FACILITY FOR ACME LTD.

INTERNAL FINISHES

Drawings used: L/01/01
A/10/04
A/02/01
A/01/01
A/10/02
and 03
L/02/01
&2
L/03/01

Taking-off List:

Ceiling Finishes
Coving
Floor Finishes
Skirtings
Wall Finishes
Decoration

To take:

Doors
Windows
Decoration
Opening Adjustment

Explanatory notes (for this example)

All take-offs must commence with a statement of the information sources used in their compilation. This is required so that a third party reviewing this take off would know which additional documents should be read in conjunction with this measurement. If the drawings had revision numbers, then these would also be stated.

Note that not all of the drawings supplied are required to measure internal finishes - the external elevations, for example, are notably absent from the list opposite. Remember, that we are measuring using the group method so no account will be made of windows and external doors in this work element.

It is recommended that internal surface finishes are taken off in this order:

1 - ceilings
2 - floors
3 - walls
4 - skirtings

as this helps to establish dimensions in a logical order for reuse in later items as the measurement progresses.

The take-off of internal finishes is further simplified by grouping rooms with the same combination of internal finishes. This is determined by reference to the Finishes Schedule (A/10/04 in the example drawing issue).

It is important to appreciate the difference between finishes and decoration. Finishes are applied to the structure or fabric of the building, whereas decoration is applied to finishes to create the desired visible appearance. Plasterboard is therefore a finish, whereas paint is decoration. See NRM2/28 & 29.

Following this principle, the dimensions (of the same room, for example), may/will differ for decoration and finishes by the thickness of the finish layer. Strictly speaking, this difference should be accounted for in the measurement. The magnitude of the difference is negligible, however, and is seldom made. It is simpler to measure both finishes and decoration using dimensions taken to the building structure or fabric (i.e. it is simpler to use finishes dimensions for decoration as well).

Note that we are numbering the columns in this example. A number should be inserted at the bottom of every column when doing this - so two numbers will be on **every** page when using standard A4 dimension paper. Remember that if you need to insert a column to add a missed item at the correct location in the take-off sequence, you can insert additional columns by numbering them 1a, 1b etc. and inserting them into the take-off in the correct location.

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INTERNAL FINISHES

Ceilings and Floors

(Rm 1 + Rm 4

	4605
2/100	200
2/1828	3656
	8461

PLASTERBOARD CEILINGS

4.61		Finish to ceilings;	(rm1
3.00		9.5mm gypsum	
8.46		plasbrd fixed to u/s	(rm4
1.80		of swd joists with	
		dry-wall screws,	
		incl. scrimmg jnts.	
		And 3mm skim	
		coat of thistle	
		plaster exceeding	
		600	
		wide.(28.9.2.0.0).	

Explanatory notes

Having established the billing documents linked to this take-off, we can now commence the take-off proper.

Signpost to establish what aspect of the internal finishes we are about to measure.

We will measure Rooms 1 and 4 together because they have the same combination of finishes - see A/10/04.

Note that an open parenthesis is also an acceptable way of distinguishing a signpost from item description content.

This waste calc. (sidecast) establishes the width of room 4 as we need to know this to measure its area in the following items. Note that we need to establish the dimension before commencing to measure the item. Now that we have established this dimension we can repeatedly use it in future items would need to repeat this waste calc.

Note that this work section heading is adapted from the NRM2 definition to suit the work at hand.

Note that this item description contains additional information regarding the method of fixing. This is in compliance with NRM2. As this information is not provided in the drawings or schedules it may have come from a query response but would more likely have been taken from the preambles provided by the architect for this element. On no account should it be "made up" or otherwise assumed by the measurer. Remember to use of query sheets!

.

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INTERNAL FINISHES

NOMINATED SUPPLIERS

Item

Nom. supplier; Allow PC Sum of £_____ for supply only of embossed clg paper.

&

ADD Main contractor's profit.

DECORATIVE PAPERS

4.61
3.00
8.46
1.80

Clgs & bms; areas > 1.00m²; rub down, size hang emb. paper with celluose adhesive to skimmed plasbd clg. (rm1 (rm4 (29.10.2.0)

&

PAINTING

Gen. surfs.; seal & 2 ct emuls. Paint over 300 gth. to papered ceilings. (29.1.2.1)

Explanatory notes

Here we see a sum of money being inserted into the Bill for the purchase of materials provided by a nominated supplier (i.e. of the client's choosing, often on the architect's advice). As the main contractor may not have an existing relationship with this supplier (and would therefore not enjoy an associated discount), they are provided with an opportunity to price their profit as a percentage of this item in the following item.

A figure for the prime cost sum would be inserted by the QS either after being provided with it by the architect (and confirming that it is realistic) or by sourcing it themselves by gaining a quotation for supply from the supplier. These figures are usually rounded, depending on their magnitude, this may be to the nearest thousand pounds, five thousand pounds, or as appropriate.

These two items are usually included in the Preliminaries, rather than in this work element.

Having measured the supply only of the ceiling paper, we now need to measure its fixing by the main contractor as follows. If no P.C. then measure supply & fix.

Again, supplementary information regarding the method of fixing is provided in accordance with NRM2.

Note that the measured area is to the full extent of the room walls, but we have a cove around the perimeters of these rooms (see C4 on A/10/04), so we will have to make a deduction to these quantities when we measure the cove later on.

To fully understand the influences on the pricing of hanging decorative paper and painting, review the Measurement Rules

You should note that the various physical situations in which painting or paper hanging may take place must be fully described to comply with the rules so that the tenderer can give a fair and accurate price for the work. Consider, for example, 29.10.2.0.2 which requires paper hanging at an extreme height to be so described and classified. This is so the tenderer will know to include the cost of access platforms and safety equipment in its price for these items.

Explanatory notes

The above take-off completes the measurement of ceilings for Room 1 and Room 4 only. Now we move to measuring the floors for these rooms. Note that the area of ceilings and floors is usually the same so we will be reusing many of the same dimensions in the following items.

An important issue when measuring floor coverings is the extension of floor coverings into doorways, together with any need to provide joining strips at the boundary of one floor covering to another. Strictly speaking, this work should be measured with the internal doors element, but we will measure it in this example to illustrate the principle.

To determine which floor finish should be measured into the doorway, you must consider which side of the partition or wall the door is hinged on as, when the door is closed, it should not be possible to see the floor finish on the opposite side of the door protruding into the room in which the observer is located. To ensure this, the floor finish of the room on the other side of the partition or wall to the door hinges should be measured as extending into the doorway.

Considering Room 4, for example, its floor finish will be required to extend all the way into D5, D4 and D7 (see L/01/01) due to the opening direction of these doors and their resulting hinge location. An assumption will have to be made regarding the width of the Room 4 finish into the D1 opening (but in practice such an assumption should never be made and measurement of this aspect should be postponed until a response to the measurer's query is received). As Room 1 and Room 4 share the same floor finish (see A/10/04), the finish will extend across this doorway - for convenience this will be measured in Room 4. As D2 and D3 swing both ways, their hinges are located on the centreline of the corresponding partition and flooring from either side should therefore be measured as extending halfway into these door openings so that the junction will sit underneath the doors in their closed position.

It is also important to note that the floor coverings should be measured to the same finished floor level on both sides of the doorway. This may require appropriate variation in the thickness of covering substrates/screeds to ensure the top surfaces of adjacent areas with different finishes will be level.

Measurement continues on the following page.

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INTERNAL FINISHES

CEMENT : SAND SCREEDS/BEDS

4.61
3.00
8.46
1.80
1.21
0.10
1.51
0.18*
2/½/1.21
0.10
3/ 0.91
0.10

Flrs; lvl; 25mm ct&sand (1:3), over 600 wide, floated on conc. base. (rm1 (rm4 (D6 28.1.1.1/2) (D1 (D2, D3 (D7,D4,D5

* - dim assumed - check via query.

&

WOOD BLOCK FLOORING

Flrs; lvl; 225x75x25mm sapele wrot hwd blks, laid in basket pattern, with 2 blk plain border in synthaprufe on floated bed; with machine sanded finish and 2 cts wax polish over 600 wide (28.2.2.0.3)

Explanatory notes

Door width taken from A/10/03. Partition thickness taken from L/01/01.

Note the inclusion of a note to the measurer to address a problem before applying the measurement. If this comment had not been scored through by the measurer upon resolution (e.g. confirmation of the assumption by the query response received) then the assistant extending the dimensions would raise the issue before allowing measurement to proceed.

Note that this item description contains additional content to that on the drawings or schedules. This information would, as previously, have been extracted from the preambles provided by the architect. It provides additional pricing information which should always be included when available, to comply with NRM2.

Note that the fourth classification level has been used in this item description to describe the pattern in which blocks are to be laid. Wax polish may be taken in decorations.

This concludes the measurement of the floors and ceilings to rooms 1 and 4. Now we can move to the measurement of the walls (and skirtings) for these rooms.

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INTERNAL FINISHES

Explanatory notes

Rooms 1 & 4 - Walls

(Girths

	(rm1
2/3000	6000
2/4605	9210
	15210

We need to establish the key dimensions that we will use repeatedly in the following items.

Note that all these dimensions are taken from L/01/01.

	(rm4
2/1800	3600
2/8461	16922
	20522

The 8461 dimension was established on column 2.

PLAS. CTGS. A.B.

"A.B." means "as before". This indicates that we have previously measured some plaster items and these further ones should be included alongside them in the Bill under a single work section heading.

15.21		Walls; width > 600mm; gypsum pla. to BS1911 pt 2; in 2 cts. 15mm th o/a; to blkwrk with Browning pla. backing & final ct of finishing pla.; trowelled fin.	(rm1
2.80			
20.52			(rm4
2.80			

The 2.80m floor to ceiling height is taken from A/01/01, and is not adjusted.

(28.7.2.0.1)

&

DEC.PAPERS

Walls; areas > 1.00m^2; rub down, size & hang patterned paper with cell. adhesive on pla. a.d.

(29.9.2.0.0

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INTERNAL FINISHES

Explanatory notes

NOMINATED SUPPLIERS

Item

Nom. supplier; Allow PC Sum of £_____for supply only of embossed wall paper.

&

ADD Main contractor's profit.

PLA. CTGS A.B.

Now we measure the coves to room 1 and room 4

15.21

20.52

Plasbd. coves; (rm

125mm girth; butt (rm4

jointed and fixed

w. adhesive.

(28.17.1.2.1)

Note that coves are measured to the girth of the full extent of the room in which they are fixed, rather than on their centreline (which would be slightly shorter due to the width of the cove). Following 28.17, this is based on the premise that the "base" to which the cove is fixed is the wall and not the ceiling. Painting exceeding 300 as part of general area.

&

PAINTING A.B.

Painting; gen. surfs.; girth exc 300mm; seal & 2 cts. emuls. paint to clgs.

X 0.13 = _____

(29.1.1.0)

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INTERNAL FINISHES

adjustments for area displaced by cove

	rm1	rm4
girth	15210	20522
ddt crnrs 4/2/½/100	400	400
Cove cl	14810	20122

Explanatory notes

We are not required to measure the forming of internal angles to the coving in accordance with 28.17.

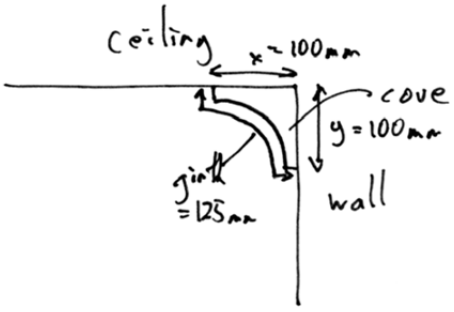
Note that the order of the timesing is significant. It should be possible to read the logic of the multiplication when following the timesing from the right to the left (i.e. the order in which entries are written into the timesing column). In this example, a single corner is considered indicated by the entry of "1" into the dimensions column. Note that the lack of decimal places indicates that we are measuring in nr (i.e. enumerating) rather than quantifying in m^2 or m^3. In this example, the single corer has been timesed by 4, as there are four internal angles in each room considered, and then again by 2, as we are currently considering two rooms. Also note that the timesings rise to the upper left as they are added, rather than running horizontally.

We now need to adjust the quantities we have determined for decoration to the walls and ceilings of these two rooms as we will not be papering or painting behind the coving. To do this, we calculate a series of deductions from previously-measured items and will rely on the abstracting process to actually make the deductions.

We have left the calculation of deductions to account for the cove until after measuring the cove itself as measurement of the cove has established dimensions we will now use to make the required deductions. While this might not seem necessary for a simple example such as this, this logical sequence aids clarity on more complicated measurements.

These waste calcs. establish centrelines of the coves in the rooms considered. Note the use of signposting within the waste calcs to indicate what the dimensioned entries represent. Recall that we have previously established these girths so we can entry them directly into these wastes.

Note that regardless of area involved, we need to make the deductions from wall and ceiling finishes as the cove runs along their boundaries and cannot therefore be considered as a void.



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INTERNAL FINISHES

14.81		DDT Dec. papers;	(rm 1
0.10		emb. paper to clg	
20.12		a.b.d.	(rm 4
0.10			
		&	
		DDT 2 cts. emuls. to papered clgs. a.b.	
15.21		DDT Dec. papers;	(rm 1
0.10		patterned wall	
20.52		paper a.b.d.	(rm 4
0.10			
1.60			(rcptn
0.98			

Explanatory notes

This is the deduction of "x" in the figure above.

Note the use of "DDT" in the item descriptions to indicate the need to deduct the quantity derived in the extension column from the larger quantity previously established for this item.

Note the use of "a.b." (as before) to indicate the reference to a previously measured item. If there is any possibility of confusion regarding which previous item this deduction should be made from, use additional signposting on both the original item description and this subsequent deduction to make the link clear.

It is not necessary to identify the work sections under which these items lie as these were established when they were first measured. It is only necessary to provide sufficient item description content to ensure that the deduction will be made from the original item with the full description.

This is the deduction of "y" in the figure above.

This is a deduction for the reception hatch opening on the south wall of Room 4. It is necessary to deduct this void as its area is greater than 0.50m^2. See NRM section 28. The height dimension is taken from A/02/01.

Now we move on to measure the skirtings for Rooms 1 and 4.

Explanatory notes

22-SKIRTINGS

15.21
20.52

Sktg; 25x100mm wrot sapele; chamf; selected & kept clean for polishing; screwed, csk & pelleted, fixed to 15 x 50mm impreg sqd grounds, plugged and screwed to blkwrk. (rm1 (rm4 (22.1.1.0.0

See NRM2 – Section 22: General joinery

&

PAINTING A.B.

Clr fins; gen. isol. surf. ; wood; girth { 300mm; 2 cts. wax polish. (29.1.1.1.0

&

DDT 2 cts plas wall a.b.

x 0.10 = m^2

This item deducts the plaster finish from behind the skirtings. It is debated as to whether this deduction should be made as in practice the plaster will continue behind the skirtings to give a rough bottom edge in close proximity to the floor. With this deduction in the Bill, the contractor would not be paid for that additional plaster, irrespective of the fact that the most common sequence of events on site (i.e. plaster applied before skirtings) but note softwood grounds behind the skirtings.

&

DDT patterned wall paper a.b.d.

x 0.10 = m^2

This item deducts the wall paper from behind the skirtings.

Note that both these items convert the linear metre extension into a m^2 quantity by multiplying by 0.10m in the description column. While this practice is allowed and has facilitated the bracketing together of items measured in m with those measured in m^2, it requires careful attention to ensure that the intended units of measurement are clear. It is always preferable to establish the required units solely through the number of entries in the dimensions column.

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INTERNAL FINISHES

Ceilings and Floors

(Rooms 2, 3, 5

4605
3/100 300
2/1828 3656
8561

Rm 5 length

11710
8561 ddt
3149

Rm 5 width

3000
100
1800
4900

Explanatory notes

We have now measured the floors, ceilings, walls and skirtings for Rooms 1 and 4. Note that we have not made any deductions for window or door openings and neither have we made any additions for the reveals and soffits of window and external door openings. Under the group method, adjustments for these aspects of the internal finishes quantities will be made when the other groups are measured.

We are now ready to move to the next set of rooms that share common finishes. Referring to A/10/04 we see that these are Rooms 2, 3 and 5. Note that these rooms are unusual (due to economics of construction) as their walls are fully tiled from floor to ceiling. While this is how they will be measured in this work element, some deductions required to the tiling quantities may be measured in other elements. For example, when measuring kitchen units under a possible "furniture,fittings and equipment" work element, a deduction would be made for the wall tiles behind kitchen units and appliance spaces.

First, we need a series of waste calcs to establish key dimensions for the following items. Reviewing L/01/01 we can see that many of the dimensions of these rooms are not stated, so we will have to calculate them. Dimensions in these calcs are otherwise taken from L/01/01.

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INTERNAL FINISHES

	3.15		Finish to clgs; (rm 5
	4.90		9.5mm plasbd, and
2/	1.83		skim a.b. over 600 (rms 2,3
	3.00		wide a.b.d.

&

Paintg; gen. surfs.; seal & 2 ct. eggshell paint to skimmed plasbd clgs over 300 girth

&

CEMENT : SAND SCREED A.B.

Flrs; lvl; 27mm cement:sand (1:3); floated on conc. base to receive clay tiles, over 600 wide

(28.1.2.11/2

&

QUARRY TILING

Clay tile flrs; lvl; plain 150 x 150 x 13mm red tiles; symm jnts; bedded in ct &sand (1:3) with joints grouted in neat ct.; on lvl screeded bed, over 600 wide

(28.2.2.0.0

Explanatory notes

We don't need the full item description or work heading section for these items, as the "a.b." indicates that this quantity (in the absence of "ddt") will be an addition to an item that has already been fully defined in the take-off above. We must provide a sufficient description to ensure that these quantities will be added to the correct previous item, however.

Note that, due to a difference in the decoration thickness for this flooring, this screed (i.e. finish) is a different thickness to the one previously measured on column 5. Therefore, only the work section heading is "as before"; the item itself is new and must be given a full definition. It will be inserted into the Bill alongside that previously measured in column 5.

As previously, the additional information in this item description not found in the drawings or schedules would be extracted from the preamble provided by the architect.

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INTERNAL FINISHES

Walls

(Rooms 2, 3, 5

girth rms 2 & 3

2/1828	3656
2/3000	6000
	9656

girth rm 5

2/3149	6298
2/4900	9800
	16098

PLAS. CTGS. A.B.

2/

9.66
2.80
16.10
2.80

Walls; width > 600mm; cement/sand backing in 2 cts. 15mm th o/a; to blkwrk ; trowel finish. (rm2,3 (rm 5

&

CERAMIC TILING

Walls; plain; width > 600mm; 100x100x5mm th.; glazed white tiles; symm layout; fixed with adhesive and grouted in white ct, on ct & sand backg (1:3)

(28.7.2.0.0

Explanatory notes

No deduction from wall tiling quantity required for kitchen and toilets - refer to finishes schedule.

This concludes the measurement of Rooms 2, 3 and 5.

The remaining rooms (6 and 7) will be measured on a piecemeal basis due to the differences in the combinations of their finishes (see A/10/04). This approach should be minimised wherever possible as it can lead to mistakes as items can be easily missed when measuring in this way.

rm6, rm7, ceilings

rm 6 length

11710
100 ddt
5805 ddt
5805

rm 6 width

9910
125 ddt
1800 ddt
100 ddt
3000 ddt
4885

rm 7length

15910
125 ddt
1800 ddt
100 ddt
3000 ddt
10885

rm 7 stagger length

5805
5710 ddt
95

rm 7 stagger width

10885
4885 ddt
6000

Explanatory notes

Here we are measuring the ceilings to rooms 6 and 7 together as they share the same specification (see A/10/04). Note the requirement to “round” to 2 decimal places in dimension column, later.

Explanatory notes

5.81
4.89
10.89
5.71
0.10
6.00

Finish to clgs; (rm6
9.5mm plasbd and
Skim a.b.d. (rm7

(rm7
stagger

&

Painting; gen. surfs. seal & 2 ct emul. paint to skimmed plasbd clgs over 300 girth
(29.1.2.1.0)

Note that empty space must often be left at the bottoms of columns to prevent a bracket spanning from one column to the next, as this is unacceptable.

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INTERNAL FINISHES

(floor to room 6

CEMENT:SAND SCREED A.B.

5.81
4.89

Flrs; lvl; 30mm ct & sand (1:3), floated on conc. base, to receive carpet.

(28.1.2.1.1/2

&

EDGE FIXED CARPETING

Flrs; Oliver plain cut Wilton broadloom carpet; width > 600mm; fixed with tackless grippers and heat bonded jnts on latex underlay; laid on trowelled bed.

(28.2.2.0.0

Explanatory notes

This room must be measured separately as it does not share its specification with any other room.

There is no need to signpost these dimensions as the signpost immediately above has established that they relate to room 6.

Again, this additional information to that provided in the drawings would be taken from the preamble for this element provided by the architect.

It is interesting to note that a PC Sum has not been used for the provision of carpet. Instead of nominating a supplier (and assuming the risk associated with that), the client has instead defined a manufacturer and product in the item description.

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INTERNAL FINISHES

(floor to room 7

CEMENT:SAND SCREED
A.B.

5.81 10.89		Flrs; lvl; 50mm grano. Conc., with steel trowel finish on conc. Bed over 600 wide	(rm7
0.10 6.00	ddt	(28.1.2.1.8)	rm7 (stagger
2/ 0.22 0.30	ddt		(piers
1.51 0.18			(add D9
2.27 0.18			(D8

walls & skirtings to rms 6 & 7

girth rm 6

2/5805	11610
2/4885	9770
	21380

girth rm 7

2/5805	11610
2/10885	21770
	33380

Explanatory notes

Again, note how the requirements of Section 28.1 – level 3 are reflected in this item description. These rules recommend that details of the application method ("with steel trowel finish" and nature of the base/on conc. bed." – monolithic, be provided if at all possible. Full details of the mix, the method of application and the site conditions under which this finish may be applied would be given in the preambles or specification.

This "stagger" arises at the pier on the wall forming the west side of room 7. Note that the width of room 7 stated on L/01/01 is greater on the north side of the room to the south side of the room. The 95mm established in the waste calcs above is 0.10 when expressed in metres to two decimal places.

Note that the plan area of the isolated column in the middle of room 7 is not deducted as this is a void of area not exceeding 1.00m^2 (see NRM – 28.0.0.0.3).

Dimensions of door openings taken from A/10/03.

We can measure the walls and skirtings of rooms 6 and 7 together as they share the same specification – see A/10/04.

Recall that we established the width and length of rooms 6 and 7 in waste calcs above, so we can enter them directly into these waste calculations.

This girth of room 7 excludes the projections of the two piers, but for the paint these will be included in the total measurement as opposed to plasterwork where vertical linear lengths needed for n.e. 600mm width.

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INTERNAL FINISHES

girth rm 7 inc. piers

2/5805	11610
2/10885	21770
2/2/215	860
	34240

rm 7 col. girth

2/2/215	860

height of col. and pier

2800
- 305 t dt
2495

5.71
0.17

DDT Finish to clgs; 9.5mm plasbd and skim a.b.. (rm7

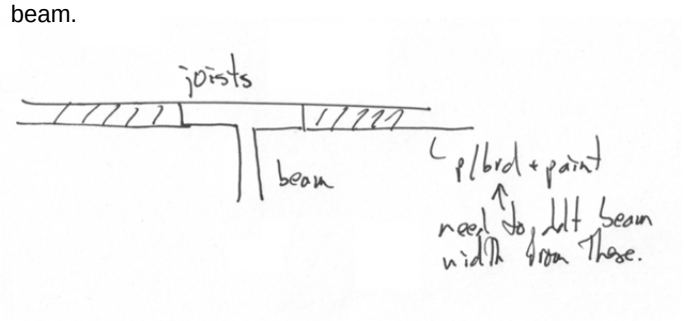
&

DDT Painting; gen. surfs. seal & 2 ct emul. paint to skimmed plasbd clgs a.b.

Explanatory notes

This girth will be used to measure the skirtings in room 7. Note that the isolated column in room 7 is not shown to have a skirting around its base. This is unusual and would be queried before concluding this take-off.

A/01/01 gives the height of the beam as 305mm. Recall that both finishes and decoration dimensions are generally taken to the building structure/fabric. There is no need, therefore, to adjust for the 13mm plasterboard depth as this will not continue above the beam. However, we will have to make a deduction from the plasterboard finish and the paint decoration to room 7 to account for the presence of the beam.



In these deductions, the width of the beam is take from the annotation on drawing A/01/01.

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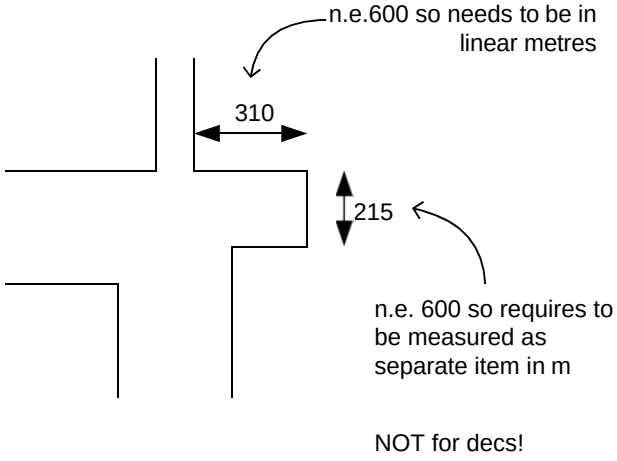
INTERNAL FINISHES

PLASTERED COATINGS

2/ 5.81 2.80		2 cts plas.; walls a.b. (28.7.2.0..0)	(rm7
2/ 10.89 2.80			(rm7
0.10 2.80			(rm7 stgr
2/ 5.81 2.80			(rm6
2/ 4.89 2.80			(rm6
1.60 0.98		DDT	(rcptn hatch
4/ 2.50		2 cts plas.; isolated cols.; width n.e. 600, gypsum pla. to BS1911 pt 2; in 2 cts. 15mm th o/a; to blkwrk with Browning pla. backing & final ct of finishing pla.; trowelled fin. (28.8.2.0.0	(col. rm7

Explanatory notes



This is the plaster finish to the isolated column in the middle of room 7. The dimensions were established by previous waste calculations. We have to state the full specification (as previous first introduced in column 6) as we cannot use "a.b." to avoid re-writing it because no items in this work classification have previously been measured – there is no "as before" to replicate.

3/2.50 3/2.50		2 cts plas.; walls width { 600, gypsum pla. to BS1911 pt 2; in 2 cts. 15mm th o/a; to blkwrk with Browning pla. backing & final ct of finishing pla.; trowelled fin.	
2/2/2.50 4/2.50		Accessories; perforated metal angle bead vert, w. 50mm returns; to brkwrk w masonry nails. (28.28.1.0.1)	(rm7 pier (rm7 col

Explanatory notes

This is the plaster finish to the piers.

The timesing by 3 is included twice to emphasise that we intended to measure all sides of the piers as n.e. 600, as we have previously measured the general surfaces to the whole room irrespective of the stagger.

To conclude the plasterwork, we measure the external angle beads required to the piers and isolated column in room 7. Note the inclusion of the dimensioned description per NRM2

Having measured all the plasterwork in room 7, we now move to the painting. Reviewing Section 29, we see that less division of work is required. We do not need to measure the paint to the isolated column as “isolated surfaces” because the girth of the column is > 300mm. We can therefore include this paint with the rest of the room. Paint to pier protrusions is also readily included as it is similarly not isolated and NRM does not otherwise require the division of work n.e. 300 wide.

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INTERNAL FINISHES

Explanatory notes

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DECORATION-

PAINTING (rm7 col

0.86
2.50

2/ 5.81
2.80

2 cts emul.; gen. (rm7
surfs. a.b. over
300 girth

2/10.89
2.80

(do.

1/0.10
2.80

(do. @ stagger

1/ 0.22
2.50

(do. @ stagger

3/ 0.22
2.50

(do. @piers

2/ 5.81
2.80

(rm6

2/ 4.89
2.80

(rm6

1.60
0.98

(rcptn hatch

DDT

(skirtings rm6, rm7

21.38
34.24

sktg; 25x100 wrot (rm6
swd a.b. (rm7

&

paintg; kps; to gen
wood surfs a.b. n.e. 300
girth

&

DDT 2cts emuls. paint to
plas walls a.b.

X 0.10 =

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INTERNAL FINISHES

2/2/ 0.98

Beads - perforated metal angle bead vert, a.b.

2/ 1.60

Do.; perforated metal angle bead horiz, a.b.

2/ 0.98
1.60

2 cts plas.; walls width { 600, a.b.

&

2 cts. emul. pnt to plas. a.b.

x 0.10 = m^2

Explanatory notes

We now have some additional quantities to add to account for the reveals and soffit of the reception hatch. Work of a similar nature has been measured before for all these items, so we can abbreviate their descriptions.

An angle bead is required to the vertical edges of the reception window. Note it is not necessary to keep separate horiz. And vert.

Additions to the plaster n.e. 600 wide is required to form soffits and reveals of the opening.

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INTERNAL FINISHES

beam girth

2/305 610
2/2/165 660
1270

5.71
1.27

Paintg; struct. metalwrk; gen. surfs, girth > 300mm; at works; prep & primer to BS 2523 type A. (29.3.2.0.1

&

Do.; do.; on site prior to fixing; do. (29.3.2.6.1

&

INTUMESCENT COATINGS

Paintg; struct. metalwrk; gen. surfs, girth > 300mm; on site prior to fixing; fire rated (29.3.2.1.5.1)
spec from preambles

Explanatory notes

Now we need to measure the paint to the steel beam in room 7 – both red oxide primer and intumescent protection.

Note that this waste results in a small overmeasure as the width of the beam flange is not deducted. This is an accepted way of calculating the girth of universal column, however. The beam dimensions are taken from annotation on A/01/01.

We are still in NRM-29, so no need for another work section heading. Here we measure two layers of red oxide primer – one applied in the works and a second applied on site after fixing (as not stated otherwise) to touch up any damage from the erection process.

Finally, we conclude with the measurement of the intumescent coating to the steel beam in room 7