

A10 If client or Builder fails to comply with above terms or Builder has taken in excess of 4 weeks additional time from the date stated on tender form, for no reason, then the client or builder can advise the other party of their grievance and if this is not remedied within 7 days then the client or builder can terminate the contract giving 7 days notice. Payment is to be settled for completed work which is to satisfaction of LA up to this point.

A11 Allow for demolition of any structure or walls shown removed on plans all to be carried out to health and safety regulations and CDM regulations. Any asbestos if found to be removed by specialist sub contractor under licence. All demolition to be removed from site and made good. Adequate precaution to be taken at all times and if existing rooms are affected builder to allow for adequate sealed dust screens to remaining house and doors are all to be provided to satisfaction of client prior to demolition. All existing services or drains to be located prior to excavating or demolishing and made safe. All heavy items to be craned.

B Foundations

B01 The foundation design specified is subject to LA approval of existing ground conditions. Once excavated if ground is poor then additional costs for alternative or deeper foundations to be approved by client prior to carrying out. All foundation bases to be viewed and approved by LA prior to concreting. All excavations to be shored and propped adequately.

B02 Allow for minimum 1 metre deep strip concrete foundation to LA approval on site width of foundation to be a minimum of 300mm wider than total thickness of wall and sited centrally with 150mm footing exposed either side of wall. Pour C40 concrete into approved foundation trench minimum 250mm thick to LA approval. If filled ground or tree roots in area depth of foundation to be increased as required by BI. Allow for 2 layer A252 mesh reinforcement to foundation if required by LA on site.

B03 Lower any new foundations at existing drain positions and concrete lintel over drain ensuring no load is imposed on drain. Renew any existing drains which are to be built over. Any new or existing drains under building to be encased in 150mm concrete surround with 10mm fibre joint break in concrete surround at pipe joint positions.

B04 Where new foundation abuts existing foundation. New foundation to be at least the depth of existing foundation be careful not to undermine existing foundation if greater depth requested by BI. Link new foundation to existing with 10mm diameter 600mm length steel bars at 600mm cts. Drill into existing footing 300mm and resin set bars in to be cast with new foundation to achieve adequate bond. Depth of new foundation to be determined on site once ground exposed to LA inspection on site.

B05 Any existing walls which are to carry any further loadings than existing are to have their foundations exposed to LA inspection on site. In normal good ground conditions the foundation should be a minimum of 1metre deep and be at least 150mm thick with minimum 150mm extra width each side of wall. If not then underpin existing foundations to a good ground bearing level to LA approval and inspection on site. Underpinning carried out in 1m lengths with a minimum of 2m earth/foundation remaining between excavations. Once excavated earth from under footing to LA inspection and approval fill with C40 concrete. Ensure concrete cured prior to carrying out remaining 1m lengths until all foundation is underpinned. All subject to LA approval on site. Ensure client is aware of any additional costs prior to carrying out any additional works on site.

B06 No part of foundation to project over boundary. Use trench fill type footing a minimum of 1m width and 1m deep C40 concrete taken up to but not to project over boundary. Any damage to neighbours land/boundary to be reinstated to satisfaction of neighbour.

B07 Where ground is found to be in area of old mine workings or traditional strip footings not suitable then allow for 250mm thick C40 concrete deep raft foundation with 600x1000mm C40 edge toe to perimeter of raft. Toe reinforced with L shape m12 bent bar min 1m length 500mm min bent part of L to all corners at 400mm cts. Mesh bent same all L bars wire tied to mesh with steel wire. Raft to be reinforced with 2 layer A252 mesh, 50mm from top and bottom of raft. Raft laid on 1200g dpm to act as slip membrane. Dpm laid on sand blinding laid on 250mm thick fully compacted hardcore. Ground earth base to toe to be on solid ground a minimum of 900mm depth from ground level. Lay over raft floor as main spec. Where ground is very weak and unsuitable for raft or strip or existing house is piled then a piling company is to be employed to provide a design and build solution. Advise preliminary contract prior to starting on site fully to determine type of foundation required once ground is exposed on site.

B08 Allow for minimum 1m deep 600mm wide and 200mm deep C40 concrete foundation for all new load bearing internal walls where no footing exists to new internal wall infills..

B09 Any work on the existing boundary/party wall is not to be carried out without firstly obtaining agreement from neighbour. Client to serve written notice of intention to carry out works at least two months prior to work on an existing boundary and 1 month prior to work on a new wall against boundary. All written notices to be served in accordance with party wall act 1996. Further information on act is available from your local Building Control Section.

B10 Where excavation is close to boundary or may undermine neighbouring buildings extra caution is to be taken and done either in only 1m lengths then trench fill pour concrete and move onto next metre or use trench supports such as sheet piling or shored up excavations. Any accidental undermining of neighbouring properties or land is to be rectified by builder with extreme caution taken at all times and no open trenches left exposed or unprotected overnight or during construction.