occur, the relative humidity exceeds 85% or the surface to receive paint or primers is damp.

…Method of Measurement

- Painting to internal and external surfaces shall be given separately.
- The following shall be understood as included.
  - Trimming cutting, matching patterns, and the like.
  - Cleaning after decorating.
  - Priming and background application to paints and other decorations.
  - Working at any height and in different colours.
  - Protecting the work from damage by other trades.
- Painting, wall papers, plastic and fabric shall be measured by area.
- Special application to edge shall be measured in length, by stating the girth of the surface exposed for painting.

…Method of Measurement

- Painting and other decorative finishes shall be classified as follows: -
  - Walls, columns and beams.
  - Ceiling which shall include Soffits of beams,
  - Slabs, staircases and in joinery.
  - Floors.
  - Staircases risers and treads.
  - Skirting.
  - Balustrades and rails.
  - Doors, windows, curtain walls and partition.

Glazing

- Provide all necessary glazing, putty, beads, clips, fixing devices and labor required for the satisfactory performance of the work
- Products include
  - Transparent glass
    - Sheet glass
    - Figured glass
    - Wired glass
    - Glass blocks
  - Polished plate glass for Mirror

Method of Measurement

- Bedding, mastic and the like and fixing beads shall be understood to be included.
- Cleaning before fixing glazing and at completion shall be understood to be included.
- Unless otherwise stated glass shall be measured by the net cut area. Alternately glazing to louvers and special fixing may be enumerated or measured by length stating the size.
- Panel of irregular shapes shall be measured as the smallest rectangle from which such irregular shapes can be cut.
- Glass panes of special shape and decoration shall be enumerated.
- Mirror shall be enumerated stating size.
- No deduction shall be made to voids in glazing.

External works

- Fencing
  - Concrete posts
  - Steel posts
  - Timber posts
  - Wire Fences
- Pavements
  - Asphalt paving
  - Gravel wearing course
- Parking
- Landscaping and gardening
- Excavation and earthworks for slope stabilization or drainage ditches