

PERSIMMON HOMES SUFFOLK LTD**PVC-U WINDOWS 2010 BUILDING REGS – TRADE SPECIFICATION****Revision A 15/12/20 - based on Group Revision A****Date: 1/9/13****GENERAL****1. Terms & Conditions**

The Contractor should read this trade specification in conjunction with Persimmon Homes Terms and Conditions for Supply and Fix Contractors.

2. Standard of Workmanship

All works should be carried out in accordance with the requirements of the NHBC, LABC, Premier Guarantee, British Standard Codes of Practice, Building Regulations, manufacturers instructions, all relevant local and national regulations, health and safety legislation and guidance, service authority requirements, technical working drawings, sales drawings, feature specification and to the satisfaction of Persimmon Homes.

Any defects which have occurred due to the poor workmanship of the contractor or the contractor not carrying out the works in accordance with the governance documents listed above, should be notified to the Site Manager and remediated by the Contractor at no extra cost to Persimmon Homes.

3. Site Cleanliness

Plots should be maintained in a clean and tidy manner throughout the duration of the works. At the end of each day Contractors are required to tidy any surplus materials within or surrounding the plot.

Waste and surplus materials generated by the Contractor should be deposited in the designated skips provided on site as work proceeds. Costs incurred by Persimmon Homes as a direct result of the policy not being followed by the Contractor will result in the recovery of costs from the offending Contractors account.

Upon completion of the works the plot should be left in a clean and tidy manner.

4. Health & Safety

All operatives are to be inducted on site in line with Persimmon Homes Health & Safety Policy.

Contractor's operatives are to report to the Site Manager when arriving / departing from site. The signing in book retained in the site office must be completed on arrival and departure.

The Contractor's operatives must carry an up to date CSCS Card.

It is the responsibility of the Contractor to provide their own PPE which must be worn on site at all times.

The Contractor must only park vehicles in the areas designated by the Site Manager. In most instances a site parking facility will be provided and must be used. The parking of vehicles on plot driveways or along the plot frontage is not permitted.

5. Materials

The Contractor is responsible for unloading, protecting and safely storing all of their own materials when delivered to site. At this point the Contractor should ensure that all materials are fit for purpose in line with the governance documents mentioned above. Persimmon Homes will not accept liability if the Contractor uses unsuitable or damaged materials.

Contractors are also responsible for 'loading out plots' with their materials.

6. Group Suppliers

The Contractor should be aware that Persimmon Homes operates National Community Agreements with a number of nominated suppliers as listed below. It is the Contractor's responsibility to ensure that these agreements are adhered to. Failure to do so may lead to Persimmon Homes making a claim for any loss of rebate.

2010 – BUILDING REGULATIONS.

SCHEDULE OF PVC-U WINDOWS

1. PVC-U White Frames
2. DGU to be 1.35 U-Value, 4-20-4 Optiwhite SV Optitherm S4 Argon Filled or similar approved.
3. Window Styles as per the attached Drawings and Schedules
4. Cill details as specified on Dwelling Type Schedule (Stub Cills with Cast Stone, Full Cills with plain brickwork)
5. Obscure glass to be Stippolyte pattern or similar approved.
6. Espagnolette Locking System – White Handles
7. All Bar, Classic and Horizontal Bar Style Windows are to have spacers between the glass (25mm)
8. Bay window dimensions to be as the working drawings.
9. Cavity width 100mm – sub-frame/cavity closer to suit
10. All materials and installation to be in accordance with current NHBC and current Building Regulations
11. Prices are to include full installation of windows and supply only of cavity closers/formers
12. French Doors to be included
13. All windows 1350mm deep and above, windows attached to door frames, French Doors and those over windows indicated so are to have toughened glass, where there is Regency or Regency Vertical Bar Style Windows only the lower sash need be toughened

14. Peel clean protection to the inner and outer panes of glass
15. Internally Beaded Glazing
16. Regency style windows are to be supplied with **NO** horns
17. All non-opening windows front, rear & side elevations to be direct glazed
18. Trickle ventilation in accordance with System 1 Ventilation Requirements (Generally 4000mm² to wet rooms, 8000mm² to all living rooms.
19. Restrictor stays will be required to all outward opening French Doors.
20. All ground floor windows to be lockable, all other windows including fire escape windows to have push button release facility.
21. All hinges to side hung casements to be easy clean, egress type.

PRICING

1. Please submit separate prices for each house type.
2. The Contractor shall be entitled to payment within 30 days from the end of the month to which the invoice relates. In this regard, retention of 5% will be levied against your monthly invoice or application
3. The Contractor shall be entitled to payment of the retained sum a minimum of 6 months from the completion of the contract works. The second half of retention will be released a minimum of 2 years from the date of the first half of retention.
4. The Contractor should submit their hourly daywork rate, which will be used to value all variation works, which cannot be successfully be valued by measurement.
5. The value of the daywork rate will be deemed to be inclusive of the Prime Cost of daywork plus any addition for overheads and profit.
6. Please note dayworks in general will not be paid without prior agreement with the respective Quantity Surveyor