

SPECIFICATION CLAUSES 1

The following pages provide draft specifications for standard Bailey Systems. These will easily integrate with the National Building Specification. If specifying gutter and downpipe systems alone, these should be entered in NBS section R10. Where combined fascia, soffit or cladding systems are being specified alone, these are best entered into NBS section H31. Bailey is always willing to draft specifications for specific projects.

310 COMBINED FASCIA/SOFFT AND GUTTER SYSTEM

Manufacturer and reference

Bailey Eaves Systems, Blatchford Close,
 Horsham, West Sussex RH13 5RF
 Tel: 01403 261844 Fax: 01403 264823

Drawing reference

As applicable.

Fascia reference

Cassette Fascia
 V-Joint Fascia
 I-Line Fascia

Soffit reference

* V-Joint Extruded Plank
 * Cassette Panels

Panel thickness

Minimum 2mm, but increased in accordance with the recommendations of Bailey Eaves Systems.

Finish/Colour

(As standard, only visible faces are polyester powder coated. Some severe industrial or marine locations may require coating to reverse side of some components. Bailey Technical Department should be consulted in these situations.)

Polyester powder coated to colour and gloss level selected from the manufacturer's standard range. Polyester powder coating is to be electrostatically applied at the manufacturer's in-house plant.

Pretreatment of the aluminium is to produce no environmentally harmful effluent and conform with European Standards. Test samples are to be retained and results submitted to the Architect if requested. Test to be applied as a minimum are:

1. 1000 hour salt spray test;
2. impact test (0.908kg from 0.25m high);
3. permeability test (2 hour pressure cooker);
4. adhesion test (2mm cross hatch);
5. flexibility test (20mm mandrell);
6. MIBK cure test.

* Delete as appropriate

Accessories

Factory fabricated fascia corners, stop-ends, transitional flashings, rear edge trims, mitre cover strips etc as required.

Supports

To be fitted to the Bailey Laser-Line/Carcassing System at centres recommended by Bailey.

Fixing

All fixings to be completely concealed.

System to be fixed using aluminium and stainless steel fixings as recommended by Bailey Eaves Systems.

Special Features

The system is to fully allow for normal building tolerances to be overcome on site without the necessity to purpose manufacture components to site dimensions.

All factory fabricated components to be fully finished and dressed prior to polyester coating.

* Panels to be stiffened to provide flat and acceptable surface using Bailey concealed stiffening system without any exposed or visible fixings on the surface of the panels. (only applies to Cassette System)

* Method of Jointing: V-Joint System

Fascias to be butt jointed with approximately 2–3mm expansion gap. Joint made with internal profiled butt straps.

Soffit planks to be butt jointed, joints to be staggered.

* Method of Jointing: Cassette Panel System

Fascias to be jointed using internal profiled butt strap with 2–3mm expansion gap.

Soffit panels to be jointed with Bailey Interlocking and stiffening End joint detail with concealed fixing.

* Modulation: only applies to Cassette System

(Enter into this section any specific requirements for modulation in conjunction with building grid layout etc.)

* Ventilation

(Only include this section if ventilation is required via the eaves system.) Ventilation to be provided as an integral part of the eaves system. Vents to be in a concealed location and to require no separate mesh. Ventilation to give the equivalent of a *10mm/*25mm continuous air gap.

Design

The installing subcontractor is to provide a full design service. Full working drawings are to be provided for architect's approval prior to manufacturer. As a minimum, these shall include:

- a) reflected soffit layouts showing all joints, junctions, mitres, etc. suitably cross referenced to the relevant section;
- b) section of each different detail including method of support from structural elements and fixings to be used. Each component to be numbered;
- c) large scale details and, where required, isometric details for particularly awkward or complex junctions, corners, barge boxes, etc.

Packaging

All components are to be fully wrapped and protected. Bundles should be no larger than can be handled by one person to ensure transfer to a point of installation in original packaging. In the case of large or heavy items, these should be clearly marked with the appropriate warning and approximate weight. Fascia and soffit components to be labelled in accordance with part numbers given on working drawings.

Installation

To be in accordance with the manufacturer's instructions. The entire fascia, soffit and rainwater system together with all sub-carcassing work is to be supplied and installed by one subcontractor who is to be selected from the Bailey list of recommended subcontractors.

320 ALUMINIUM GUTTERS PURPOSE MADE

Manufacturer and reference

Bailey Eaves Systems, Blatchford Close,
Horsham, West Sussex RH13 5RF
Tel: 01403 261844 Fax: 01403 264823

System

Bailey Industrial

Profile

Box

Gauge

To suit size of gutters. Please consult Bailey
Eaves Systems.

Size

To suit project.

Finish/Colour

Mill finish

Accessories

Factory fabricated corners, outlets,
overflows, stop ends etc. as required.

Method of Fixing

In gutter brackets at ____ mm centres
(please consult Bailey Eaves Systems for
advice on bracket spacing).

Method of Jointing

Joggle and punch type joints sealed with PIB
strip sealant and stainless steel nuts, bolts
and washers or the Bailey Overstrap Joint
System at the manufacturers discretion.

Expansion

Gutter joints to accommodate thermal
expansion and contraction or provision to
be made for separate expansion joints at
manufacturer's discretion.

* Delete as appropriate

320A MEMBRANE LINED EAVES GUTTERS WITHIN FASCIA SOFFIT ASSEMBLIES

Manufacturer and reference

Bailey Eaves Systems, Blatchford Close,
Horsham, West Sussex RH13 5RF
Tel: 01403 261844 Fax: 01403 264823

System

Bailey Monsoon

Profile

Box

Size

To suit project as shown on drawings.

Finish/Composition

Gutter is to have membrane bonded to a
steel substrate, which should be galvanised
to BS 2989/1982 0.7mm thick. Galvanised
coating 275gsm and plastisol coated to the
underside of the gutter.

Accessories

Factory fabricated corners, outlets,
overflows, stop-ends, etc as required.

Method of Fixing

In Laser-Line eaves brackets/gutter brackets
at centres as determined by Bailey.

Method of Jointing

To be double security jointed. Mechanically
secured using butt straps fixed with blind
rivets and sealed with permanently flexible
polyurethane sealant as recommended and
supplied by Bailey. Joint seal further protected
by membrane strip covering to whole joint
and fixings, nominal width 150mm. All to
be supplied and installed in accordance
with the manufacturer's instructions.

Expansion

Expansion joints to be provided in all runs
in excess of 100m in accordance with
standard method recommended by Bailey.

Installation

The system is to be supplied and installed
by a Bailey recommended installer and a
20 year guarantee issued on completion.

330 COATED ALUMINIUM PIPEWORK FOR EXTERNAL USE

Manufacturer and reference

Bailey Eaves Systems, Blatchford Close,
Horsham, West Sussex RH13 5RF
Tel: 01403 261844 Fax: 01403 264823

System

* Bailey Flush Fit
* Traditional
* Hexagonal security pipe

Shape

* Circular
* Square
* Hexagonal

Gauge

* 1.6mm (circular)
* 2mm (square/hexagonal)

Size

* 63mm diameter
* 76mm diameter
* 102mm diameter
* 150mm diameter
* 72mm square
* 102mm square
* 102 x 76mm rectangular
* 102 x 112mm hexagonal

Finish/Colour

Polyester powder coated to colour
and gloss level selected from the
manufacturer's standard range. Polyester
powder coating is to be electrostatically
applied at the manufacturer's in-house
plant as specified in clause 310.

Accessories

Off sets, shoes, square to round adaptors,
rodding accesses, branches, hoppers etc.
as required.

Method of fixing

Flush fit pipes: *With stand off brackets
at maximum 1500mm centres or *with
concealed welded lugs at maximum
3000mm centres.

Traditional styles: through cast eared
sockets at maximum 3000mm centres.

Hexagonal security pipe: With concealed
fixing bracket located into rear pipe
recess at top or bottom of each pipe length
and component.



SPECIFICATION CLAUSES 2

340 COATED ALUMINIUM GUTTERS (STANDARD SYSTEMS)

Manufacturer and reference

Bailey Eaves Systems, Blatchford Close
Horsham, West Sussex RH13 5RF
Tel: 01403 261844 Fax: 01403 264823

Profile

Select from standard data sheets.

Gauge

Obtain from standard data sheets.

Size

Obtain from standard data sheets.

Finish/Colour

Polyester powder coated to colour and gloss level selected from the manufacturer's standard range. Polyester powder coating is to be electrostatically applied at the manufacturer's in-house plant as specified in Clause 310.

Accessories

Factory fabricated corners, outlets, stop ends etc as required.

Method of Fixing

* Directly fascia fixed through factory punched holes at maximum 600mm centres.

* Fixed in fascia brackets at ___ mm centres (obtain centres from standard data sheets).

Method of Jointing

With Bailey overstrap system. Joints assembled dry and pointed after assembly with sealant as recommended and supplied by Bailey.

350 POLYESTER POWDER COATED FEATURE BEAM

Manufacturer and reference

Bailey Eaves Systems, Blatchford Close
Horsham, West Sussex RH13 5RF
Tel: 01403 261844 Fax: 01403 264823

Drawing

As applicable.

Product composition

Polyester powder coated to colour and gloss level selected from the manufacturer's standard range. Polyester powder coating to be electrostatically applied at the manufacturer's in-house plant, as specified in Clause 310.

Accessories

Factory fabricated corners, stop ends and junctions.

Supports

To be fitted to Bailey Laser-Line carcassing system at centres recommended by Bailey.

Fixing

All fixings to be completely concealed.

System to be fixed using aluminium and stainless steel fixings, as recommended and supplied by Bailey Eaves Systems.

Method of Jointing

Web and flange sections to be butt jointed with approximately 2–3mm expansion gap. Joint made with internal extruded butt strap.

360 ALUMINIUM COPING SYSTEM

Manufacturer and reference

Bailey Eaves Systems, Blatchford Close
Horsham, West Sussex RH13 5RF
Tel: 01403 261844 Fax: 01403 264823

Drawing reference

* As applicable.

Material thickness

Minimum 2mm, but increased in accordance with the recommendations of Bailey Eaves Systems.

Finish/Colour

Polyester powder coated to colour and gloss level selected from the manufacturer's standard range. Polyester powder coating is to be electrostatically applied at the manufacturer's in-house plant as specified in Clause 310.

Accessories

Factory fabricated corners, stop ends and junctions.

Supports

To be fitted to Bailey Pre-galvanised Steel Carcassing System.

* (or prepared plywood substrate by others).

Method of Fixing

Coping to be secured by fixing clips at 1000 max centres, with bonded EPDM seals as required. Ensure fixing clips are fully supported across entire coping width. No fixings to penetrate external coping panel.

System to be fixed using fixings as recommended and supplied by Bailey Eaves Systems.

Panel lengths

The System is usually supplied in 3m lengths for site cutting, to allow for nominal building tolerances.

Design

The installing sub-contractor is to provide full details for approval, prior to manufacture.

Installation

To be in accordance with the manufacturer's instructions, using recommended sub-contractors.

* Delete as appropriate

INSTALLATION

FASCIA AND SOFFIT SYSTEMS

210 STRUCTURE

Check that structure is in a suitable state to receive cladding before commencing fixing. Subcontractor must confirm acceptance to main contractor and CA.

220 STRUCTURE

Do not fix cladding until final coats of paint have been applied to outer surfaces of supporting structure.

230 ISOLATING TAPE

A type recommended for the purpose by Bailey. Apply to those surfaces of supports which would otherwise be in contact with panels or accessories after fixing.

410 FIXING SHEETS GENERALLY

Cut panels to given clean, true lines with no distortion. Remove burrs and any lubricants.

Cut openings in panels for outlets, vent-pipes, flues, etc. the minimum size necessary. Reinforce edges of openings with split ring flashing as supplied by Bailey Eaves Systems.

Drill all holes. Holes for primary fastening to be 1.5mm larger than diameter for fastening unless self-drilling type with point is used.

Remove all drilling swarf, dust and any other foreign matter before finally fixing sheets into position.

Protect panels adequately during fixing and up to practical completion against mechanical damage, corrosion and disfigurement. Rectify any defects as quickly as practicable to minimise damage and nuisance.

420 FASTENINGS GENERALLY

Type(s), size(s), material(s) and finish(es) as recommended for the purpose by Bailey Eaves Systems.

440 TYPE(S), NUMBER AND LOCATION OF FASTENINGS

To be determined in conjunction with Bailey Eaves Systems.

510 ACCESSORIES GENERALLY

Cappings, closure pieces, flashings, trims, tapes, sealants, fixings etc where not specified to be types recommended by Bailey Eaves Systems and supplied by them.

RAINWATER SYSTEMS

410 INSTALLATION GENERALLY

Install in accordance with BS 8000: Part 13 Section 3, to ensure the complete discharge of rainwater from the building without leaking.

Obtain all components for each type of pipework/guttering from the same manufacturer unless specified otherwise.

Where not specified otherwise, use stainless steel fastenings, suitable for the purpose and background compatible with the material being fixed or fixed to.

Before installing, ensure that any specified painting of surface which will be concealed or otherwise in accessible, is completed.

420 GUTTERS

Set out to a true line level.

Position highpoints of gutters as close as practical to the roof and low points not more than 50mm below roof level.

Position outlets to align with connections to below ground drainage unless shown otherwise on drawings.

Overlap joints in direction of fall and seal as specified to make watertight.

Ensure that the roofing underlay is dressed into gutter.

430 GUTTER BRACKETS

(Include only where gutter design includes brackets.)

Fix securely at specified centres and at all joints in gutters, with additional brackets near angles and outlets.

450 RAINWATER OUTLETS

Ensure that outlets are securely fixed before connecting pipework and that junctions between outlets and pipework can accommodate all movement in the structure and pipework.

460 PIPEWORK

Fix securely at specified centres with additional supports as necessary to support pipe collars, particularly at changes in direction.

Make changes in direction of pipe only where shown on drawings unless otherwise approved.

510 ELECTRICAL CONTINUITY

(Only include this clause where the gutter and/or pipework system is to be included as part of the lightning protection for the building).

Use clips supplied for the purpose by Bailey eaves Systems to ensure electrical continuity at all joints of pipework/gutters*.

550 TESTING GENERALLY

Inform CA sufficiently in advance to give him a reasonable opportunity to observe tests.

Check that all sections of installations are free from obstructions and debris before testing.

Provide clean water, assistance and apparatus for testings as required.

Carry out tests as specified. After testing, locate and remedy all defects without delay and re-test as instructed.

Keep a record of all tests and provide a copy of each to the architect and main contractor.

570 GUTTER TEST

Block all outlets, fill gutters to overflow level and after 5 minutes closely inspect for leakage.

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* Delete as appropriate



BAILEY

BILLS OF QUANTITIES

GUIDANCE FOR QUANTITY SURVEYORS

Measurement of specialist systems, such as Bailey Eaves, can often cause confusion as it is impossible for quantity surveyors to have in-depth knowledge of each and every product available to the construction industry.

Outline guidance on the measurement of eaves systems is therefore provided overleaf, together with an example roof plan and Bill of Quantities prepared from it.

1. Measure the eaves complete

The ideal situation combines measurement of the complete eaves, including the gutter if being used. If desired however, the gutter can simply be measured separately by conventional means.

2. Rainwater pipes

Rainwater pipes should always be measured separately.

3. Separate different sizes

As shown, each eaves section having different dimensions should be measured and cross referenced separately, each with its own list of related 'extra over' items.

4. Disruptions

Disruptions to the soffit run – for example columns and brick piers – should be measured as an extra over item.

5. Measuring

Measurement should be to the extremes of the system and not taken at a mid-point, as mitre cutting at corners is entirely waste.

Internal areas of soffit or large external areas not associated with fascia or rainwater systems should be measured as square metreage.



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