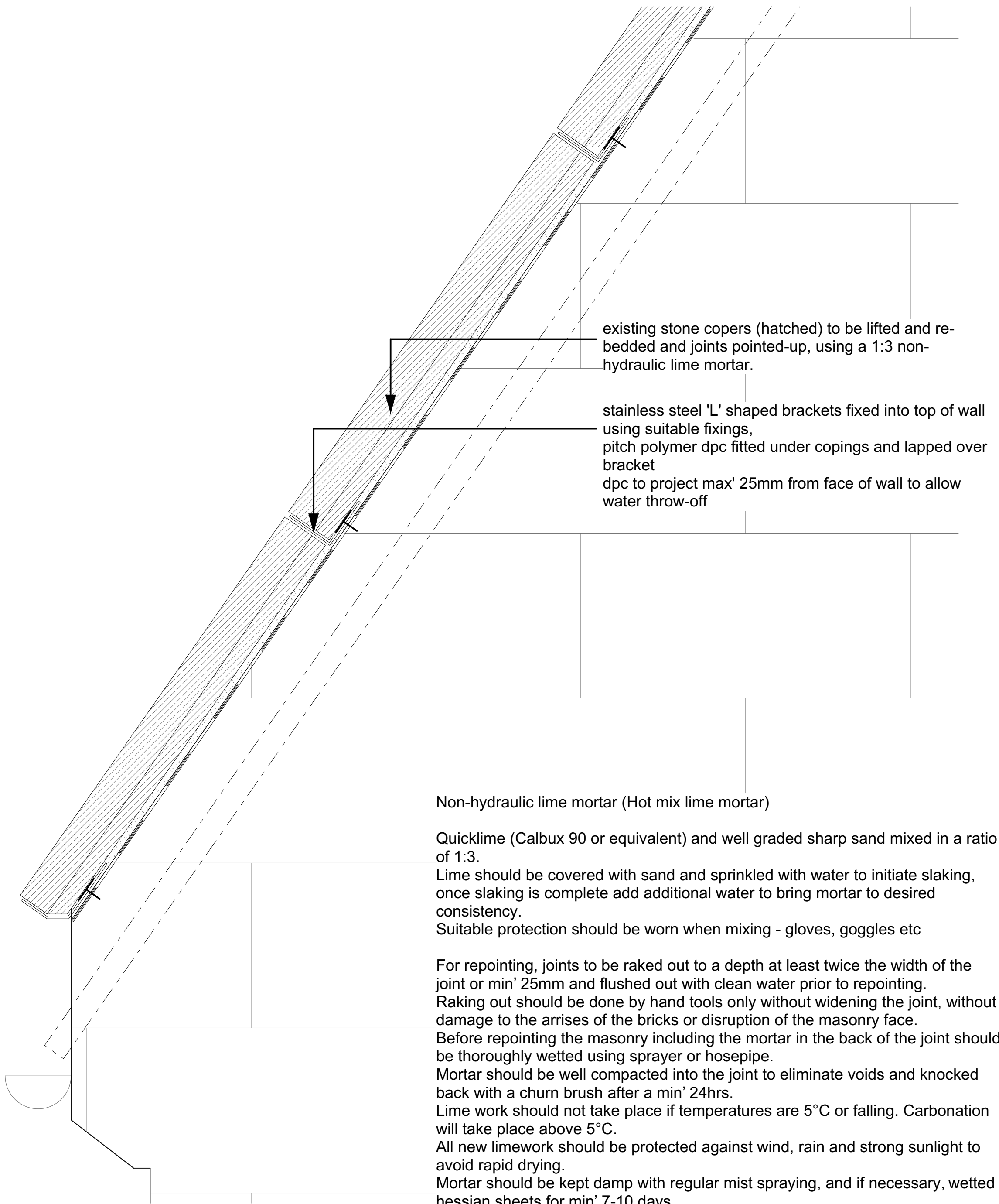




COPING REBEDDING DETAILS

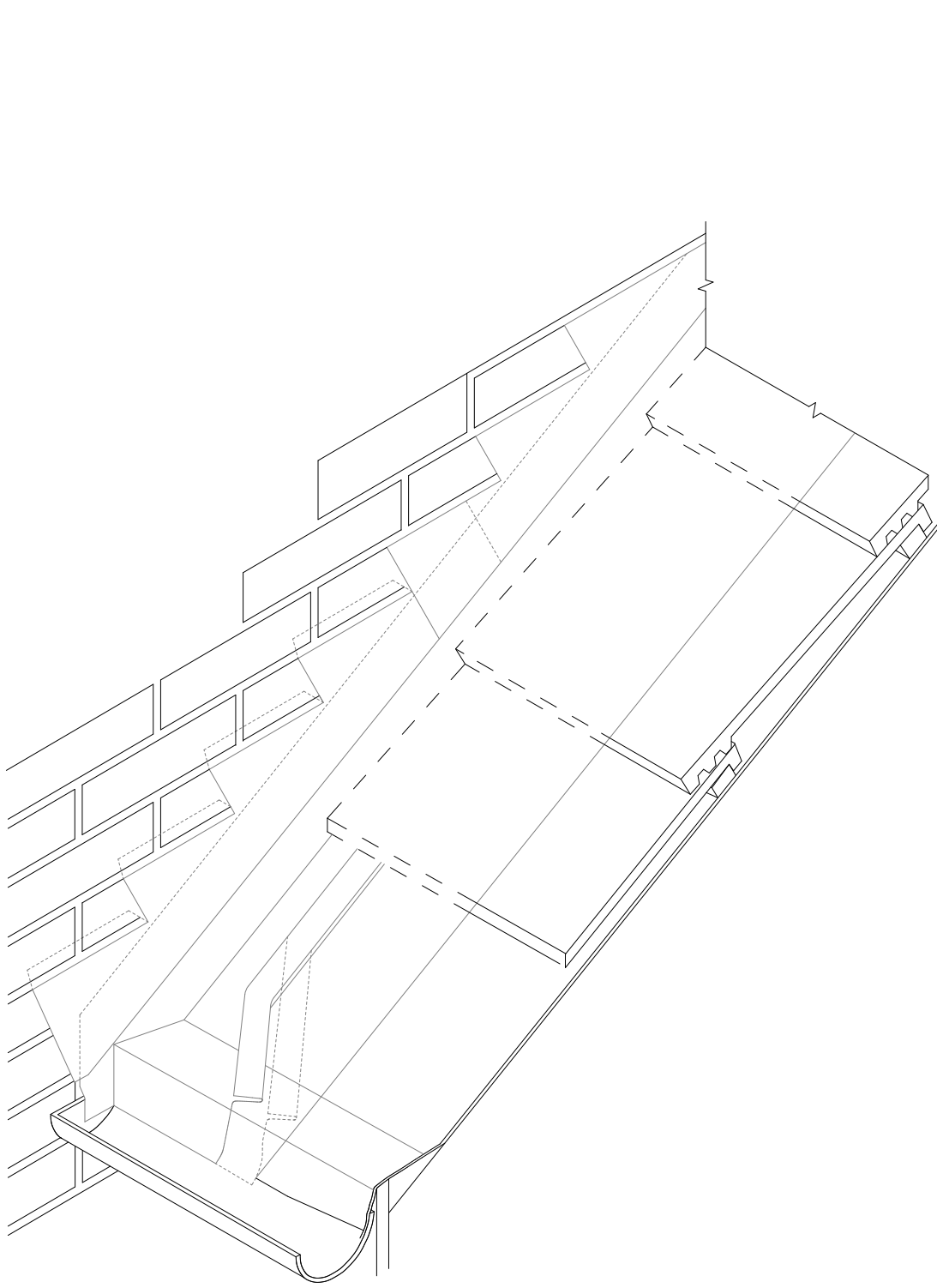


External vent grille to be fitted with fly screen mesh

CAST IRON VENT DETAILS



Telescopic wall sleeve duct



REPAIR SPECIFICATION

1. Preparation

- 1.1 The Contractor must allow for all scaffold and access ladders with a min. 3 meter high metal sheeting to base of scaffold.
- 1.2 Protection must be provided at all times to prevent damage from falling material to ceilings or structure beneath whilst stripping roof slopes.
- 1.3 Prior to stripping existing tiles, the Contractor is to record the existing course widths and particularly note the layout of the tiles.
- 1.4 The Contractor shall strip roofs with the greatest of care in order to avoid any damage to the tiles. All tiles shall be carried from the scaffolding and no tiles, whether damaged or not, shall be thrown down.

2. Materials: Tiles

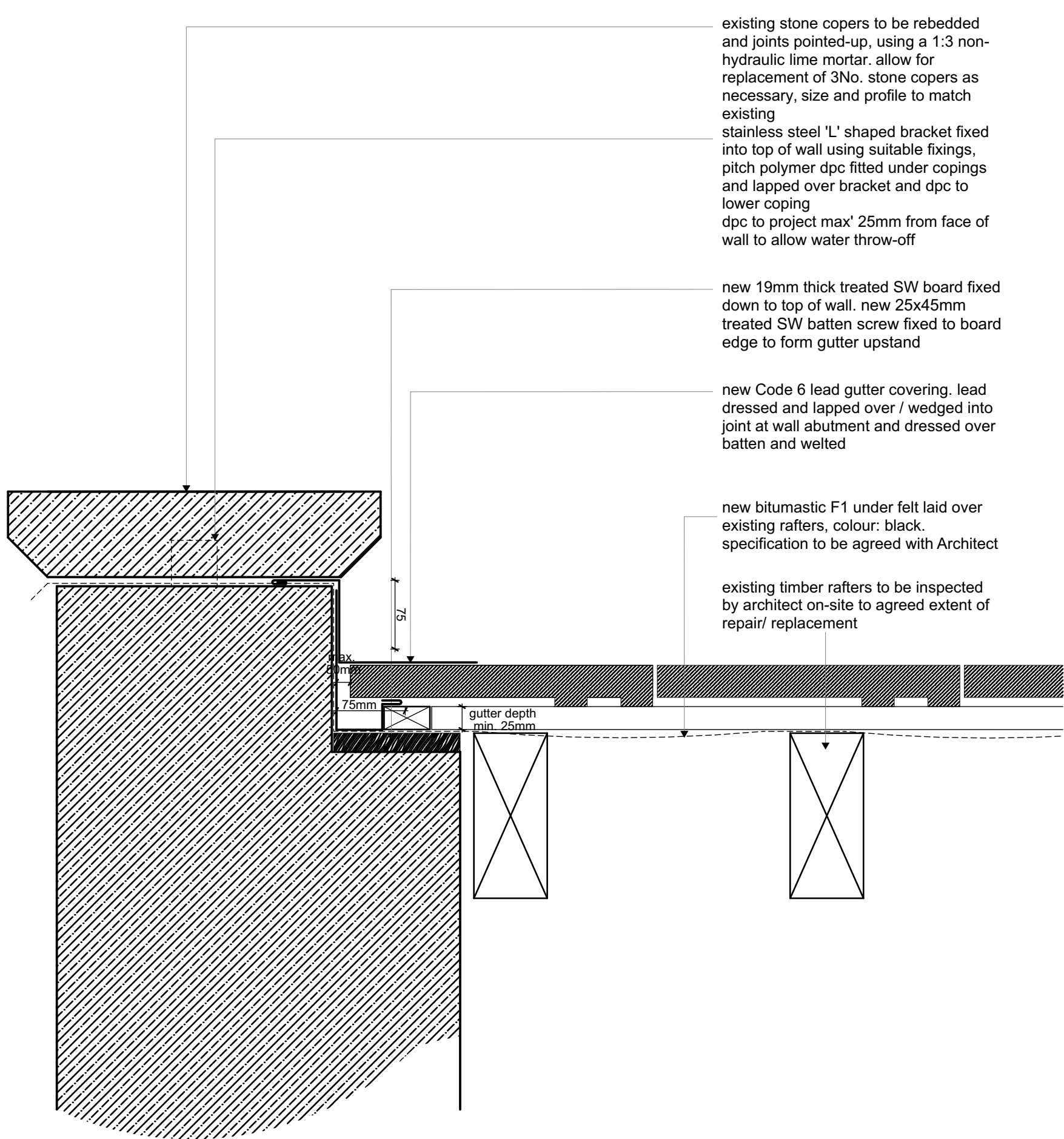
- 2.1 Where replacement tiles are required these shall be traditional single camber standard tiles and banding details in "Arrowhead" tiles by Dreadnought Tiles to match colours and textures of the existing tiles.
- 2.2 Special attention must be paid to matching existing layouts exactly.

3. Materials: Other

- 3.1 The underlay is to be a Bitumastic 1F under-felt, colour: black, to comply with 'Good Practice Guidelines. 3rd Edition; Bat Conservation Trust (2016).
- 3.2 Battens to be class 1 graded quality treated softwood size 38x25mm. The width of the batten should be at least 10 times the thickness of the nails.
- 3.3 Batten nails to be copper nails with angular rings.
- 3.4 Ridges are to be covered with ridge pieces, either the existing reclaimed or new to match the existing as closely as possible.
- 3.4 All mortar to be a 1:2.5 naturally hydraulic lime mortar NHL3.5. Mortar droppings must be carefully brushed from the tiles before it has time to mark the tiles and the roofs are to be left in a clean and tidy condition.

4. Workmanship: Tiling

- 4.1 Roof tiles should be laid in accordance with BS5534 Part 1 and 11 codes of practice for slating and tiling. If you require extra fixing, please refer to zonal method BS6399-2 for wind loads.
- 4.2 Tiles are to be laid in courses similar to the existing to a max' 100mm gauge to give a head lap not less than 65mm.
- 4.3 Each tile at least in every fifth course is to be twice nailed. Above 60° every tile to be twice nailed. At eaves and top courses and all perimeters each tile to be twice nailed.
- 4.4 Allow a double course tiling at eaves. This is to be set to the centre line of the guttering.
- 4.5 Verge tiles are to be slightly tilted to reduce run-off.
- 4.6 The drilling of old tiles must be done with care and it will generally be found that a special slow-speed or hand operated drill is the most effective for this purpose.
- 4.7 Where nail hole/ peg holes have become over enlarged but the tile is otherwise sound, fix with tough plastic pegs in conjunction with combined plastic sleeve and double washer. Alternatively, reduce holes by filling with an epoxy-stone powder amalgam then carefully drilling the amalgam to form the desired hole diameter.
- 4.8 No half tiles will be permitted as verges or eaves. The Contractor is to allow for obtaining new matching or salvaged tile-and-a-half and undercloak tiles for this purpose.
- 4.9 Cut tiles are to be kept to a minimum and no tiles should be cut less than half a tile width.
- 4.10 All cut half tiles - which are likely to occur at the junction of the roofs with vertical upstands - shall be nailed.
- 4.11 Unless otherwise specified the tiling is to be left unbedded to allow free drainage except the undercloak course at eaves which is to be bedded on a lime:sand mortar.
- 4.12 Where tiles are mortar bedded they shall be soaked in water first to control suction.



SECRET GUTTER DETAIL

5. Workmanship: Underlay

- 5.1 Where tiles are to be nailed, underlay is to be provided.
- 5.2 Underlay to be laid parallel to eaves with horizontal joints lapped over at least two rafters (75mm if continuously supported), vertical joints not less than 150mm.
- 5.3 At the eaves pull underlay taut, dress over the undercloak course and into gutters.
- 5.4 At verges, lay underlay to finish neatly, slightly recessed from the outside face so as not to be visible.
- 5.5 At abutments lay underlay to underlap flashings by not less than 100mm to give effective weathering.
- 5.6 At ridges lay a length of underlay over the ridge or overlap general underlay not less than 150mm.

6. Workmanship: Battens and fixings

- 6.1 Battens are to be set out to suit the tile courses.
- 6.2 Fix additional battens at ridge and eaves to allow double tiling.
- 6.3 A tilting fillet is to be provided at all projecting eaves. At clipped eaves the foot of the rafters must be set to allow the front edge of the wall top to act as a tilting fillet.

7. Workmanship: Abutments, hips and ridges etc.

- 7.1 Code 5 lead soakers are to be provided at all raking abutments.
- 7.2 Code 6 lead abutment cover flashings to the bottom of the roof slope.
- 7.3 The new secret gutter is to be Code 6 lead.
- 7.4 Code 5 lead saddle flashings at abutments to ridges.
- 7.5 Ridge pieces are to be bedded on mortar and the vertical joints ONLY to be pointed-up.

8. Substances Hazardous to Health.

- 8.1 Clay roof tiles & fittings do not present any risks to health when used as supplied. However, if either hand or power tools are used to cut tiles a certain amount of dust and chippings will be produced. Persons carrying out these operations must wear suitable eye protection and face mask.
- 8.2 Where possible the lifting of tiles should be carried out on site by a lift hoist.

Tile Fixing Specification

For rafter pitches below 60 degrees, tiles must be fixed with 2 nails to each tile in at least every 5th course. At verges and abutments and at each side of hips and valleys the end tiles in every course must be fixed with 2 nails. All tiles in the first two courses at eaves and the two top courses must be fixed with two nails. At pitches above 60 degrees, all tiles must be fixed with two nails. All ridge tiles, including ridge tiles used down the hips are required to be mechanically fixed.

A	12/09/2024	AMENDMENTS TO DETAILS.	Modified By	Checked
Revised	Issued	Comment		

Drawing Status

wood	goldstraw	yorath
ARCHITECTS	QUANTITY SURVEYORS	CDM CO-ORDINATORS
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http://www.woodgoldstraw.co.uk/		

Client:
Faber RC Primary School, Cotton

Project:
Fabric Repairs 2024

Scale 1:5	Issue Date 12/09/2024
Sheet Size A1	Checked

Title:
Roof Repair Details

Drawing Number 3142-16-03	Revision ID A
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CAD file path:
S:\01 PROJECTS\3142 Faber RC Primary School\3142-16 Fabric Repairs P2\Design\Arch\CAD\3142-16 Fabric Repairs Phase 2 - Planning.dwg
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Contractors are to check all dimensions on site and refer any discrepancies to the Architects immediately. Do not scale from this drawing.