**Void**

**Bathroom / WC Specification**

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# Intro

Specification for void property bathroom refurbishments.

# Scope

This specification lays out the Design and installation requirements for bathroom installations. Sanitaryware by Armitage Shanks/Ideal Standard Sandringham 21 Range.

## Design

1. All items of sanitary ware are to be installed in the same location unless agreed with the Councils Contract Manager prior to works commencing.
2. Materials or components specified by the client in the client specified components are to be used during the programme of works.
3. Any materials not specified by the client need to be compatible with client specified materials and to the correct BS standards and agreed prior to the commencement of the works.

## Install

1. The complete installation should be in compliance with best practices or manufacturer’s instructions when installing and components relating to the works.
2. All of the below are included in the scope of the works.

Bath/Shower

Renew

1. 1700mm heavy duty steel bath complete with shower mixer, where possible if not a 1500mm bath is to be used.
2. Waste, plug, chain.
3. Trap.
4. Service valves.
5. Bath panels, front, end and boxing in end of bath.
6. Shower wall coloured proprietary acrylic faced laminated shower/wet room wall panelling.
7. Silicone sealant,
8. Make all service connections,
9. Skirtings and architraves,
10. Cross bond,
11. Test.

Basin

Renew

1. Wash hand basin complete with pedestal.
2. Lever taps.
3. Waste, plug, chain.
4. Service valves.
5. Trap.
6. Make all service connections,
7. Shower wall, coloured proprietary acrylic faced laminated splashback,
8. Silicone sealant
9. Cross bond.
10. Test

WC Suite

Renew vitreous china close coupled w.c. suite with pan 4/6 litre china cistern, service valve, make soil pipe joint with Easy-Fit connector, test, plastic seat, and lid to pan.

Flooring

Take up existing floor covering, clear away, lay approved non-slip vinyl floor tiles/sheet safety flooring with adhesive to and including approved sheet sub-base, on solid floors apply self-levelling floor compound.

On timber floors wpb plywood, lay new floor covering, cutting, all labours, clean off.

New floor tiles are to be Tarkett Tapiflex 3 mm Soft Stone Beige 25094234500 x 500mm and fitted in compliance with manufacturer’s instruction. Should a variance to the type / style be required, this must be agreed with the Councils Contract Manager.

Acrylic lining to Shower Rooms

Supply and install Shower wall waterproof wall panels SW31 – Pearlescent White, acrylic faced laminated shower/wet room wall panelling, fixed with adhesive, trims, support battens, all labours, cutting, sealant. Trims are to be matt silver.

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# Client Specified Components

Plumbing

The service provider must inspect and confirm what type boiler is installed i.e. is it a Condensing/combi boiler. Not all combi boilers will allow for Methven Shower valve. If it is then a thermostatic mixer shower valve/tap is to be fitted. If the boiler is not a Condensing/combi boiler, then coloured proprietary acrylic faced laminated shower/wet room wall panelling is still to be installed in readiness for future boiler upgrade.

If a lead main is found during the work, it must be replaced with a new blue MDPE 25mm pipe laid in a trench which is to be between 750mm and 1350mm below finish ground level. The trench with 100mm of sand to protect the pipe, the new water service pipe is then laid on top and then another layer of sand placed on top. Pipe work which is raised above 750mm below ground level should be insulated. The new water service pipe is to be sleeved where it pass through external or internal wall. The Service Provider is responsible for notifying the Water Authority and for the completion of any documentation and any certification provided. The service provider is to fully price this work and submit to the Councils Contract Manager for approval and issuing of a Variation Order prior to the works commencing. Failure to do so with invalidate any claim for this work.

**Bath**

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| Element | Client specified component |
| 1. Bath | Armitage Shanks/Ideal Standard Sandringham 21 Steel Bath 2 Tap hole, 1700 x 700mm, S1839 (01) Slip resistant version or 1500mm, S1833 (01) Slip resistant version. |
| 1. Taps, | (For Combi Boilers) Fit Methven SHTLV106/2BK Bath / Shower mixer taps and rise & fall rail for baths.  (For Non-Combi Boilers) Fit Deva by Methven Adore Deck Mounted Bath Filler. Adore 108 Chrome. |
| 1. Waste, | Waste 1½" bath chain and overflow, plastic plug. |
| 1. Bath Panel | Moulded MDF Bath panel front & end where applicable on a timber frame, with matching skirting. Boxing in at end of baths where required and finished with surrounding Shower wall panelling. |
| 1. Service Valves, | 15mm full bore Isolating Valve CP or flexible tap connector with isolating valve WRAS approved. |
| 1. Chain, | See item 3. |
| 1. Trap, | Trap 1½ Plastic P with 75mm seal, multi-purpose outlet |
| 1. Splashback/Walls Windowsill, | Shower wall, coloured proprietary acrylic faced laminated shower/wet room wall panelling, fixed with adhesive, up to 6.5m² with internal corner profile trim, end cap edge trim, base trim all in matt silver finish and all necessary fixings. Company: International Decorative Surfaces (IDS). SW31 – Pearlescent White Trims are to be matt silver. |
| 1. Shower Curtain Track, | For Shower installs Fit a Croydex Luxury Curved Rod Ad108341. High Performance Shower Curtain 2100 x 2100 mm (LXW) White GP85108. |
| 1. Silicone Sealant, | Anti-fungal/Bacteria resistant sanitary silicone sealant (White) |

**Basin**

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| Element | Client specified component |
| 1. Wash Hand Basin complete with Pedestal, | Armitage Shanks/Ideal Standard Sandringham 21, 550mm washbasin mixer 1 tap hole B9867, white china, with pedestal E8976. |
| 1. Taps, | Deva by Methven Adore Mono Basin Mixer (Adore113) with press top waste. |
| 1. Waste, | See item 2. |
| 1. Service Valves, | 15mm Isolating Valve CP or flexible tap connector with isolating valve WRAS approved. |
| 1. Chain, | N/A see items 2 |
| 1. Trap, | Trap 1¼" plastic bottle, 75mm seal, and multi-purpose outlet. |
| 1. Splashback/Wall Windowsill, | Shower wall, coloured proprietary acrylic faced laminated shower/wet room wall panelling, fixed with adhesive, up to 0.5m² with internal corner profile trim, end cap edge trim, base trim all in satin finish and all necessary fixings. |
| 1. Silicone Sealant, | Anti-fungal/Bacteria resistant sanitary silicone sealant (White) |

**W.C**

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| Element | Client specified component |
| 1. Close Couple Wash Down W.C Pan, | Armitage Shanks/Ideal Standard Sandringham 21 Close Couple WC Suite – Push Button, Horizontal outlet 6/4 litre duel flush in white vitreous china with internal overflow E8966. Sandringham 21 seat and cover E1319, metal hinges, normal close. It may be a requirement required to be fixed to a boxed in frame built off the wall to allow for existing drainage implications. This also includes secondary W.C locations. |
| 1. Waste, | W.C to be connected to foul water drain using either of the following, Straight Pan Connector, 90° Pan Connector or a Flexible Pan Connector. |
| 1. Service Valves, | 15mm Isolating Valve CP or flexible tap connector with isolating valve WRAS approved. |

**Level Access Shower/Tray**

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| Element | Client specified component |
| 1. Level Access Shower/Tray Refurbishment, | Where a Level Access Shower or Shower Tray is being refurbished the electrical shower is to be stripped out as above and a Methven Satinjet Kier Cool to Touch Bar Shower KCTS Chrome where there is a suitable combi boiler. If no suitable combi boiler then the existing shower is to be tested before removal and set aside for reinstallation and retested to ensure it is working correctly. |
| 1. Splashback/Walls Windowsill | Stonewall, coloured proprietary acrylic faced laminated shower/wet room wall panelling, fixed with adhesive, up to 8.5m² with internal corner profile trim, end cap edge trim, base trim all in satin finish and all necessary fixings. Company: International Decorative Surfaces (IDS). SW31 – Pearlescent White. Trims are to be matt silver. |
| 1. Flooring | Solid floor construction a self-levelling compound is to be laid prior the new floor tiles below are laid. On timber floors wpb plywood, lay new floor covering, cutting, all labours, clean off. New floor tiles are to be Tarkett Tapiflex 3 mm Soft Stone Beige 25094234, 500 x 500mm and fitted in compliance with manufacturer’s instruction.  On Level Access Shower refurbishments, the W.C and wash basins are to be renewed along with new Altro Marine floor coverings, colour Steam Ref: IPT20807, with coved skirtings throughout the bathroom. |

Electrical

The service provider is to check any mechanical extractor which may be present for compliance to the Current Wiring Regulations. If the fan is located in Zone 1 then the extractor fan is to be changed to an Envirovent Filterless Infinity and wired in accordance with the manufacture’s instruction. Should a mechanical extractor not be installed, the Service Provider must install one as part of the bathroom refurbishment. The date of the install is to be recorded to comply with the 7-year warranty. A minor works test certificate would be required and be issued to the Council Contracts Manager on Practical Completion of the property

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| Element | Client specified component |
| 1. Extractor Fan, | If the fan is located in Zone 1 then the extractor fan is to be changed to an Envirovent Filterless Infinity and wired in accordance with the manufacturer’s instructions.  Should a mechanical extractor not be installed, the Service Provider must install one as part of the bathroom refurbishment. The date of the install is to be recorded to comply with the 7-year warranty. A minor works test certificate would be required. This includes core drill hole through the brick wall sleeved with a wall outlet gravity flap.  Should the outer wall space not allow for an extractor fan and the bathroom as access to the roof void then the extractor fan may be ceiling mounted and duct through the roof space via an PVC flexible insulated duct hose and terminated using a tile vent of a similar profile of existing roof covering. But this will be exception and not the rule. |
| 1. Light Fitting, | Fit a fully enclosed low energy light fitment in full compliance with the current wiring regulations. Operated by a 1 way pull switch. |

Flooring

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| Element | Client specified component |
| 1. Flooring, | On standard house/flat accommodation, Existing floor coverings are to be removed in compliance with Health & Safety Guidelines. Concrete floors to bathroom and separate w.c., are to have a covering of a self-levelling compound ready to install Tarkett Tapiflex 3 mm Soft Stone Beige 25094234, 500 x 500mm and fitted in compliance with manufacturer’s instruction. Where tiles abut skirting’s a clear silicone sealant is to be used. Door openings are to be finished using a suitable threshold door bar.  Timber floors are to be covered with a WPB plywood and fixed accordingly ready to receive Tarkett Tapiflex 3 mm Soft Stone Beige 25094234, 500 x 500mm and fitted in compliance with manufacturer’s instruction with the omission of the self-levelling floor compound.  If a standard bathroom refurbishment is being carried out to a wet room bathroom then the floor covering is to be Altro Marine floor coverings, Steam Ref: IPT20807 with coved skirtings throughout. Door openings are to be finished using a suitable threshold door bar. |

Decoration

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| Element | Client specified component |
| 1. Decorations, | Removal of all existing wall and ceiling coverings back to bare plaster. If in a suitable and sound condition prepared for decorations. If uneven then a blown vinyl wallpaper is to be applied to walls and ceiling as specified using an anti-fungal wallpaper paste mixed to the consistency suitable to that of the wall paper. Walls and ceilings are to receive 1 mist coat and 2 full coats of emulsion. Walls are to be finish in Magnolia emulsion and Ceilings in White emulsion.  New woodwork to be knotted, all new and existing woodwork and pipework are to be rubbed down, a suitable primer is to be applied before 1 undercoat and 1 full white gloss finish. |
| 1. Window Batten & Bathroom Blind | Ensure a wooden window batten has been installed above the bathroom window area and decorated as above |

Push fit connectors are prohibited.

Flexible tap connectors are allowed providing they are Water Regulations Advisory Scheme (WRAS) approved stainless steel over braid banded red for easy identification with isolating valve.