Precast concrete stairs – Information sheet

Design

The units are designed and manufactured in accordance with BS8110 or the relevant Euro codes, our Quality Assurance Scheme in accordance with BS EN ISO 9001 and our interpretation of the relevant Building Regulations.

The design of the units is based on certain assumptions with regard to the site conditions, safe bearings and imposed loadings etc. detailed in our quotation. Any changes caused by subsequent information proving these details to be incorrect shall be regarded as a basis for amending the quoted price.

The Company is not the Engineer as defined in BS8110 Part 1 1997 clause 2.2.2.1. The Company is not responsible for designing the building or individual components of the building to comply with the Building Regulations.

No inclusion is made for designing, supplying or fixing ancillary reinforcement, fire stopping, cavity barriers, in-situ concrete, including infilling around columns, or to steelwork generally, pointing, bedding or purpose-made Precast concrete items unless specifically identified in the covering letter of this tender package.

It is the responsibility of the Building Designer to detail and specify any ties necessary to satisfy the requirements given in the current edition of the Building Regulations Part A. Our quotation does not include for any work/details to satisfy the Disproportionate Collapse or anchorage/ties requirements unless noted otherwise. Where the Company provides a price for completing of anchorage/tie details then the design of such details will be by others.

Bearings Recommended

Nominal bearings of 100mm for masonry and 75mm steel and concrete structures are required. Bearings should be provided both level and structurally adequate. For conditions where this is not possible, reference should be made to Clause 5.2.3 of BS8110 and our Technical Department.

Purpose made angles are normally provided at the ends of stairs (or landings) to provide bearing onto other support members. The support dimensions shown in the drawings must not be exceeded as there will be strict design limitations.

Detailing

We have included for preparing layout drawings showing the position of each stair unit together with details of holes and openings through units, based upon being provided at the time of order with fully detailed and dimensioned working drawings showing all holes, bearing details and the loads to be applied on to our units. No inclusion has been made for taking site dimensions. The Main Contractor/Client must ensure prior to delivery of the units that as built site dimensions are in accordance with the approved drawings and adequately marked datum lines are provided to enable the units to be installed accurately. It is essential that we are informed and provided with any changes to current details and drawings affecting this contract. Failure to do so may delay deliveries, and incur extra costs.

Openings in Units

Our schedule of rates details the costs for the formation during manufacture of holes or notches. Unless otherwise agreed these will be added to our quoted costs.

Where additional or larger holes are requested by the customer, they will be provided where possible, subject to design, and will be charged for in accordance with the schedule or at rates to be agreed.

Small holes (up to 50mm dia) may be formed on site by others using rotary percussion or core drilling equipment but only in positions and to the maximum diameters given on our drawings or advised by our Technical Department.

We recommend that fixings required for balustrades are drilled on site by others to suit. A preferred min dimension of 75mm should be allowed between the edge of the fixing pocket and the edge of the concrete and a max depth of 100mm. Should these dimensions be exceeded there is a risk of causing damage to the stair unit.

Proprietary Lifting inserts will be provided in the factory and these are to be made good on site by the main contractor.

Finishes

If the specification on the contract requires our units to have exposed soffits, then a secondary finishing process may be required depending upon the finishes to be applied, the future use of the buildings and the Building Designers requirements. The stair units will be manufactured with a Type A soffit to BS8110. Secondary finishing work will then be required (at no cost to Spanwright) to repair any spalling/damage caused during demoulding, transportation and fixing. Depending on the Building Designers requirements further finishing work may be required to rub down shutter joints, minor blemishes, etc. We are unable to provide units with a consistency of soffit colour or free from staining. Where soffits are to be painted we recommend a minimum of three coats of paint. Our technical department should be contacted for advice so that the most appropriate manufacturing method can be applied. The treads and risers are suitable for the direct application of tiles or carpet.

Fire Resistance

Where a fire resistance period is stated in our quotation, this will be calculated in accordance with BS8110. The stair units have a minimum fire resistance of one hour, although this can be increased by the application of appropriate finishes.

Protection

Protection of the stairs will be the responsibility of the Main Contractor/client after handing over by our fixing team or delivery of goods for supply only contracts. This includes the protection of grouting or in-situ concrete works from adverse weather conditions. If required we can supply plywood protection to the treads at an additional cost.

Supply Only Contracts

The Contractor/Client is to provide all necessary lifting equipment and grouting materials in accordance with recommendations which will be given when a successful order is acknowledged.

Adverse Weather Conditions

In the event of delivery vehicles not being able to be unloaded due to adverse weather conditions (e.g. winded-off) then the cost of waiting time, returned loads will be charged to the Client on all supply only contracts and supply and fix contracts where the client is providing the offloading plant.

Site Conditions

The client should ensure that the site access and roadways are designed to safely carry our delivery vehicles and cranes (normally 12m articulated lorries). Site walkways and access around the working area should be of a suitable surface to allow safe access and egress of operatives and plant. Where the site is approached through narrow or congested roads, the client is responsible for liaising with individuals or the Local Authority to ensure suitable access for delivery vehicles. Crane sizes have been estimated from the information supplied and will be confirmed before commencement of works. If crane sizes increase above the stated size additional costs will be passed on.

Skip

We will require to be provided with a skip free of charge for any waste material adjacent to the work area.

Screeding

All attached landings and separate landings will be detailed with an in-situ levelling screed (normally 50mm thick). This will be supplied and installed by the Main Contractor.

Construction (Design Management) Regulations (CDM)

In accordance with the above, we require a copy of the Health and Safety Plan for this project highlighting where it particularly affects our products or services. Also we require confirmation of the individual who is the CDM Co-ordinator for the project.

VAT

This quotation excludes Value Added Taxes.

Cancellation

In the event of you cancelling your order after a period of 2 weeks, we reserve the right to charge our basic abortive administration costs which are up to 10% of the sub-contract value (exclusive of V.A.T). Any further costs incurred with drawing, manufacture, or disposal of manufactured units may also be passed on.