

Trade	Plumbing	Revision	D
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Project Overview: Brief overview of the project, site or phase providing relevant information

A. Product Selector				
Products must be purchased through our Group National Suppliers.				
Products should be in line with the National Sales Tiered Standard Specification and UK Construction Specification				
Code	Item	Included	Product Selector Item	Product
			Brassware	Ideal Standard (UK) Ltd: James Fuzi - jfuzi@idealstandard.com Gerberit Sales Ltd (Twyford's): Daniel Reilly - daniel.reilly@geberit.com Raffaella de Vittorio - Raffaella.devittorio@geberit.com Roca Ltd: Sian Lane - sian.lane@uk.roca.net Alan Dodds - alan.dodds@uk.roca.net Adey Innovation Ltd: Amy.patrick@adey.com Graham The Plumbers' Merchant: Asa Finnigan - Asa.Finnigan@ukps.com PTS: Maxine Frost - maxine.frost@ptsplumbing.co.uk Ideal Boilers Limited: Scott Ditchfield - scott.ditchfield@groupe-atlantic.co.uk Therma Q/Joule: Scott Roberts - scott.r@jouleuk.co.uk Pegler Yorkshire Ltd: Dean Worrall - dean.worrall@aalberts-ips.com Stelrad Radiators: Thomas McGrory - thomas.mcgrory@stelrad.com Towelrads.com: Mark Currie - mark@towelrads.com Merlyn: david.brunt@merlyn.ie Mira (Kohler): DARREN.WASHBROOK@kohlereurope.com Roca: steven.mcgill@uk.roca.net Bristan: swright@bristan.com Mira (Kohler): DARREN.WASHBROOK@kohlereurope.com Franke UK Ltd: Chris Gallagher - chris.gallagher@franke.com
A	1	✓	Sanitaryware: Primary Contact	
A	2	✓	Heating - Protection Solutions: Primary Contact	
A	3	✓	Heating & Plumbing Supply Route: Primary Contact	
A	4	✓	Heating Boilers: Primary Contact	
A	5	✓	Heating Cylinders: Primary Contact	
A	6	✓	Heating Radiator Valves: Primary Contact(s)	
A	7	✓	Heating Radiators: Primary Contact	
A	8	✓	Heating Towel Radiators - Primary Contact	
A	9	✓	Shower Enclosures - Primary Contact	
A	10	✓	Shower Trays - Primary Contact	
A	11	✓	Shower Valves - Primary Contact	
A	12	✓	Kitchen Sinks	

Key Information				
Code	Item	Included	Scope of Works Item	
			B. Quality & Compliance	
B	1	✓	Supply all labour, materials, tools, equipment and fixings to carry out all first and second fix plumbing and heating works in accordance with the relevant site specific drawings, details, schedules and below details: (Shower doors and shower pods to be supplied and fitted by shower door manufacturer.)	
B	2	✓	Materials and workmanship to comply to current:	
B	2.1	✓	NHBC standards and recommendations.	
B	2.2	✓	British standards code of practice	
B	2.3	✓	TW UK Construction Specification and details	
B	2.4	✓	Framework Agreement	
B	2.5	✓	House type working drawings	
B	2.6	✓	Standard details	
B	2.7	✓	Manufacturer instructions	
B	2.8	✓	TW Customer Quality Approach (CQA) document.	
B	2.9	✓	TW Production Manual.	
B	2.10	✓	Customer Service Policy.	
B	2.11	✓	Air Tightness Best Practice Manual	
B	2.12	✓	TW Current Health & Safety Manual	
B	2.13	✓	Local regulations	
B	2.14	✓	Relevant building and water authority regulations	

B	2.15	✓	<i>Gas and electric boards</i>
B	2.16	✓	<i>Heating design layouts</i>
B	2.17	✓	<i>Kitchen layouts</i>
B	2.18	✓	<i>Sanitaryware specification</i>
B	2.19	✓	<i>Water fitting regulations</i>
B	2.20	✓	<i>National Sales Tiered Standard Specification</i>
B	2.21	✓	BSA Contractors Guidance
B	3	✓	If there is a conflict between building regulations, British standards, NHBC guidelines and TW UK construction specification. The contractor is to contact and confirm with the TW BU Technical department prior to installation.
B	4	✓	You must provide supervision and ensure all works are fully checked and completed prior to offering to Taylor Wimpey Site management. TW Build Quality Checklist (BQC) must also be signed by the contractor and TW.
B	5	✓	Contractor is not permitted to vary the design without first obtaining prior written approval from the regional technical teams.
B	6	✓	The contractor to examine the drawings and specifications, and any questions should be raised prior to contract start.
B	7	✓	It is essential that the Contractor liaises with all other trades associated with the Works to ensure details are constructed correctly and appropriately prior to following work being carried out.
B	8	✓	Only the Registered Engineer is to supply, position and fit a Honeywell XC100 battery operated CO Monitor in accordance with TW working drawings.
B	9	✓	The installer must be competent and certified in installing mains pressure hot water cylinders.
B	10	✓	The use of extended gas flues (vertical & horizontal) is prohibited on ALL Taylor Wimpey Sites and are under no circumstances to be installed.
B	11	✓	Contractor to make themselves aware to comply with timber frame boring zones and ensure pipework is to the warm side of timber frame insulation.
B	12	✓	All contractors must be registered with gas safe register, old individual gas safe ID cards and all current ACOPS / ACS gas safety training and the relevant elements proof of this must be supplied with the quotation and prior to any order of contract taking place. Copies of these should be forwarded for approval. Copy of current gas safe register individual ID cards
B	13	✓	Where an unvented hot water system is required in accordance with the heating consultant's design all operatives must receive the relevant assessment, "Unvented hot water storage systems", a copy of the certificate of achievement, must be supplied with the quotation and prior to any contract or order taking place.
B	14	✓	The contractor must liaise with the kitchen supplier to review kitchens layouts prior to installation of pipework to avoid any clashes with fixings and kitchen units.
B	15	✓	All Contractors/operatives should hold relevant assessment in the fitting of unvented cylinders, care should be taken with regard to post installation system testing.
B	16	✓	All operatives must provide the Site Manager with copies of ACOPS certification on a site-by-site basis. Each Site Manager will keep a record of these certificates for future reference.
B	17	✓	Taylor Wimpey reserves the right to recover £50 per Reportable Item received by the Subcontractor at the end of each quarter.
Part L Compliance			
B	18.1	✓	Subcontractors are required to pause works to allow for Taylor Wimpey employees to take photos of the six key build stages that must be captured in order to fulfil legislative requirements set by Part L (Conservation of Fuel and Power).
B	18.2	✓	Subcontractors are required to have robust QA processes in place. Evidence of such may be requested by Taylor Wimpey employees at any point to ensure these processes are being consistently exercised.
C. HSE			
C	1	✓	Please refer to the HSE Manual.
D. Materials & Logistics			
D	1	✓	The subcontractor will be responsible for all material handling applicable to their trade. TW will make available, where possible, a forklift and driver. The driver will not be responsible for sorting, loading, unloading or any other activity on behalf of the Subcontractor. Sufficient resources shall be allowed by the subcontractor for this purpose.
D	2	✓	The contractor is to coordinate with the site manager/material controller for material requirements daily. No claims for delay due to lack of materials will be accepted.
D	3	✓	It is the contractor's responsibility to ensure that all surplus materials are correctly stacked on pallets to either be moved back to the compound or moved on to a following plot.
D	4	✓	All Labour, materials, plant, tools, equipment and fixings to be included by the contractor to carry out all works including all unloading, transportation and lifting of all components, unless stated otherwise.
D	5	✓	Fixing supplied by the contractor to include all proprietary fixings as required in accordance with the product manufacturers recommendations.
E. Waste			
E	1	✓	All waste to be removed from the plot and placed in the appropriate skip. The working area to remain and be left in a clean and tidy state. Any material movement to or from site must comply with waste regulations, transfer tickets must be made available, and the weight or volume of waste taken from site must be made available to TW upon request.
E	2	✓	It is the contractor's responsibility to ensure minimal wastage of materials. TW reserves the right to levy charges against the contractor in the event of excess materials wastage.
E	3	✓	The TW Site Management team should be made aware of any surplus material for reuse in other plots.
F. Cleaning & Protection			
F	1	✓	Please refer to Protection Guidance in S21 of the Production Manual.
F	2	✓	It is the contractor's responsibility to ensure that all their work is suitably protected, in line with S21 of the Production Manual.

F	3	✓	Should the contractor feel that adequate protection has not been provided by other trades for them to safely carry out their works, it is the responsibility of the contractor to notify the TW site manager.
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Project Tasks			
Note to TW - where a section is highlighted, there is a choice, please pick the relevant options to be included in the scope using the drop downs.			
Code	Item	Included	Scope of Works Item
G. Quotation & Inclusions			
G	1	✓	Quotation to be broken down in labour & materials.
G	2	✓	Price to be fixed for a minimum of 12 months'.
G	3	✓	Plumber to supply mains water pipe as per drawings and to be installed by the ground worker.
G	4	✓	Plumber to supply and fit a battery operated CO alarm to all rooms which contain a fuel burning appliance.
G	5	✓	Rosettes to be supplied to the site manager for visible pipe plumbing works.
G	6	✓	Extra over cost to be provided for refitting of sanitaryware after ceramic tiling, where required.
H. Project Tasks			
H	1	✓	Consult and advise the site carpenter positions and details of all required support noggins for the installation of fixing of components and fittings. General holes and chases to be completed by the plumbing contractor.
H	2	✓	Supply and install all first fix plumbing and heating works in walls and ceilings as specified in the product selector and relevant drawings.
H	3	✓	Allow for pipe insulation to exposed pipework to cylinders
H	4	✓	Supply and fit all hot and cold water plastic supply and waste pipework including jointing and fittings.
H	5	✓	Supply and fit all gas copper pipework/ carcassing including jointing and fittings.
H	6	✓	The Contractor is responsible for the routing of all pipework, soil stacks and waste pipes.
H	7	✓	All open waste pipes must be capped at time of installation. This is to be removed prior to 2nd fix connections to eliminate the risk of foreign objects entering.
H	8	✓	The Contractor will supply and fix adapter to incoming main (installed by others). Supply and fix a screw down stop valve and drain down cock immediately above the floor at the point of entry and insert to MDPE water service pipe work.
H	9	✓	Supply and fit an isolation valve adjacent to the service outlet from the mains pressure hot water cylinder and fit pipe work to serve all sanitary fittings.
H	10	✓	The Contractor, prior to installation of cylinder, must check water pressures as per manufacturer installation instructions. Refer to manufacturer instructions where pressure reducing valves are required. Install and commission accordingly.
H	11	✓	A pressure relief & discharge valve/pipe must be installed for unvented indirect / direct hot water cylinder.
H	12	✓	Supply and fit drain off valve at the base of the hot water cylinder.
H	13	✓	Plastic plumbing is to be used throughout, with copper pipe being used only to areas such as boiler connections, visible pipework in airing cupboards and under the sink. Pipework to radiators and final connections to be in plastic. Flow and return pipework to be brought out centrally to the radiator.
H	14	✓	All valves must be labelled, and pipework cleaned with wire wool.
H	15	✓	Contractor to chase all pipes and all other pipes 15mm into blockwork walls.
H	16	✓	All gas pipes must be manufactured yellow/orange plastic coated copper pipe. All other copper pipes are to be wrapped in PVC tape to prevent deterioration of the pipe from the covering sand/cement mix.
H	17	✓	Supply and fix copper gas service points for gas hobs, gas cookers (if applicable), gas fires/open fireplaces (if applicable) and boiler positions.
H	18	✓	Attach boiler service due label.
H	19	✓	Supply to the Site manager for each plot Boiler Benchmark Book and manuals clearly setting out all mechanical and electrical operating instructions, with details of all necessary regular servicing or maintenance together with copies of any guarantees.
H	20	✓	Core drilling of Pre-cast concrete upper floor beams to FOG House Type & Apartments
H	21	✓	Plumber to fit fire collars around service pipes penetrating pre-cast concrete upper floor beams.
H	22	✓	Plumber to install all noggins and service battens to support the works to soffits of concrete floors to apartments or FOG house types.

H	23	✓	Plumber to insulate connection points around pipework and between joists.
H	24	✓	Plumber to install kitchen and utility connections for sinks, washing machines and dishwashers etc. where specified.
H	25	✓	Plumber to complete bathroom, ensuite and cloak room connections for sanitary ware where specified.
H	26	✓	Plastic pipework to basin are to be concealed behind the pedestal.
H	27	✓	The Contractor will supply and fix hot and cold-water supplies to all sanitary-ware, appliances, sinks, baths, showers and other outlets including dishwasher and washing machine connections whether the appliances are fitted or not.
H	28	✓	The Contractor is to install spreader timber to bath feet.
H	29	✓	Contractor is to supply and install protection to pipes in contact with other materials to avoid expansion and contraction ticking
H	30	✓	Secure items that have been packed off to permit wall tiling.
H	31	✓	On completion of the works, supply and fit identification tags to valves and stop taps. All taps are drip free, plug chains, where required, are secured and all sanitary ware is free from damage and pipework cleaned with wire wool as necessary.
H	32	✓	Supply and fit isolating valves for the connection to washing machines and dishwashers.
H	33	✓	Supply and fit valved tee off points for washing machine and, if applicable dishwasher to cold water only.
H	34	✓	Supply and fit kitchen and utility room sink tops and taps, pass sinks templates to kitchen fitter for cutting of work surface. Kitchen sinks and taps are fitted by the plumber.
H	35	✓	Gas pipe work to the hob [including isolation valve] must be positioned as high as practical within the kitchen unit or behind drawer unit.
H	36	✓	The Contractor will supply and fit traps and waste pipes to baths, basins, showers, kitchen and utility room sinks and waste disposal units.
H	37	✓	Supply and install Gas boiler, fire and hob connections where specified (Flue penetrations through timber frame walls to be encased in fireboard by others and filled with mineral wool insulation).
H	38	✓	Supply and fit insulation to primary flow and return as per heating design.
H	39	✓	Boiler flues must be sealed into walls using manufacturer's seal provided. The flue weather collar must be installed externally and sealed to the wall to prevent excessive weathering and combustion.
H	40	✓	All showers are to be plumbed in thermostatic valve type showers as specified on drawings.
H	41	✓	Shower trays installed and protected at first fix.
H	42	✓	Radiator tails to be white and exit the wall centrally behind radiators with tails tied / cut to prevent trip hazards.
H	43	✓	Radiator pipe seals to be supplied and installed.
H	44	✓	Duct work within the roof space for soil and vent pipe to tile vent or Durgo.
H	45	✓	The Contractor will supply and fit all rainwater goods immediately following roof tiling.
H	46	✓	The Plumber will connect vent pipes to tile or ridge vents, supplied by the roofer.
H	47	✓	Where applicable, supply and fit external hose union bibcock taps including a separate isolation valve.
H	48	✓	All pipes must be identified e.g. hot, cold and gas. This should not be by the use of adhesive tape directly onto pipework as per manufacturers' guidance.
H	49	✓	The Contractor will supply and fit air admittance valves as per site specific drawing.
H	50	✓	The Contractor will connect soil pipes to toilet pans with pan connectors.
H	51	✓	Temporary down pipes must be installed prior to any render works. The Contractor will fix and later remove temporary downpipes.
H	52	✓	The contractor is to liaise with the roof tiler and provide them with lead and lead replacement soakers or flashings for fixing by the roof tiler contractor.
H	53	✓	All rain water goods include for connections to water butts where specified
H	54	✓	All guttering with associated down pipes is to be as per drawings.

H	55	✓	Guttering at high level to be fixed prior to the scaffolding being dropped. If necessary temporary rainwater pipes must be fixed to prevent saturation of the external walls.
H	56	✓	The Contractor is to position the manufacturers' name printed on the down-pipe facing the house wall.
H	57	✓	Supply and fit adhesive metallic tape behind all pipe drops.
H	58	✓	Supply and fit pipe protection plates where pipes pass through timber stud walls (Pipes to generally run centrally through studs).
H	59	✓	Supply and install all second fix plumbing and heating works as specified and in accordance with the product selector.
H	60	✓	The contractor must liaise with the electrical contractor to ensure that heating programmer and heating control units are located appropriately.
H	61	✓	Check with Site Manager to ensure that internal walls are painted prior to radiator and cylinder installation.
H	62	✓	All flexible hoses, from either a shower or bath/shower mixer tap, shall be retained by a plastic clip to ensure that the handset cannot be immersed into the bath or the adjacent toilet pan, this is a requirement of the water by-laws to prevent contamination / back syphonage in to the supply pipes.
H	63	✓	Adey ProCheck water test to be carried out using the Adey test card, with results submitted via the mobile app (ensure that TW is added into notes section).
H	64	✓	Central heating systems to be cleaned with ADEY MC3+ (CH1-03-01670) then protected with ADEY MC1+ (CH1-03-01669).
H	65	✓	ADEY water testing - Following final fill of heating system a water test must be completed to ensure the system has been cleaned and inhibited correctly. Only water kits approved by TW (CP1-03-00626). All test results to be uploaded to on-line portal.
H	66	✓	Gas meter (Meter box supplied and fixed by the plumbing contractor)
H	67	✓	The Contractor must liaise with the drylining installer to ensure pipework is positioned accurately in the timber/metal stud partitions as work proceeds.
H	68	✓	Plumber to supply and install bathroom, ensuite and cloak room sanitaryware including taps, bath panels etc.
H	69	✓	Plumber to supply and fit gas boiler, and fire protection board (Gas boiler to be mounted on a fire protection board when positioned on a Timber wall). Boiler location to be positioned as close to the external wall as possible to reduce flue run. If the boiler is positioned within the garage, a pipe and frost stat must be installed. Connect boiler to flue, connect flue to external vent & core drill through masonry as required.
H	70	✓	Hob including controls to be installed by the appliance contractor.
H	71	✓	Where gas fired boilers have flues requiring ridge terminal connections, hand to the roofer for fixing.
H	72	✓	Supply and fit twin-wall flue from gas flue terminal block to ridge adapter, where applicable.
H	73	✓	Allow for touching up of all scratches and damage. Where any copper or plastic pipe-work penetrates the walls they should be covered using white plastic circular Flamco cover plates.
H	74	✓	Supply and fit water cylinders, pumps, expansion vessels etc.
H	75	✓	Supply and fit flexible filling loops.
H	76	✓	Zone valves supplied with the unvented hot water cylinder and to be labelled to indicate which valve controls which zone.
H	77	✓	Supply and fit the rising main from the incoming main, to the mains pressure hot water vessel, taking all cold-water connections from the balanced side, after the pressure reducing valve. Additional pressure reducing valve may be required should local conditions dictate.
H	78	✓	Supply and fit mains pressure showers as indicated on drawings.
H	79	✓	Supply and fit radiators including valves etc. Compact with top grille and end panels. Rebates not available.
H	80	✓	Where radiator brackets have been fitted prior to tiling, these must be removed (by the Plumber) before tiling commences and refitted (by the Plumber) following completion.
H	81	✓	Radiator tails to exit through Manthorpe radiator pipe guide and seal to reduce excessive patching.
H	82	✓	Gas test all gas appliances including those supplied and installed by others (White Goods).
H	83	✓	Soil stack test to all plots.
H	84	✓	Supply and fit labels to all stop cocks etc. indicating their function. Please note the labels should be a quality pre-printed or stamped item.
H	85	✓	All garages detached and attached to have rainwater goods to match the main house.
H	86	✓	Where waste pipes discharge to the soil stack, seal traps MUST be used.
H	87	✓	Where waste water plumbing connections are required for washing machines and dishwashers these are to be provided using appliance trap connectors fitted with a jubilee clip at sink waste connection.

H	88	✓	All 2½ and 3 storey plots to have anti syphon valves fitted to traps on showers & basins.
H	89	✓	All Builders work for waste pipes should be formed using a core drill back drilled to avoid damage to face brickwork.
H	90	✓	WC waste pipes should be within floor structure wherever possible. Washbasin waste pipes should be run within the pedestal if fitted. Felt isolating packs must be used where waste pipes touch any timber.
H	91	✓	All bath waste pipes must be accessible by the removal of the bath panel. Where overflow waste pipes are located in the middle of the bath side, the bath must be installed with the overflow nearest to bath panel so that this can be maintained.
H	92	✓	All services are to be tested, commissioned, certified and certificates issued in accordance with current building regulations and NHBC requirements.
H	93	✓	Contractor to test the soil and waste plumbing system and record on the appropriate commissioning documentation (i.e. Benchmarking Commissioning Checklist supplied with every boiler sold in the UK. Commission the boiler and complete the Benchmark Book. Hand the Benchmark book to the Site Manager. All work to be carried out in line with the 'Benchmark' code of practice. Log books are to be completed and signed by the Contractor and left with the site manager upon completion of the testing phase. Individual operatives license numbers as well as the company's registration numbers must be included in the benchmark.
H	94	✓	Testing documentation to include the following (to be left on site):- •First-fix Gas Carcass tightness test certificate, •First-fix Hot •Cold & Heating pressure test certificates (witnessed by the site manager), •First fix soil stack test certificate, •Boiler commissioning certificate, •Second-fix Gas tightness test certificate, •Final inspection commissioning form, •Gas hob commissioning form, •Gas fire commissioning form, •Benchmark booklet, •Unvented cylinder benchmark. •Proportional balancing is required to all radiators and towel rails to give simultaneous heating throughout. •Heating System Water Test Kit results (using Adey Water Test Kit)

Open text box - to be used to capture any comment or amendments to be assessed and included on future SOWs.

Item	Included	Scope of Works Item

Date:

Signature: