CLEANING

CONTROL AND DISPOSAL OF WASH WATER AND DETRITUS

- Disposal: Safely. Obtain approvals from relevant Authority.

- Control of wash water: Collect and divert to prevent ingress and damage to building fabric and adjacent areas. - Above and below ground drainage systems: Keep free from detritus and maintain normal operation.

COLD WEATHER

- Cleaning procedures using water: Do not use when air temperature is at or below 5°C. Protect damp surfaces from frost.

CLEANING GENERALLY

- Operatives: Appropriately skilled and experienced for the types of cleaning work.

- Control of cleaning: Confine cleaning processes and materials to designated areas. Prevent wind drift.

- Monitoring: Frequently check results of cleaning compared to approved trial samples. If results established by trials are not achieved, seek instructions.

- Modifications to cleaning methods and materials: Seek instructions.

RECORD OF CLEANING WORKS

- Written report: Record cleaning methods and procedures used for each type of surface and deposit.

- Content: Relevant attributes of cleaning methods used including: Equipment and settings. Dwell times. Number of applications. Ambient temperatures.

- Additional documentation: None.

- Submission: At completion of cleaning works.

PRESSURIZED STEAM CLEANING

- Surfaces: Prevent damage, including abrasion.

- Equipment settings (including nozzle type and distance from surface): Adjust regularly to achieve optimum cleaning performance for each surface. Ensure operating at 150° temperature. Any heavy growth areas to be treated with biocidal wash.

- Operator to be fully trained

WET GRANULATE ABRASION CLEANING

– Surfaces: Prevent damage, including abrasion.

- Equipment settings (including nozzle type and distance from surface): Adjust regularly to achieve optimum cleaning performance for each surface.

- Submit proposals to be approved by Conservation officer.

- Abrasives: Submit proposals to be approved by Conservation officer.

RE-POINTING

MORTAR

- Mortar: Hydraulic lime : sand

- Mix: (hydraulic lime : sand) 1:3

- NHL3.5 due to exposed position Sand: well graded sizes to suit the size of joints.

- Bond: to match existing.

- Joints: solid and well packed to match existing

- Width: to match existing

- Pointing: - flush pointing.

WORKMANSHIP :

Application – Under no circumstances is pointing to be carried out in frosty weather, nor will anti-freeze agents be allowed.

- Up to 4 no. Sample panels (approx. 1 sq.m.) are to be prepared for approval by the CA both as to colour and texture of mortar and finished appearance and contour of finished joint. Where possible the sample panels are to be in an inconspicuous position not directly on the main elevations.

- Pointing is to commence at the top of the walls and work downwards, the work being cleaned down as it progresses and before the scaffolding is struck.

- Before beginning re-pointing, the raked out joints are to be well wetted using a low pressure spray bottle.

- Mortar of correct consistency can be lifted on a pointing iron. The mortar is to be pushed into the joint from a pointing iron and pressed straight into the joint with the maximum possible pressure. The mortar face should be filled flush but not so as to encroach over the arrises.

- Deep holes shall be filled to their full depth.

- The green surface is to be brushed back with a soft brush to achieve a smooth finish. The finished profile of the joint is then to be formed flush or very slightly recessed.

MORTAR REPAIRS

PREPARATION

• Defective material: Carefully saw cut & remove to the extent agreed. Do not disturb, damage or mark adjacent retained masonry.

• Redundant metal fixings: Remove.

REINFORCEMENT FOR REPAIRS

• Material: Austenitic stainless steel, phosphor bronze or copper alloy wire, as recommened by installer diameter.

• Armatures: Form to suit profiles of mortar repair and provide effective reinforcement.

• Cover to reinforcement: Not less than 18 mm.

• Installation: Drill holes into background to receive reinforcement, and bond firmly with a suitable epoxy resin.

REPAIRS

• Surfaces to receive mortar: Clean, and free from dust and debris. Dampen to control suction.

Twice prime any existing mild steel within the repair with a suitable zinc based primer

Use a suitable bonding slurry to prime the substrate before applying appropriate repair mortar whilst bonding primer is still tacky.

• Applying coats: Build up in layers to specified thickness. Apply mortar firmly, ensuring good adhesion with no voids. Form a mechanical key to undercoats by combing or scratching to produce evenly spaced lines. Allow each layer to achieve an initial set before applying subsequent coats.

• Finishing mortar coat: Form accurately to required planes/ profiles, and finish flush with adjacent masonry.

• Protection: Protect completed repairs from adverse weather until mortar has set.

Finishing coat: To match approved samples.

- Finished thickness: varies.

- Finish: to match existing.

ADVERSE WEATHER

• General: Do not use frozen materials or lay masonry units on frozen surfaces.

• Air temperature: Do not carry out masonry repairs or repoint: - In cement gauged mortars when ambient air temperature is at or below 3°C and falling or unless it is at least 1°C and rising, unless mortar has a minimum temperature of 4°C when laid and the masonry is adequately protected. - In

hydraulic lime:sand mortars when ambient air temperature is at or below 5°C and falling or unless it is at least 3°C and rising. - In nonhydraulic lime:sand mortars in cold weather, unless approval is given.

• Temperature of the work: Maintain above freezing until mortar has fully set.

• Rain, snow and dew: Protect masonry by covering during precipitation, and at all times when work is not proceeding.

• Hot conditions and drying winds: Prevent masonry from drying out rapidly.

• New mortar damaged by frost: Rake out and replace.

LIQUID APPLIED MEMBRANE

* Suitability of new substrate Substrates generally:
* Area to be jet washed and free on dust & debris
* Smooth, even textured, clean, dry and frost free.
* Within tolerances for level and surface regularity.
* Any holes to be filled with suitable repair mortar.

Adverse weather Do not apply coatings: • In wet conditions or at temperatures below 5°C, unless otherwise permitted by coating manufacturer. • In high winds (speeds > 7 m/s) unless adequate temporary windbreaks are erected adjacent to working area. Unfinished areas of roof: Keep dry. Suitability of substrate Substrate generally: • Secure, clean, dry, smooth, free from frost, contaminants, loose material, voids, protrusions and organic growths. • Compatible with coating system. Preliminary work: Complete, including formation of upstands, kerbs, box gutters, sumps, grooves, chases, expansion joints, and fixing of battens, fillets, anchoring plugs/ strips. Moisture content and stability: Must not impair integrity of roof. Existing flashings General: Raise to facilitate cleaning of surfaces to receive coatings. Timing: Leave raised during coating application and lower only after full curing. Renewing existing substrates/ coverings Timing: Remove only sufficient substrates/ coverings, as will be renewed and made weathertight on same day.

Applying primers: Brushed well in to ensure local or full area coverage according to type. Coats: Allow to dry before overcoating.

Application of roof coatings Thickness: Maintain full thickness of coatings around angles, junctions and features. Drainage systems: Do not allow liquid coatings to enter piped rainwater or foul systems. Edge trims: Apply coatings over horizontal leg of trim and into recess. Skirtings and upstands Top edges of coatings: Where not protected by flashings, apply into chases cut to a depth of 10 mm (minimum).

Reinforcement strip: Bed into first coating application • Bond: Continuous over whole surface, with no air pockets. • Condition at completion: Smooth.

Completion Roof areas: Clean. • Outlets: Clear. • Flashings: Dressed into place. Work necessary to provide a weathertight finish: