



Chapter 9.4



Finishings and fitments

This chapter gives guidance on meeting the Technical Requirements for finishings and fitments (including cupboards and internal trim).

9.4.1	Compliance	02
9.4.2	Provision of information	02
9.4.3	General provisions – cupboards and fitments	02
9.4.4	Finishings and internal trim	02
9.4.5	Joinery	03
9.4.6	Airing cupboards, cupboards, worktops and fitments	03
9.4.7	Ironmongery, prefabricated items and other materials	03
9.4.8	Protection and handover	04

Figure reference table

Figure Reference Table 9.4

Fig No	Title/Description	Clause	Page
Figure 1	Airing cupboard requirements	9.4.6	3

9.4.1 Compliance

Also see: Chapter 2.1

Finishings and fitments shall comply with the Technical Requirements.

Finishings and fitments which comply with the guidance in this chapter will generally be acceptable.

9.4.2 Provision of information

Designs and specifications shall be produced in a clearly understandable format, include all relevant information and be distributed to the appropriate personnel.

Designs and specifications should be issued to site supervisors, relevant specialist subcontractors and suppliers.

9.4.3 General provisions – cupboards and fitments

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

In kitchens, the specification should allow 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)
- 1m circulation space in front of all work surfaces, cupboards and appliances.

A depth of 600mm can be assumed for appliances (where intended but not provided).

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

Space should be provided for general storage, clothes, linen and bedding. Airing cupboards are required in homes which do not have central or whole home heating.

Kitchen units should be installed in accordance with the manufacturer's instructions, ensuring that they are adequately fixed to a suitable substrate.

Shelving supports should be fixed securely and so that shelves are level.

9.4.4 Finishings and internal trim

Also see: Chapter 6.8

Finishings and internal trim shall be suitable for their location and intended use, securely fixed, and finished to established standards of workmanship.

When fixing trim and components:

- they should be in accordance with the specification
- fireplace surrounds, panelling and features should be complete and suitably joined to the adjacent surfaces
- nails should be punched below the surface of timber, and holes filled
- damage should be avoided (where damage does occur, it should be made good).

Trim and finishings should be:

- sufficiently wide to mask joints around built in fitments, etc allowing for movement and shrinkage
- fixed in accordance with relevant Building Regulations (eg with minimum separation distances where near heat sources)
- selected and installed to give a neat appearance
- installed in accordance with the manufacturer's recommendations.

Architraves should be:

- parallel to frames and linings
- accurately mitred, or scribed, to fit tightly and neatly
- fixed with an equal margin to each frame member
- securely fixed to prevent curling.

Skirting should:

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

Proprietary trim, skirting and architraves should be fixed in accordance with the manufacturer's recommendations.

9.4.5 Joinery

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

Joinery and the materials used should be installed to established standards of workmanship, and have no visible defects after the finish has been applied. Issues that should be taken into account include:

- fit and construction of joints (including finger joints)
- gluing and laminating
- construction of moving parts
- surface finishes.

Relevant standards include:

BS EN 942	Timber in joinery. General requirements
BS EN 312	Particleboards. Specifications
BS 1186	Timber for and workmanship in joinery

9.4.6 Airing cupboards, cupboards, worktops and fitments

Airing cupboards, cupboards, worktops and fitments shall be installed to provide satisfactory appearance and performance. The builder shall provide fixed and built-in fitments in accordance with the design.

Cupboards, worktops and fitments should be:

- checked to ensure they are undamaged before they are installed
- installed as shown in the design (worktops spanning between units may require additional support)
- plumb, level and scribed to wall faces, where necessary.

Cupboards should be installed ensuring that:

- doors operate freely and fit openings closely and evenly
- drawers run smoothly, and locks and catches properly engage.

Cupboards (including wall-hung units) should be securely fixed, using:

- fixings of an appropriate size, and in accordance with the manufacturer's instructions (generally, plugs and screws to masonry and screws to timber)
- the predrilled holes in units and brackets provided by the manufacturer.

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. 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.

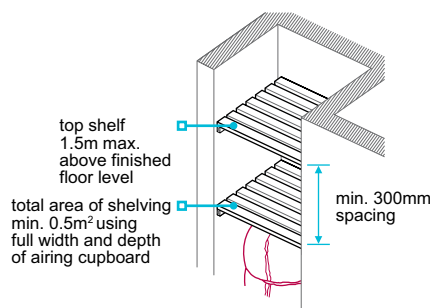
Wardrobes should be fitted with hanging rails, and intermediate supports used where necessary to avoid bending.

Internal doors (including airing cupboard doors) should be fitted in accordance with Chapter 6.7 Doors, windows and glazing.

Airing cupboards should:

- be separated from other storage
- have a minimum 0.5m² of easily reached shelving suitable for the airing of clothes
- have a 300mm minimum spacing between shelves
- have a suitable heat source, such as a hot water cylinder
- not have shelving higher than 1.5m.

Figure 1: Airing cupboard requirements



9.4.7 Ironmongery, prefabricated items and other materials

Ironmongery, prefabricated items and other similar materials shall be suitable for the intended use.

Relevant standards include *BS EN 1935 Building hardware. Single-axis hinges. Requirements and test methods.*

9.4.8 Protection and handover

Finishings and fitments shall be suitably protected during construction, and be undamaged at handover.

Appropriate protection should be provided to finishings and fitments (including to doors, trim, balustrades, fireplace surrounds, panelling and other special features) to ensure they are not damaged. Kitchens, including cupboards, doors, fittings and worktops, should be suitably protected.

Prior to completion and handover:

- work should be left in a clean state
- decorating should be completed in accordance with Chapter 9.5 Painting and decorating
- temporary coverings and protection should be removed, and the fitments and finishings cleaned and dusted.

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