

Chapter 8.4

Finishings and fitments



8.4

Finishings and fitments

CONTENTS

	Clause	Page
DESIGN		
Design standards	D1	1
Cupboards and fitments	D2	1
Finishings and internal trim	D3	1
Provision of information	D4	1
MATERIALS		
Materials standards	M1	1
Joinery	M2	1
Ironmongery	M3	1
Other materials	M4	2
Prefabricated items	M5	2
SITWORK		
Sitework standards	S1	2
Cupboards and fitments	S2	2
Finishings and internal trim	S3	2
Protection	S4	2
INDEX		3

SCOPE

This Chapter gives guidance on meeting the Technical Requirements and recommendations for fitments and cupboards, internal trim and finishings.

DESIGN STANDARDS

8.4 - D1 Design shall meet the Technical Requirements

Design that follows the guidance below will be acceptable for finishings and fitments.

CUPBOARDS AND FITMENTS

8.4 - D2 The builder shall provide fixed and built-in fitments in accordance with the specification

Items to be taken into account include:

(a) kitchen facilities

The specification should cover space or facilities for:

- preparation and cooking of food
- washing up, drying and storage of dishes and utensils
- storage of dry foods
- storage of perishable foods
- laundering
- storage of domestic cleaning appliances, part of which should be suitable for brooms, upright cleaners and similar equipment.

Space or facilities for laundering and cleaning items may be provided outside the kitchen area.

A circulation space of not less than one metre should be provided in front of all work surfaces, cupboards and appliances provided. For design purposes, when work surfaces, cupboards and appliances are intended (but not provided) they should be assumed to be 600mm deep.

(b) storage space

Storage space should also include space or provision for:

- general storage
- storage of clothes, linen and bedding and, in homes which do not have central, or whole home, heating, their airing.

(c) airing cupboards

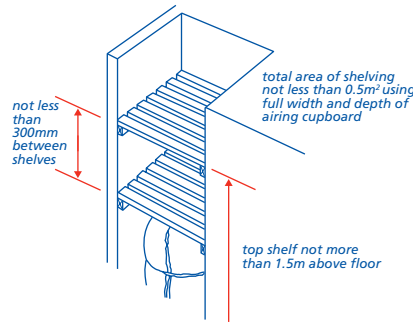
Airing cupboards are required in homes which do not have central, or whole home, heating. In other cases they are optional.

Where provided, airing cupboards should have:

- not less than 0.5m² of easily reached shelving suitable for the airing of clothes
- a vertical space between shelves of not less than 300mm
- a suitable heat source, such as a hot water cylinder or an equivalent.

Care is necessary when designing airing cupboards. To be accessible, the shelving should be placed not higher than 1.5m.

The airing area should be separated from other storage.



(d) hinges

To reduce movement and shrinkage, doors should be hung on hinges as follows:

Location of door	Hinges
Airing cupboard	1½ pairs x 75mm
Other internal fitments	1 pair x 75mm

FINISHINGS AND INTERNAL TRIM

8.4 - D3 Finishings and internal trim shall be suitable for their location and intended use

Items to be taken into account include:

(a) wood trim

All trim should be of adequate size to mask joints around built-in fitments, etc allowing for movement and shrinkage.

Any wood trim in the vicinity of fireplaces or heating appliances should be fixed at not less than the statutory minimum distance from heat sources and be arranged to minimise movement and shrinkage.

Special consideration should be given to the positioning of finishings and trim in relation to cable runs, light points, socket outlets, door furniture, handrails, balustrades, etc.

(b) non-wood trim

Proprietary trim items should be installed in accordance with the manufacturer's recommendations.

PROVISION OF INFORMATION

8.4 - D4 All relevant information shall be produced in a clearly understandable format and distributed to appropriate personnel

Ensure that design and specification information is issued to site supervisors and relevant specialist subcontractors and/or suppliers.

MATERIALS STANDARDS

8.4 - M1 All materials shall: (a) meet the Technical Requirements (b) take account of the design

Materials that comply with the design and the guidance below will be acceptable for finishings and fitments.

Materials for finishings and fitments should comply with all relevant standards including those listed below. Where no standard exists, Technical Requirement R3 applies (see Chapter 1.1 'Introduction to the Standards and Technical Requirements').

References to British Standards and Codes of Practice include those made under the Construction Products Directive (89/106/EEC) and, in particular, appropriate European Technical Specifications approved by a European Committee for Standardisation (CEN).

JOINERY

8.4 - M2 Wood and wood-based materials shall be of the quality and dimensions required by the design

Items to be taken into account include:

(a) classification

All wood and wood-based materials should, as a minimum, comply with the requirements of:

BS EN 942	Specification for timber : Timber for and workmanship in joinery : Class 3
BS EN 312	Particleboard.

(b) workmanship

All joinery items should be constructed to a good standard of workmanship including:

- fit and construction of joints
- construction of finger joints
- glueing and laminating
- construction of moving parts
- surface finishes.

Prefabricated components should comply with the relevant parts of BS 1186 : Part 2.

(c) surface finish

The prepared surface should be such that no defects are visible after the finish is applied.

IRONMONGERY

8.4 - M3 Ironmongery shall be provided in accordance with the design and specification

Relevant standards include:

BS EN 1935	Building hardware - single axis hinges - Requirements and test methods.
------------	---

8.4

Finishings and fitments

OTHER MATERIALS

8.4 - M4 Other materials shall be suitable for the intended use

Materials other than wood should be of the quality and dimensions required by the design and should be chosen in accordance with manufacturers' recommendations.

PREFABRICATED ITEMS

8.4 - M5 All prefabricated items shall be suitably protected against damage

Appropriate protection should be specified to reasonably ensure that items are undamaged.

SITWORK STANDARDS

8.4 - S1 All sitework shall:

- (a) meet the Technical Requirements
- (b) take account of the design
- (c) follow established good practice and workmanship

Sitework that complies with the design and the guidance below will be acceptable for finishings and fitments.

CUPBOARDS AND FITMENTS

8.4 - S2 Cupboards and fitments shall be installed to give satisfactory appearance and performance

Items to be taken into account include:

(a) pre-installation check

Cupboards and fitments should be checked to ensure they are undamaged before installation.

(b) correct location

Cupboards and fitments should be installed as shown in the design.

In the kitchen, a circulation space of not less than one metre should be provided in front of all work surfaces, cupboards and appliances.

(c) accurate levelling

All cupboards and worktops should be plumb and level and be scribed to wall faces, where necessary.

(d) adequate support and fixing

All wall units should be securely fixed, using:

- plugs and screws to masonry
- screws to timber studs, etc (fixings should be of appropriate size)
- appropriate proprietary fixings in accordance with manufacturers' instructions.

Use pre-drilled holes in units and brackets provided by the manufacturer, where appropriate.

Worktops spanning between units should be supported, where necessary.

Hanging rails should be provided in wardrobe cupboards, with intermediate supports, where necessary, to avoid bending.

(e) edge trim

Where worktops or unit panels are cut, edges should be sealed using a metal or plastic strip glued to the edge with waterproof adhesive. Alternatively, an appropriate waterproof joint may be used.

(f) sealing

Sinks and hob units, which are inset in worktops, and vanity units should be sealed with a waterproof joint.

Where appropriate, gaps between fitments and wall tiling should be sealed with a waterproof joint and brought to a smooth finish.

(g) operation of moving parts

For built-in fitments, doors should fit openings closely and evenly and operate freely; drawers should run smoothly, and locks and catches properly engage.

FINISHINGS AND INTERNAL TRIM

8.4 - S3 Finishings and internal trim shall be fixed to ensure a satisfactory finish free from unsightly blemishes

Items to be taken into account include:

(a) general workmanship

All trim should be sufficiently wide to mask joints.

Any trim in the vicinity of fireplaces, or other heat-producing appliances, should be:

- at the specified distance
- arranged to minimise movement and shrinkage.

Nails should be punched just below the timber surface and holes filled. Nails should never be driven home with the hammer head. As far as possible, any chipping, hammer marks or burrs should be avoided where easing is required and any damage made good.

(b) shelving

Shelving supports should be fixed securely and so that shelves are level. The specified distance between shelves in airing cupboards should be allowed.

(c) special features

Fireplace surrounds, panelling and other special features should be complete and joined satisfactorily to adjoining surfaces.

(d) architraves and skirtings

Architraves should be:

- parallel to frames and linings
- installed with an equal margin to each frame member

- fixed securely to linings to prevent curling.

Skirtings should:

- be mitred and scribed at external and internal angles, as appropriate
- tightly abut architraves as appropriate
- be run level and scribed to floors.

Skirtings and architraves of materials other than wood, eg those designed to accommodate trunking, should be fixed in accordance with the manufacturer's recommendations.

(e) painting, etc

Painting, staining, etc should be carried out in accordance with Chapter 8.5 'Painting and decorating' (each section).

(f) completion

All work should be left in a clean state.

PROTECTION

8.4 - S4 Completed work shall be handed over undamaged

Items to be taken into account include:

(a) kitchens

Kitchen units and complete fitted kitchens should be protected and, wherever possible, be left in the original wrappings until shortly before handover.

(b) special features

Appropriate protection for fireplace surrounds, panelling and other special features should be provided, where necessary.

(c) trim

Make sure that all completed skirtings, architraves, etc are adequately protected against damage from other trades.

(d) removal of coverings

All temporary coverings should be removed and all fitments and finishings cleaned and dusted shortly before handover.

INDEX

A		L		T	
Airing cupboards	2	Levelling	2	Timber	1
Architraves	2	M		Trim	1, 2
C		Moving parts	2	W	
Circulation space	1, 2	N		Wood	1
Classification, timber	1	Nails	2	Wood based materials	1
Completion	2	P		Workmanship	2
Coverings	2	Painting	2	Worktops	2
F		Particle board	1		
Features	2	Prefabricated items	2		
Fixing	2	Pre-installation check	2		
H		S			
Hanging rails	2	Sealing	2		
Hinges	1	Shelving	2		
I		Skirtings	2		
Installation	2	Staining	2		
Ironmongery	1	Storage space	1		
		Support	2		