

THE SPECIFICATIONS NOTED ARE AS GENERAL INFORMATION FOR DEFAULT SITUATIONS THAT MAY ARISE DURING CONSTRUCTION AND SPECIFIES THE MINIMUM QUALITATIVE REQUIREMENTS FOR CONFORMITY AND CHECKS DURING CONSTRUCTION

GENERAL NOTES: Continue

- 15.2. JOINT FILLERS/SEALANTS  
15.2.1. Material  
15.2.1.1. Two-part gun-grade polysulphide sealants SANS 110  
15.2.1.2. One part low modulus silicone rubber sealant SANS 1305, type 1 for building joints  
15.2.1.3. One part high modulus fungus proof silicone rubber sealant SANS 1305, type 2 for glazing and sanitary ware  
15.2.1.4. Preformed elastomeric compression joint seals SANS 1023 type 1  
15.2.1.5. Rubber or flexible PVC waterstop seals in construction and expansion joints in concrete structures where movements of up to 15 mm is expected to comply with CKS 388/389, of type, dimension and workmanship as specified in these standards  
15.2.1.6. Backing: closed-cell expanded polyethylene cord or strip  
15.2.1.7. Life expectancy: 10 years  
15.2.1.8. Colour: Grey as approved by Architect  
15.2.1.9. Fungus proof sealant required in all wet areas, e.g. between ceramic wall tiles and kitchen cupboards, baths, wash-basins and shower floors
- 15.3. PREPARATION  
15.3.1. Sealant work: by specialists recommended by manufacturer  
15.3.2. Pre-installation meeting: well in advance of installation to review products and procedures; samples asked for to be in place and cured before this meeting  
15.3.3. Joints: clean and dry  
15.3.4. Insert backing strip to ensure correct sealant thickness  
15.3.5. Apply correct primer to sides of joints  
15.3.6. Bond-breaking material: according to manufacturer's instructions  
15.3.7. Edges: mask if necessary to ensure clean edges.
- 15.4. SEALING  
15.4.1. Fill foremost part of movement joints to thickness not less than half the width of the joint, or according to manufacturer's instructions  
15.4.2. Seal joints around door and window frames, movement joints, joints between walls and columns, floor joints, and other joints to requirements of SANS 204  
15.4.3. Finish: neatly and smoothly to agreed profile
- 16. PATENT SUSPENDED CEILINGS
- 16.1. BOARDS  
16.1.1. Type: Gypsum boards SANS 266  
16.1.2. Size: 600x1200mm  
16.1.3. Colour: White  
16.1.4. Finish: White Vinyl Finished  
16.1.5. Fire rating: Class 4  
16.1.6. Store boards on even surface under cover and keep dry  
16.1.7. Ceiling panels to be: removable and replaceable from below
- 16.2. SUSPENSION FITTINGS  
16.2.1. Patent approved suspension fittings of cold-formed galvanized steel T's, hold down clips, suspension rods and hooks, suspension clips, T suspension plates, lipped wall angles, shadowline wall angles and wall channel trim, with finish and colour White for T's and black for shadowline angles.
- 16.3. FIXING  
16.3.1. Only by approved specialist installers  
16.3.2. Fix suspended ceiling system strictly according to manufacturer's instructions  
16.3.3. Do not start this work before the building is enclosed, plasterwork has dried out, and services are in position and tested  
16.3.4. Arrange boards symmetrically about rooms, with cut boards along walls, with straight joints in both directions  
16.3.5. Suspend main tees from structure at centres according to manufacturer's instructions with galvanized mild steel strapping or 2mm diameter galvanized wire or by patent suspension rods or hooks combined with spring clips and suspension plates; clip cross tees into main tees at the end of each board  
16.3.6. Level out  
16.3.7. Hold down ceiling boards or tiles with patent hold-down tags or wedges  
16.3.8. Provide extra hangers for light fittings, sound systems, air conditioning vents etc. as required  
16.3.9. Provide approved access to ceiling space where concealed Tee system is used.
- 17. PARTITIONS AND LIGHT WEIGHT INTERNAL WALLS
- 17.1. DRYWALL PARTITIONS  
17.1.1. Framing: steel  
17.1.2. Cladding: gypsum plasterboard  
17.1.3. Cladding finish: vinyl  
17.1.4. Exposed door/window frame finish: Naturally anodised  
17.1.5. Glazing: None required  
17.1.6. Fire resistance:  
17.1.6.1. 2 hour Type (to extend to soffit of space in ALL cases)  
17.1.6.2. 1 hour Type  
17.1.7. Sound insulation grading SANS 10218: S1 & 48dB respectively  
17.1.8. Deflection requirements to South African Building Interior Systems Association (SABISA).
- 17.2. FIBRE CEMENT BOARD SANS 803  
17.2.1. Type: Flat pressed (HD)  
17.2.2. Thickness: 12,5 mm
- 17.3. STUDS AND TRACKS  
17.3.1. Metal studs and tracks: galvanized steel with wall thickness and size complying with the structural requirements of the installed system
- 17.4. ALUMINIUM EXTRUSIONS  
17.4.1. Extruded aluminium sections: alloy 6063 or 6261 in temper T5 or T6, of wall thickness and strength to meet the structural requirements  
17.4.2. Anodising SANS 1407: Colour Naturally anodised
- 17.5. INSTALLATION  
17.5.1. Installation of partitions: to structural requirements of SANS 10160 and according to manufacturer's instructions.
- 17.6. ACCURACY  
17.6.1. SANS 10155 grade II Certification
- 17.7. AT COMPLETION, obtain certificate from installer certifying manufacturer of the materials used and their conformance to this specification.
- 18. PLASTER & SCREEDS
- 18.1. PLASTER  
18.1.1. Applicable standard: SANS 2001:2007-EM1 Cement plaster.  
18.1.2. Sands to comply with SANS 1090  
18.1.3. Admixtures: not permitted  
18.1.4. Finish to plaster: Smooth, wood trowelled to Accuracy II by default, no scratching and or texturing allowed.
- 18.2. GYPSUM PLASTER  
18.2.1. Hardwall gypsum plaster: retarded semi-hydrate finishing plaster.
- 18.3. CORNER PROTECTION  
18.3.1. Strips: 1500 x 1,0 x 35 mm girth galvanized angle rounded corner protection. Strips SANS 190 required only for drywalling.  
18.3.2. Fixed to external angles of interior walls from skirting to 1,8 m
- 18. SCREEDS & TOPPING:  
19.1. Invoked standard: SANS 10109 Part 2 Finishes to Concrete Floors  
19.2. Cement: SANS 50197-1: strength class 32.5N  
19.3. Aggregate for toppings and screeds: SANS 1083  
19.4. Aggregate from natural sources: SANS 1083  
19.5. STONE FOR TOPPING  
19.5.1. Nominal aggregate size: 6.7mm  
19.5.2. Minimum thickness of topping:  
19.5.2.1. 25mm to General RC Floors  
19.5.2.2. 15mm to Concrete slabs  
19.5.3. Supply grading test results when required by Principal agent.

- 20. JOINTS  
20.1. Isolation joints: Against walls, columns or other fixed objects  
20.2. 10 mm wide through full thickness of toppings, screeds to co-incide with isolation joints in base.  
20.3. Intermediate contraction joints:  
20.3.1. In continuously cast toppings only  
20.3.2. Saw halfway through topping thickness with mechanical concrete saw  
20.3.3. Form panels not exceeding 9 m<sup>2</sup>, or to patterns per drawings  
20.3.4. Aris-round top edges of joints with a radius of 3-5 mm  
20.3.5. Seal joints with an approved elastomeric material as indicated on drawings
- 20.4. ACCURACY  
20.4.1. Deviation of floor finish from datum level: ±15 mm and gradual; not near door openings, where levels must be accurate.  
20.4.2. Maximum permissible deviation in surface regularity: 5 mm along a 3 m straight-edge in any direction, and gradual.
- 20.5. EXTERNAL THRESHOLDS AND STAIR TREADS  
20.5.1. Remove one masonry course of foundation wall over width of door opening  
20.5.2. Cast concrete topping threshold over full width of wall  
20.5.3. Cast in metal dividing strip under door, as described below  
20.5.4. Provide thresholds and stair treads with 75 mm wide reeding, stopped 100 mm from threshold ends.
- 20.6. EDGE STRIPS  
20.6.1. See Tile details for material, size.  
20.6.2. Under internal doors: Where floor finish changes material or pattern; so that floor change is not visible when door is closed; top edge of strip level with finished floor  
20.6.3. Under external doors: top edge level with finished interior floor; external exposed threshold or paving 5 mm lower to prevent rainwater from entering when door is closed.
- 20.7. SKIRTINGS  
20.7.1. 50 mm high of same material as floor finish and in same operation, against walls, columns etc., unless as otherwise specified on drawings;
- 20.8. CURING  
20.8.1. Cure finish for at least seven days by ponding water on surface, covering with sand which is kept moist, or with plastic sheet  
20.8.2. Extend curing time in cold weather when ambient temperature falls below 10°C.
- 20.9. INSPECTION, TESTING AND REPAIR  
20.9.1. Inspect screed or topping as late as possible in the construction program  
20.9.2. Test adhesion of screed or topping to base by tapping surface with a hammer or end of a rod; hollow sound indicates lack of adhesion, in which case the architect/principal agent must decide whether repair work is necessary  
20.9.3. Isolate rejected panels by sawing with a mechanical concrete saw in an acceptable pattern, remove and relay, using the same procedure as above, starting with preparation of the base.
- 21. PAINT  
INVOKED STANDARDS:  
SANS 10305 Painting of Buildings part 4, 5, 6  
SANS 12944 Paints and varnishes—corrosion protection of steel structures by protective paint systems  
21.1. PREAMBLES  
21.1.1. TRADE NAME IS SPECIFICATION FOR PAINT MANUFACTURER IS INTENTIONAL OF DESIGN AND QUALITY INTENT ONLY SAID MANUFACTURER WILL BE ACCEPTED.  
21.1.2. Arrange a meeting with the painting contractor, a representative of the paint manufacturer and the architect/principal agent well in advance of the start of painting work and discuss every aspect of the paintwork. After this meeting, obtain from the manufacturer a written paint specification, confirming compliance with this specification, and stating separately exceptions where the manufacturer's specification differs from this specification. Exceptions will be acceptable only with the approval of the architect/principal agent  
21.1.3. Restrict all paint to one manufacturer where possible  
21.1.4. Containers to reach site unopened, bearing SABS-mark and specification number where applicable  
21.1.5. Complete paint systems—primer, undercoat and finishing coat—to be as recommended by the same manufacturer  
21.1.6. Paint manufacturer to visit site at least twice during course of paintwork, and confirm his approval of paintwork in writing in site instruction book.  
21.2. PREPARATION OF SURFACES  
21.2.1. Clean all surfaces of dirt, grease, soot, mould and marks - do not spare time or effort  
21.2.2. Remove hemp from pipe joints  
21.2.3. Remove ironmongery, light fittings and other removable fittings that can be contaminated; mark, store and relist after completion; mask fittings that cannot be removed  
21.2.4. Seal cracks between frames, skirtings, cornices etc. and walls with suitable acrylic sealant  
21.2.5. Protect surfaces not to be painted.  
21.3. COLOURS  
21.3.1. Colours of undercoats to match finishing coat closely but with enough difference to be able to distinguish between coats  
21.3.2. Prepare colour samples of finishing coats for approval before any bulk paint is purchased  
21.3.3. Paint tins to be identification-colour marked according to SANS 10140  
21.4. PREPARATION FOR PAINTING  
21.4.1. Select paint systems most suited to environment, compatible with substrate and components of the system  
21.4.2. Follow manufacturer's instructions  
21.4.3. Sandpaper all coats of paint and varnish and leave time to dry before next coat is applied  
21.4.4. Do not paint when conditions are unsuitable, for example dust, insufficient light, direct sunlight or inclement weather  
21.4.5. Spray paint only where this is the accepted method; mask all surrounding surfaces when spray-painting.
- 21.5. ALKYD PAINT ON PLASTER  
21.5.1. walls to be dry  
21.5.2. Remove loose paint from previously painted surfaces  
21.5.3. Fill and stop cracks on one coat plaster only with suitable filling or with plaster of similar mix, and rub down; do not fill gypsum plaster  
21.5.4. Paint one coat bonding liquid on gypsum plaster skim  
21.5.5. Paint one coat alkali resistant plaster primer SANS 1416 on cement plaster  
21.5.6. Paint one universal undercoat SANS 681 grade 1  
21.5.7. Paint one or two coats high gloss alkyd paint SANS 630 grade 1 (high hiding) / 2 (regular hiding) / see drawings.
- 21.6. EMULSION PAINT ON PLASTER  
21.6.1. Remove loose paint from previously painted surfaces  
21.6.2. Ensure complete drying depth of plaster before applying paint  
21.6.3. Rake out cracks and prime with emulsion paint SANS 1586 grade 3  
21.6.4. Paint walls one coat emulsion paint SANS 1586 grade 3, thinned down with 10% clean water, and two coats emulsion paint SANS 1586 grade 1 and gloss designation semi matt or as shown on drawings, or two coats emulsion base textured wall coating SANS 1227 type 1 (smooth, aggregate-free textured finish) Paint ceilings two coats emulsion paint SANS 1586 grade 1 and gloss designation semi matt.
- 21.7. EMULSION PAINT ON FIBRE-CEMENT FASCIAS, BARGE BOARDS, CLADDING  
21.7.1. Remove loose paint from previously painted surfaces  
21.7.2. Touch up steel screw heads and metal cover strips with zinc phosphate primer SANS 1319  
21.7.3. Touch up brass screw heads with vinyl wash primer SANS 723.  
21.7.4. Paint one coat emulsion paint SANS 1586 grade 3, thinned down with 10% clean water, and two coats emulsion paint SANS 1586 grade 1 and gloss designation matt / semi matt / semi-gloss / see drawings.

- 21.8. EMULSION PAINT ON FIBRE-CEMENT AND GYPSUM CEILINGS  
21.8.1. Remove loose paint from previously painted surfaces  
21.8.2. Touch up nail heads and metal cover strips with zinc phosphate primer SANS 1319; spot fill all nail heads and indentations  
21.8.1. Paint two coats emulsion paint SANS 1586, grade 1 / 2 / 3 and gloss designation matt / semi matt / semi-gloss / see drawings.
- 21.9. ALKYD PAINT ON STRUCTURAL STEEL  
21.9.1. In the case of structural steel that could not be factory primed, or where shop-primed steel has been damaged on site, or in the case of previously painted surfaces where the paint system has failed; prepare steel surfaces for priming to shiny metal state to SANS 10064  
21.9.2. In the case where painting is not possible after fixing, paint steel components with full paint system before fixing  
21.9.3. Paint two coats of zinc phosphate primer SANS 1319, and two coats structural steel paint SANS 684 as per drawings.
- 21.10. ALKYD PAINT ON NON-STRUCTURAL STEEL  
21.10.1. Clean unpainted steel surfaces to shiny metal state by scraping or brushing  
21.10.2. Remove loose paint from previously painted surfaces  
21.10.3. Paint one coat zinc phosphate primer SANS 1319, one universal undercoat SANS 681 grade 1, and two coats high gloss alkyd enamel paint SANS 630 grade 2.
- 21.11. PAINT ON GALVANIZED STEEL  
21.11.1. Prepare surfaces according to SANS 10064 and HDGASA 01:1990 Code of Practice for Surface Preparation and Application of Organic Coatings applied to New Unweathered Hot Dip Galvanized Steel (Sheet and Section) excluding In-line Coil Coating (Duplex Systems)  
21.11.2. Where galvanized steel was unavoidably welded on site, Under external doors: top edge level with finished interior floor  
21.11.3. Paint galvanized steel with the following system:  
21.11.4. One coat metal primer, one universal undercoat SANS 681 grade 1, and two coats  
21.11.5. Emulsion paint SANS 1586 grade 1  
21.11.6. Fencing posts:  
21.11.7. Paint galvanized fence posts one coat metal primer, and two coats aluminium finishing paint SANS 682, grade 2.
- 22. GLAZING:  
SANS 10400  
SANS 1263  
22.1. All safety glass should bear a permanently etched emblem as permanent proof  
22.2. All solar coatings should bear permanent etching from supplier as permanent proof

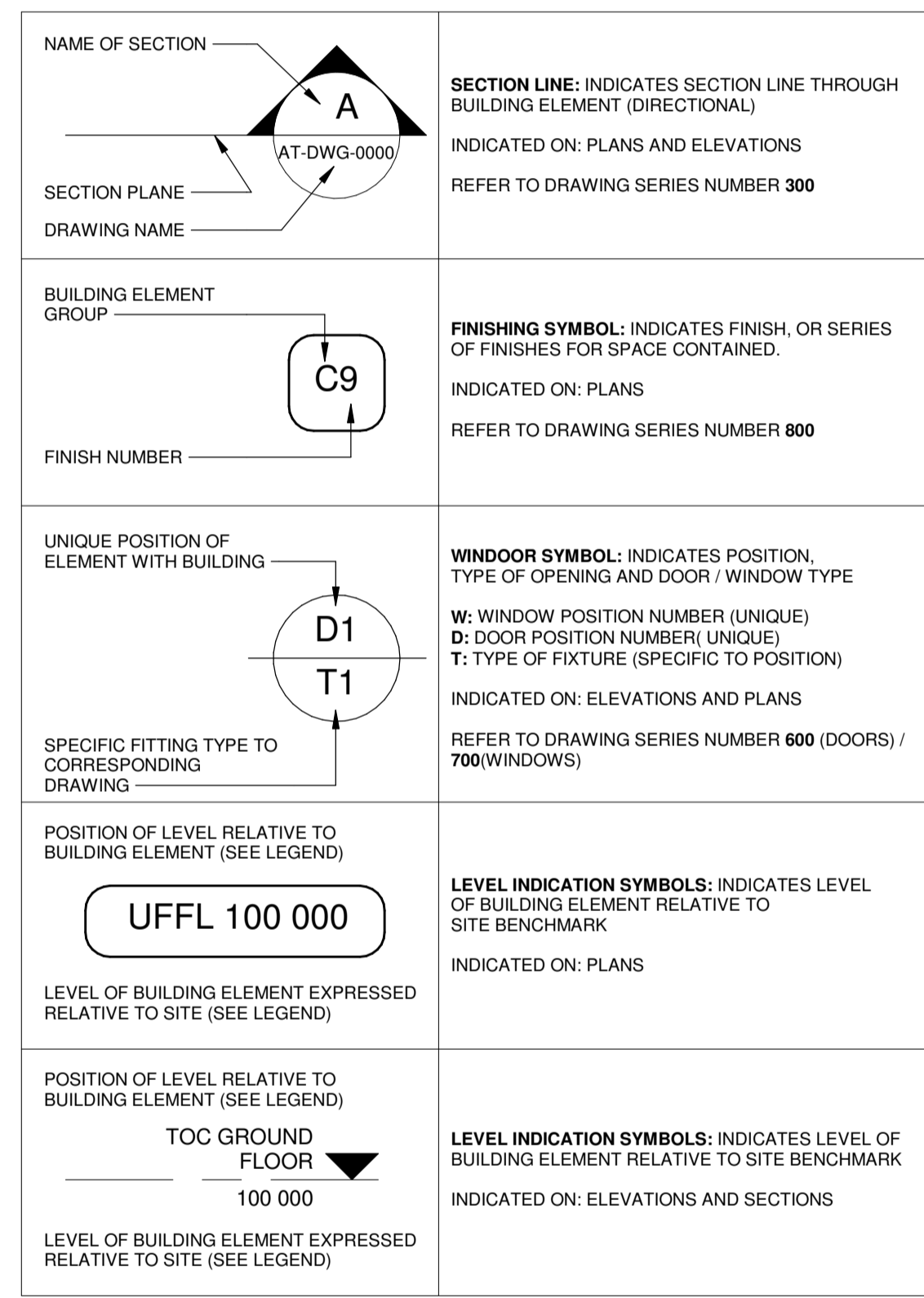
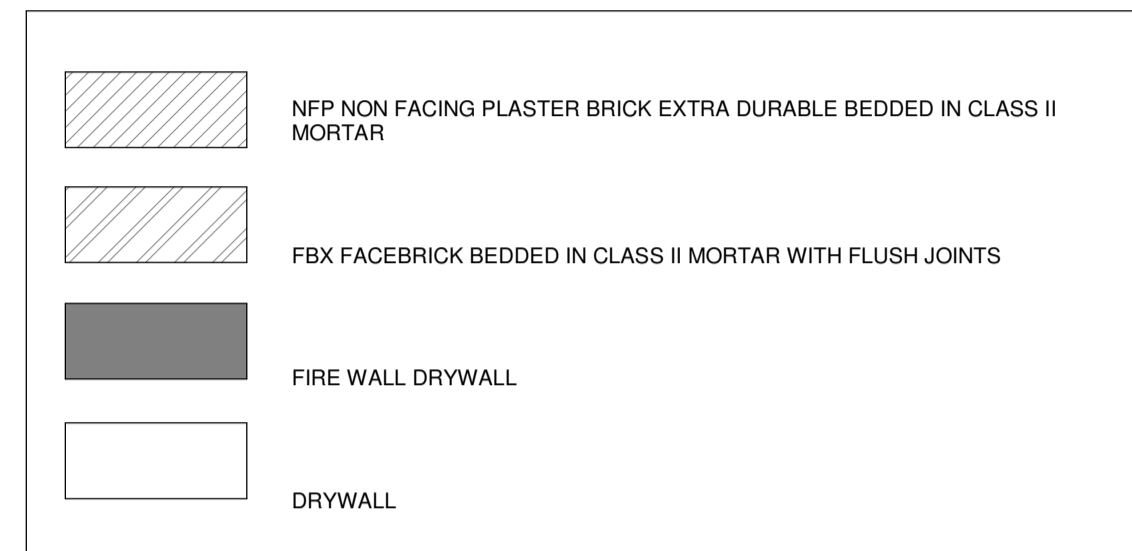
MEANING OF WORDS  
The following words appear often in the text of this specification. They are always highlighted in *italics*. The meaning of these words is important and are therefore explained, in alphabetical order:

According to manufacturer's instructions means the manufacturer's instructions at the time of tender.  
Applicable standard means a national standard applicable to the works. Applicable implies that the relevant standard becomes a contract document.  
Approval means approval in writing. Architect's approval of building work, material or components is limited to visual appearance. Approval does not relieve the contractor from compliance with the specification.  
ARP means a Recommended Practice prepared by the SABS .  
BS means British Standard.  
Coastal regions or areas means those areas between the coastline and an imaginary line 30 km inland, including the entire area of jurisdiction of any local authority falling within this region.  
CKS means a Coordinating Specification prepared by the SABS , mainly for the procurement of products for the use of government departments.  
Competent Person means a person who is qualified by virtue of his education, training, experience and contextual knowledge to make a determination regarding the performance of a building or part thereof in relation to a functional regulation or to undertake such duties as may be assigned to him in terms of these regulations, as defined in SANS 10400.  
Drawings means the drawings forming part of the contract documents, and any modification thereof or additions thereto delivered by the architect/principal agent to the contractor during the execution of the works.  
EN means European Norm  
IEC means the International Electro Technical Commission.  
Invoked standard means a standard that is called upon for guidance in the proper execution of the works on site. An Invoked standard is not deemed a contract document.  
Invoked implies that the relevant standard is obtained and a copy kept in the site office for reference. Whether a standard is to be invoked is a decision to be taken by the architect, depending on size, complexity and importance of the works, and on the level of sophistication of the builder.  
ISO means the International Organization for Standardization, a worldwide federation of national standards bodies of which South Africa, Botswana and Zimbabwe are members and Namibia, Angola, Zambia and Mozambique correspondent members.  
MOD AASHTO refers to an internationally accepted test to determine the density of compacted material like soil filling, expressed as a percentage of the maximum compaction of the filling at various moisture contents as determined in a laboratory.  
NBR means the National Building Regulations.  
NRS means Rationalized User Specification prepared by the SABS.  
Particular Specification means a specification that is drawn up as a supplement to a General Specification to specify items for a particular contract not covered by a General Specification. The Particular Specification has preference over the General Specification.  
PIESA means the Power Institute of East and Southern Africa.  
SABS means the South African Bureau of Standards.  
SANS means South African National Standard.  
Specification data means data required by standards without which the specification is incomplete.  
VC means Compulsory Specification (technical regulation) prepared by the SABS.

- ABBREVIATIONS  
AE - ACCESS EYE  
BTH - BATH  
C - C-CHANNEL  
CE - CLEANING EYE  
DPC - DAMP PROOF COURSE  
DPM - DAMP PROOF MEMBRANE  
FFL - FINISHED FLOOR LEVEL  
G - GEYSER OR HOT WATER SOURCE  
IE - INSPECTOR EYE  
IL - INVERT LEVEL  
HDG - HOT DIPPED GALVANISED  
WHB - WASH HAND BASIN  
LC - LIPPED CHANNEL  
MS - MILD STEEL  
RHS - RECTANGULAR HOLLOW SECTION  
SS - STAINLESS STEEL  
UFFL - UNFINISHED FLOOR LEVEL  
TOC - TOP OF CONCRETE (LEVEL)  
TOW - TOP OF WALL (LEVEL)  
UC - UNDERSIDE OF CEILING (LEVEL)

DRAWING SERIES NUMBERS:

- 000 Coordination, Legislative and Orientation drawings  
100 Plans  
200 Elevations  
300 Sections  
400 Details  
500 Interior Details and Elevations  
600 Door Schedules  
700 Window Schedules  
800 Finishing, Fixture and Sanitary Schedule  
900 Auxiliary Drawings



LEGEND:

000	Coordination, Legislative and Orientation drawings
100	Plans
200	Elevations
300	Sections
400	Details
500	Interior Details and Elevations
600	Door Schedules
700	Window Schedules
800	Finishing, Fixture and Sanitary Schedule
900	Auxiliary Drawings

TENDER

Rev	Date	Description of changes	By
A	2023-06-30	ISSUED FOR TENDER	SBM

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SACAP : 30447969

SHAKIRA BENADIE-MARAIS 2023-06-30

SIGNATURE: NAME: DATE:

Project

JDA NALEDI CLINIC

Project Description

NEW CLINIC IN NALEDI EXT. 2

Drawing Title

GENERAL SPECIFICATION 2

Drawing Units	MILLIMETERS				
Date	2023-06-30	Scale	1 : 50	Designed By	SBM
Checked By	SBM	Drawn By	TJJVR	Approved By	SBM
Drawing No	P17064-TN-01-ARC-0003	Rev	A		