**STANDARD HOUSE TYPE SPECIFICATION FOR SINGLE, TWO AND THREE STOREY DWELLINGS**

**Mastic Sealant**

* **Expansion Joints**
	+ Expansion/movement joints to be provided as shown on housetype drawings. Sealant colour to be matched and coordinate with the external elevation and situated behind RWP where ever possible. Movement joints should have wall ties either side in accordance with clause 6.1.18 of NHBC standards. Unless otherwise stated, movement / expansion joints in brickwork are to be formed vertically at max 6m intervals. The location and width of movement joints in all external masonry panels (including freestanding external boundary walls) should be assessed having regard to the geometry of each particular terrace or wall configuration in accordance with BS EN 1996-1-1 and BS EN 1996-2 and brick / block manufacturer’s recommendations.
	+ Joints in external leaf brickwork to be filled with flexible cellular polyethylene, cellular polyurethane or foam rubber (100mm x 16mm) and sealed with an appropriate gun-applied sealant to match colour of facing bricks/render coating as closely as possible.
	+ Joints in external leaf rendered blockwork to be filled with flexible hemp, cork or fibreboard (100mm x 10mm) and utilise a proprietary PVC movement joint bead.
* **External Doors - U value of 1.2 W/m2K**
	+ All frames shall be pointed externally with Arbocol 1000 silicone sealant manufactured by Adshead Ratcliffe and Co. Limited, (or similar and pre approved), applied by trained specialists. Colour to match external door frame colour
* **Windows and Glazing – U-values 1.30W/m²K**
	+ External pointing to match frames.
	+ WINDOW FRAMES are to be sealed with silicone sealant around cavity closer prior to fitting of window frame. Joint between cavity closer and blockwork to be sealed with silicone sealant prior to dry lining.
	+ Pre-board sealing around windows and doors to be included, prior to boarding commencing.
	+ All frames shall be pointed externally with Arbocol 1000 silicone sealant manufactured by Adshead Ratcliffe and Co. Limited, (or similar and pre approved), applied by trained specialists. Colour to match frame colour.
* **Internal Mastic**
	+ Internal air test seal up to windows, doors and floors.
* **External Mastic**
	+ Mastic sealant to meter boxes, boiler blow off pipe and outside taps.
* **Tiling**
	+ Silicone sealant to be provided between tiling and worktop / sanitary ware. Where tiling taken down to FFL to be sealed with silicone to prevent air leakage.
	+ Silicone to bathroom corners of tiling and joint between tile and ceiling to be sealed.
* **Sanitary Fittings**
	+ Low profile shower tray to sit directly on top of moisture resistant floor board (installed in line with manufacturers details). Silicone joint to perimeter against wall creating waterproof seal. Floor tiles to abut face of shower tray.
* All workmanship to be concurrent with relevant British standards and manufacturer’s instructions