

RAVEN HOUSING TRUST LIMITED

[CONTRACTOR]

**RHT 02 - SPECIFICATION TO BE READ IN CONJUNCTION WITH THE
JCT MEASURED TERM CONTRACT 2016 EDITION AND
RAVEN HOUSING TRUST AMENDMENTS**

relating to

PITCHED ROOFING WORKS

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Technical Information (see RHT 02a Product Weblinks)

- Redland 49
- Redland Spirtech
- Redland Ambi-Dry II Verge Systems
- DuoPly EPDM membrane
- Sure Edge Built in Batten
- Swish Building Products Ltd Concord fascias and soffits
- Restrix EPDM Gutter Lining Kit
- ARP Products Ltd Mustang aluminium guttering
- Deepflow Gutter Products Ltd Marley deep flow guttering

GENERAL

The Works:

- The work consists of general external maintenance, decorations and repairs.
- The project is notifiable under CDM Regulations
- The Contractor must be on the competent roofer scheme which provides an insurance backed guarantee CERTASS

Applying Sealants:

- Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
- Environmental conditions: Do not dry or raise temperature of joints by heating.
- Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
- Sealant profiles:
 - a. Butt and lap joints: Slightly concave.
 - b. Fillet joints: Flat or slightly convex.
 - c. Protection: Protect finished joints from contamination or damage until sealant has cured.

PITCHED ROOFING

General Requirements:

1. Remove existing tiles, fittings, battens and underlay. Lower to ground and dispose of in skips.
2. Check existing timbers for any damage and report on condition.
3. Re-tile to match existing colour with new Redland 49 range (or equal and approved) interlocking concrete tiles and fittings using BS5534 treated 50 X 25mm battens, on Tyvek (or equal and approved) breathable membrane and Redland's Spirtech (or equal and approved) 400 2S underlay. See Redland 49 and Redland Spirtech Technical Information at RHT 02a for further details.
4. All red tiles to be replaced with Redland 02 Brown Granular (or equal and approved) tiles and all grey tiles are to be replaced with Redland 30 Slate Grey Smooth Finish tiles.
5. Ridges & Verges will be fitted using the Redland Ambi-Dry II Verge Systems, mortar-free and designed to be mechanically fixed. Considered a secondary fixing required under BS 5534. See Technical Information attached at RHT 02a and image below for further details.
6. Re-lead chimneys with Code 4 Lead Sheet flashings and code 5 Lead Back Gutter, wedged into prepared chases and pointed with lead sealant.
7. Bond tiling to adjacent property.

8. Dry hip system to be used.
9. New eaves detail to have a rigid underlay support trays.
10. Bonding strip: in accordance with our joint obligation under the Health and Safety at Works, use grey secret bonding strip between different roof tiles from Klober (or equal and approved) to provide a watertight junction above the party wall between different roof finishes. Install as per manufacturer's instructions.
11. All chimneys to be repointed and any other repairs carried out as required.



Image of Redland Ambi-Dry Verge System

Installation:

1. Expose party wall by removing tiles/slates on both sides and cut the battens back on the roof structure that is not being replaced, so that they are located above the party wall.
2. Fix battens on both sides over the party wall, allowing a 75mm gap between battens to allow for fire stop material.
3. Fix the Bonding Gutter at 1m centres using clout headed nails to tiling battens through 5mm drilled holes, making sure the sanded strip is situated centrally over the party wall. Laps as per GRP Valleys.

ANCILLARY FLAT ROOFING

Inspection and Removal:

1. All the old roof covering needs to be removed including all old flashings etc.
2. Once removed the condition of the deck needs to be checked all damaged areas removed.
3. Falls to the roof surface to be checked to ensure there is no ponding.
4. All timber fascia are to be removed.

Installation:

5. Insulation and edge protection to be fitted to all areas of flat roof prior to installation of membrane.
6. New EPDM membrane by DuoPly™ (or equal and approved) to be laid in accordance with the manufacturer's instructions. See DuoPly Technical Information at RHT 02a for further details.
7. Felt based membrane is not to be used.
8. Full deck to be replaced where large areas have been damaged.
9. Care should be taken when removing the old Bitumous roofing membrane as it may leave a residue which can damage the EPDM membrane.
10. Overboard old roof coverings using a vapour barrier then Celotex insulation and edge supports.
11. New UPVC edge trim and Built in Batten system by Sure Edge (or equal and approved) to be installed, in accordance with manufacturer's instructions. See Sure Edge Technical Information at RHT 02a for further details.

Guarantee:

Insurance backed guarantee for minimum 25 years to be provided for EPDM membrane.



ANCILLARY ROOFLINE WORKS

Inspection and Removal:

- The existing timber fascia and bargeboards are to be removed.
- All existing soffits are to be removed where asbestos containing materials are suspected and these are to be tested.
- Where the asbestos containing soffits are found to be of a non-notifiable nature, these are to be removed in accordance with H.S.E guidelines and covered by an appropriate method statement and risk assessment. (Please note all operatives should have

completed relevant asbestos awareness training and all waste transfer notes must be made available for inspection by Raven Housing Trust).

- Asbestos materials of a notifiable nature will be removed by a specialist asbestos removal company under the instruction of Raven Housing Trust.
- All rafter ends to be checked for rot and replaced if required.
- All existing guttering needs to be inspected for leaking joints or missing items and cleared of any debris to ensure the water runs properly.

Installation:

- New 20mm thick fascia from Swish Building Products Ltd Concord range (or equal and approved) is to be fitted using 50mm A2 stainless sheet ring shank polytop nails.
- New DPC membrane 300mm is to be fitted under the eaves tiles and existing felt to form a new drip into the gutter and support the existing felt.
- New 9mm solid core, pre-vented soffit boards providing the equivalent of a 25mm air path, from Swish Building Products Ltd Concord range (or equal and approved) are to be fitted over the top of the brickwork and supported using tanalised batten. All soffits are to be sealed at the junction with the brickwork and/or windows using low modulus silicone sealant.
- Hollow section soffit is not to be used under any circumstance.
- All areas of soffit over 600mm width are to be fitted using Swish Building Products Ltd (or equal and approved) tongue and groove cladding.
- Bargeboards are to be sealed using low modulus white silicone at the junction with the gable end tiles.
- All properties in excess of two storey areas to be fitted with aluminium seamless gutters. These to be new seamless 0.9mm powder coated grade aluminium gutters from ARP Products Ltd 'Mustang' range (or equal and approved), fitted in accordance with the manufacturer's instructions.
- Where there are concrete gutters the linings are to be replaced using Restrix EPDM Gutter Lining Kit.
- Where there are long runs or large areas of roofing, deep flow guttering should be used. This to be from Deepflow Gutter Products Marley range (or equal and approved) installed in accordance with manufacturer's instructions. Black semi-elliptical guttering, with 68mm round downpipe and Deepflow to standard ½ round converter to join to neighbouring properties.
- Elsewhere, new UPVC guttering and downpipes by Swish Building Products (or equal and approved), black half round gutters installed in accordance with manufacturer's instructions.
- Rigid UPVC felt support tray unit to be installed where damage to the roof underlay or felt has occurred.
- Eaves Comb Filler by Timloc (or equal and approved) to be fitted along the fascia boards.
- See technical information at RHT02a for product details.

Gutter cleaning:

- Use a Guttering Vacuum system with a minimum of 3000 watts output with survey cameras to photograph before and after cleaning. All poles systems used must be of a lightweight make to avoid fatigue for the user. All debris is to be removed from location and transferred to a suitable waste disposal location. A waste carrier's licence is required to carry this out.
- Remove debris in guttering to just past the down pipe bends and then clean underside of gutters with pole cleaning system. Pour water into the cleaned guttering as a final check



to make sure all guttering is clear and water flows freely. Report all leaks, blockages and all other maintenance issues for instance loose brackets, joiners etc. All work to be carried out at ground level except where downpipe bend needs unblocking. Suitable access platforms or ladders are to be used in line with current health and safety regulations.

Fitting of Hedgehog guttering guard:

- Use appropriate means of access to gain safe working at height. Clear out all hot spot areas that require Hedgehog guards and install black hedgehog guttering guard to manufacturer's specification.
- Black Hedgehog Gutter Brushes to be installed on all guttering on properties where there are large trees.

Warranties:

- An extended 20 year warranty is to be provided for all new fascias, soffits and bargeboards.

-ENDS-