

# METHODS OF REPAIR

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## MENU OF METHODS OF REPAIR

July 2023

Prepared for

**SNOWY SEA FAMILY TRUST**

Prepared by

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**Project Name**     Airlie Mansion, 452 St Kilda Rd Melbourne

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## GENERAL WORKS REPAIRS

CODE	WORKS
G1	<p><b>Façade cleaning</b></p> <p>Wash down all façade surfaces to remove organic growth, lichen, moss, vegetation, guano, and debris using a nylon stiff bristle brush, low pressure warm water and biocide. Apply to trees and plant growth a weed killer that does not contain glyphosate. Once plant has died remove plant along with root stock.</p> <p>Apply SCP Blue Quadrant Disinfectant Cleaner (quaternary ammonium compound) in a diluted solution of 1:10 and wash down facades with pressure water of 300PSI max. at 60°C scrubbing with a nylon brush to remove debris. Capture all waste and water runoff for disposal in accordance with relevant authorities' guidelines.</p> <p>Remove all organic growth, guano, dirt, mortar and cement residue, calcimine finishes, industrial carbon residues and the like to all masonry and rendered/ concrete surfaces. Cleaning of existing surfaces is to be undertaken prior to commencement of all other works. Cleaning is to be undertaken by approved sub-contractor experienced in the façade cleaning. Do not cause damage to existing material or structure.</p> <p>Apply to trees and plant growth weed killer that does not contain glyphosate. Once plant has died remove plant along with root stock</p> <p>Treat organic growth to brickwork and rendered areas with applied chemical SCP Blue Quadrant Disinfectant Cleaner (quaternary ammonium compound) in diluted solution of 1:10 and wash down facades with pressure water from 300PSI to 800PSI max, at 60°C to 90°C max combined with scrubbing with a nylon brush to remove debris where needed. Capture all waste and water runoff for disposal in accordance with relevant authorities' guidelines. Working from top to bottom. Undertake spot test with PH strips to confirm the substrate is neutralised to PH7.</p> <p>Wash down bluestone with oxalic acid to remove rust stains, where required. Wash down bluestone with mild solution of hydrochloric acid to remove cement residues.</p> <p>All waste must be contained, collected, and disposed of in an approved manner and in accordance with EPA. Provide warning notices to conspicuous positions where necessary to warn the public and other tradesmen of the operations.</p> <p>Undertake samples of cleaning of brick and render substrates in-situ to the satisfaction of the Architect to determine the approved method of cleaning. The agreed sample shall be the method for which cleaning shall be undertaken and assessed. Undertake testing from lower temperature/pressure to higher.</p>
G2	<p><b>Remove redundant fixtures and fittings</b></p> <p>Demolish redundant services, fixtures, and fittings from facades, including window hoods, brackets, lighting, lighting cables, mounting plates, bolts, nails, pipes, conduits, sealants, timber and the like.</p>

CODE	WORKS
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	Where holes are larger than 30mm in diameter to brickwork, cut out and replace the brick with salvaged brick to match existing. Where holes are less than 30mm patch repair with mortar and re-render.
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<b>G3</b>	<b>Paint removal to masonry</b>
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	Prior to commencement of works, undertake samples of paint removal at the direction of the Architect to confirm the number of applications of paint removal system and dwell time required. Confirm lead-based paint content and locations and provide protection where paint removal is not desired.
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	Prepare the surface by scraping to remove all loose or peeling coatings. Apply to substrate chemical paint removal system in accordance with manufacturers specification and methodology. Leave in-situ for determined dwell time from sample process. Carefully remove the paint, and paint removal product with plastic scraper. Wipe down with wet sponge to over wet substrate at completion of paint removal to neutralise. Undertake spot test with pH strips to confirm the substrate is neutralised to pH7. High pressure washing is not allowed. Capture all paint removal waste and water runoff for disposal in accordance with AS 4361.1 – Guide to Lead Paint Removal and AS 4361.3 Guide to Lead Paint Management and relevant authorities' guidelines.
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<b>G4</b>	<b>Paint removal to timber windows and doors</b>
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	Remove timber window / door prior to undertaking paint removal. Prior to commencement of works, undertake a sample of paint removal at the direction of the Architect to confirm the number of applications of paint removal system and dwell time required. Confirm lead-based paint content and locations and provide protection where paint removal is not desired.
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	Prepare the surface by scraping to remove all loose or peeling coatings. Apply to substrate chemical paint removal system in accordance with manufacturers specification and methodology. Leave in-situ for determined dwell time from sample process. Carefully remove the paint, and paint removal product with plastic scraper. Wipe down with wet sponge to over wet substrate at completion of paint removal to neutralise. Undertake spot test with pH strips to confirm the substrate is neutralised to pH7. High pressure washing is not allowed. Capture all paint removal waste and water runoff for disposal in accordance with AS 4361.1 – Guide to Lead Paint Removal and AS 4361.3 – Guide to Lead Paint Management and relevant authorities' guidelines.
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<b>G5</b>	<b>Salt removal</b>
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	Eliminate the cause of efflorescence prior to commencement of works.
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	Brush off surface salts to remove any loose sand or salts with non-ferrous stiff bristle brush to provide sound surface. Do not rub too vigorously so as not to remove the surface of substrate. Capture all salt and dispose off-site.
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	Carry out analysis of the deposits to determine composition and solubility and based on these findings carry out sample application of poultice in accordance with the
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**CODE    WORKS**

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manufacturer's guidelines to establish the appropriate dwell time and the effectiveness of the poultice. Dwell time may be between two to six weeks depending on weather conditions.

Apply poultice in accordance with manufacturer's specifications and guidelines to give sufficient time to dry.

## RENDER REPAIRS

CODE	WORKS
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<b>R1</b>	<b>Minor crack repair</b>
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Cut out cracked render back to sound substrate to a minimum width of 30mm. Clean with compressed air or water. Fill crack with new render and re-run mouldings in situ to match original profile and finish. Build up render in a minimum of three coats, ensuring each coat keys into coat below.

<b>R2</b>	<b>Major crack repair</b>
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Cut out cracked render back to sound substrate to a minimum of 300mm wide (150mm on each side of the crack). Clean with compressed air or water. Install grade 316 stainless steel mesh over cracked area to be fixed with stainless steel screws and washers in consultation with Structural Engineer's assessment. Apply new render in three coats to match adjacent finish. Where crack is through mouldings, re-run profile of moulding in situ to match original profile. Build up render in a minimum of three coats, ensuring each coat keys into coat below.

All structural cracks noted on the architectural drawings should be read in conjunction with the Structural Engineer's documentation. Repair methods noted in the Structural Engineer's documentation takes precedence over those noted in the architectural documentation.

<b>R3</b>	<b>Render repair to plain/flat surfaces</b>
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Cut out drummy, cracked, or defective render back to sound substrate. Clean with compressed air or water.

Allow to repoint all brickwork underneath following inspection by Architect. Build up new render in traditional 3 coat render to match original depth and finish of render removed. All new render is to match properties of existing render subject to sample review. Ensure each render coat is to be given sufficient time to cure before application of the next coat. Ensure coats key into coat below.

<b>R4</b>	<b>Cut out and re-render to horizontal cappings</b>
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Cut out drummy, cracked, or defective render back to sound substrate of cappings to parapets, cornices, and moulding ledges. Clean with compressed air or water. Build up new render in traditional 3 coat render to match original depth and finish reinstating with falls to ensure removal of rainwater. Ensure each render coat is given sufficient time to cure before application of the next coat. Ensure coats key into coat below. Ensure arris of nosing to moulding is reinstated.

<b>R5</b>	<b>Cut-out and re-run mouldings in situ</b>
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Cut out drummy cracked or defective moulded render back to sound substrate. Clean with compressed air or water. Remove all surface corrosion from embedded steel clips or armatures where present using a non-ferrous stiff bristle brush, treat metal with phosphoric neutraliser and prime with zinc-rich metal primer. Supply and epoxy fix new



**CODE    WORKS**

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grade 316 stainless steel mesh to substrate. Apply new render to match original and re-run moulding in-situ building up each coat to match original profile, built up in three or more coats and given a fine sand finish. All new render is to match properties of existing render subject to sample review. Ensure each render coat is to be given sufficient time to cure before application of the next coat. Ensure coats key into coat below.

## HARD PLASTER REPAIRS

CODE	WORKS
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<b>HP1</b>	<b>Crack repair (minor)</b>
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Clean out crack with compressed air to remove all dust and debris. Cut out unstable plaster back to sound substrate, allow to cut enough plaster to provide sound key for new plasterwork to crack line. Inject perimeter of crack, working from the top down, with Westox RAP Primer and adhesive allowing curing time in accordance with manufacturer's specification. Re-plaster area forming new flat or moulded plaster with render coat, set coat and finish coat ensuring key into substrate. Finish surface to be free of irregularities and consistent in finish to retained plaster. Where applicable, re-run mouldings, make pattern from original undamaged moulding.

<b>HP2</b>	<b>Plain or flat hard plaster repair</b>
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Clean out area with compressed air to remove all dust and debris. Inject perimeter of area, working from the top down, with Westox RAP Primer and adhesive following curing time in accordance with manufacturer's specification. For masonry walls allow to dampen wall with water prior to commencing any inject of Westox RAP. Form new plaster with render coat, set coat and finish coat ensuring key into substrate. Finish surface to be free of irregularities and consistent in finish to retained plaster.

<b>HP3</b>	<b>Rerun hard plaster moulded cornice</b>
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Carefully remove existing unstable/damaged plaster moulding back to sound substrate. Re-run mouldings with render coat, set coat and finish coat as specified. Make pattern from original undamaged moulding. Finish to an even surface free from irregularities and consistent in finish to existing plaster.

<b>HP4</b>	<b>Lath and plaster ceiling repair</b>
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Cut away defective plaster back to sound substrate, taking care not to damage existing laths. Extent of plaster repair to be confirmed on site with moisture testing to ensure full extent of damaged plaster is removed. Allow to replace damaged laths with new timber laths of matching thickness to form a stable substrate for new plasterwork. Form new plaster with render coat, set coat and finish coat as specified, keying into laths. Finish new plaster to blend in with retained surrounding plasterwork, free from irregularities and consistent in finish. Where applicable, re-run mouldings as per Repair Code HP3.

<b>HP5</b>	<b>Crack repair to lath and plaster ceiling - undertaken from below</b>
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Clean out crack with compressed air to remove all dust and debris. Cut out unstable plaster back to sound substrate, allow to cut enough surrounding plaster to provide a sound key for new plasterwork to crack line. Remove loose plaster from laths. Re-plaster cut-out area, forming new plaster ceiling/moulded cornice with render coat, floating coat, and setting

**CODE    WORKS**

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coat, keying into laths. Re-run mouldings, make pattern from original undamaged moulding. Finish surface to blend in with retained plasterwork.

**HP6    Cast and install decorative fibrous plaster item**

Measure profile of damaged item/section on site to allow creation of a cast. Produce cast and fibrous plaster sample for approval. Cut out damaged section of plaster or remove plaster item taking care not to damage the adjacent plaster. Cast fibrous plaster section/item to match details of original. Install new plaster section/item.

**HP7    Plaster skim coat**

Prior to the commencement of works, carefully scrap any loose pieces of paint/plaster and remove any embedded items. Fill in all holes to create a smooth substrate.

Apply the PVA bonding system to stabilize existing plaster surface to manufacturer's specification. Allow to completely dry prior to applying the skim coat. Apply thin coats of plaster, no more than 3mm per coat, ensuring even thickness throughout. Apply a minimum of 2 coats, trowelling the final coat smooth in preparation for painting in accordance to Repair Code P3.

## CARPENTRY REPAIRS

CODE	WORKS
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<b>C1</b>	<b>Repair window sash, sill or frame</b>
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Where sash or frame is to be removed to complete the works, carefully remove architraves, timber beads, sash cords and hardware as required and store for reinstatement.

Prior to any works (including paint removal), provide temporary protection to opening in the form of plywood hoarding. Prepare shop drawings setting out the size and profiles of members, joint details, fixings, and the like for approval by the Architect prior to commencement of works.

Remove existing timber glazing beads or putty and carefully remove glazing where nominated for replacement, or where glazing is required to be removed to enable repairs. Where existing glazing is nominated to be retained, provide protection.

Remove paint from window frames, sashes, and architraves in accordance with Repair Code G4.

Cut out sections of decayed, damaged, or detached timber works and splice in new section of timber with profile and dimensions to match. Where nominated, install new glazing to window in accordance with Repair Code C2.

Where operable, install new nylon brush seals to bottom rail, top rail and meeting rail.

Fill all dints, knots, grains and joints and the like with putty and sand back. Reinstall window in existing opening. Prepare and paint window and sash in accordance with Repair Code P2.

<b>C2</b>	<b>Replace glazing</b>
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Remove existing timber glazing beads or putty and carefully remove existing glazing. Carve out section of existing sash to accommodate thicker glazing. Replace existing glazing with nominally 10mm laminated glazing in clear or interlayer translucent to meet acoustic engineer requirements, unless noted otherwise. Install new linseed oil putty.

Remove facings from weight box to allow access to counterweights. Allow to replace all counterweights with new lead counterweights to suit increased weight of sashes. Replace sash cords and pulleys with new to suit the increased weight. Rehang window sash and ensure windows retain their full range of movement.

<b>C3</b>	<b>Replace/create new window sash, sill, or frame</b>
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Prior to any works (including paint removal), provide temporary protection to opening in the form of plywood hoarding. Prepare shop drawings setting out the size and profiles of members, joint details, fixings, and the like for approval by the Architect prior to commencement of works.

CODE	WORKS
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	Fabricate and install new timber window or sash frame in accordance with approved shop drawings. Install all architraves, beads, and the like. Prepare and paint in accordance with repair code P2.
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<b>C4</b>	<b>Repair doors</b>
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	Carefully remove architraves, trims, and the like to give access to the existing door.
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	Where works are to external doors, provide temporary protection to opening in the form of plywood hoarding prior to undertaking any works.
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	Carefully remove glazing where nominated for replacement or as required to undertake works. Install protection to glazing if it is to remain in place during works.
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	Prepare shop drawings setting out the size and profiles of members, joint details, fixings, and the like for approval by the Architect prior to commencement of works.
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	Dismantle doors and reset, re-gluing all framing back together with new timber dowels. Cut out sections of decayed, damaged, or detached timber works and splice in new section of timber with profile and dimension to match.
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	Where applicable, install glazing to door in accordance with Repair Code C2, refer to Existing Door Schedule.
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	Where applicable, install new batwing type seals in rebates and new bottom seal in timber weatherbar, refer to Existing Door Schedule.
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	Fill all dints, knots, grains and joints and the like with putty and sand back. Prepare and paint door and sash in accordance with Repair Code P2.
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<b>C5</b>	<b>Replace/create new door</b>
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	Carefully remove architraves, trims, and the like to give access to the existing door.
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	Where works are to external doors, provide temporary protection to opening in the form of plywood hoarding prior to undertaking any works.
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	Prepare shop drawings setting out the size and profiles of members, joint details, fixings, and the like for approval by the Architect prior to commencement of works.
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	Where applicable, install glazing to door in accordance with Repair Code C2.
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	Prepare and paint door following Repair Code P2.
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<b>C6</b>	<b>Remove and reinstate timber floorboards</b>
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	Remove skirtings prior to works. Carefully dismantle floorboards locally to the extent shown on the architectural drawings or to the minimum extent required for installation of new services in the floor cavity/subfloor. Carefully lift boards in full lengths, do not cut boards, do not cut or damage adjacent boards. Securely store dismantled boards safely on site for reinstatement.
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	Following completion of works within floor cavity reinstate original floorboards nailing through board to joists or secret fix into boards to match original detail.
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**CODE    WORKS**

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Any shortfall of boards during reinstatement is to be made up of new or salvaged boards to match size and profile of existing.

**C7        Repair timber**

Cut out decayed, detached, or damaged section of timber work and splice in new sections of timber with profiles to match existing. Tape up cracks in timber work to internal and external faces and inject epoxy through tape to fill cracks. Once set, remove tape. Fill all dints, knots, grains and joints and the like with putty and sand back. Prepare and paint in accordance with Repair Code P2.

**C8        Replace timber**

Precise location of timber element to be confirmed on site with Architect prior to commencing works. Install new timber element to match original species, profile, and dimension. Nail through sheeting to joists, battens, or secret fix into sheeting to match adjacent detail.

Carefully dismantle full length timber element to be replaced, ensuring that adjacent elements are not cut or damaged in the process. Where timber element or section in good condition, carefully dismantle, store and salvage for future re-use.

## LEADED GLASS WINDOW WORKS

Qualification: Use only an appropriately experienced and qualified stained/leaded glass conservator to undertake the stained/leaded glass window conservation/restoration works. Preferred contractors:

- Almond Glassworks

Email: [bruce@almond-glass.com](mailto:bruce@almond-glass.com) / Phone: +613 95685307

Website: [www.almond-glass.com](http://www.almond-glass.com)

CODE	WORKS
LGW1	<p><b>Replace broken glass</b></p> <p>Entail cutting the came flange around broken glass piece at the solder joints. Replace isolated pieces of broken glass to match opacity, colour, thickness, texture, pattern, and other aesthetic characteristics of existing glass. Where existing painted/enamel surfaces, apply new paint/enamel paint to match existing detail, colour, and finish.</p> <p>Insert the glass into the lead work. Fold the came flange back and resolder the joint to patinate to harmonize with the original. Apply black patina with brush or soft cloth. Wash off with cold water and apply wax finishing polish to lead.</p>
LGW2	<p><b>Repair leadlight window</b></p> <p>Engage specialist stained glass window conservator to undertake works. Replace pieces of broken/missing glass to match opacity, colour, thickness, texture, pattern, and other aesthetic characteristics of existing glass. Undertake repair to lead network as required by soldering/tying to match original.</p> <p>Where sagging, bulging and/or bowing, flatten out the lead network and undertake solder repairs to lead. Where re-leading window required, remove glass piece from comes, remove all putty, reinstate glass piece into lead comes to match original profile. Solder repair where required and re-putty with traditional linseed-oil based glazing.</p>

## TILES REPAIRS

CODE	WORKS
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<b>T1</b>	<b>Clean existing tiles in situ</b>
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Provide protection to surrounding building fabric and pressure steam clean whole extent of tiles. Proceed with hand cleaning of tiles using distilled water and conservation pH balanced, non-ionic detergent. Apply product in accordance with the manufacturer's instruction and then thoroughly rinse off, ensure that the product does not dry on the tile surface.

Where required, clean with nylon brush or scouring pad.

<b>T2</b>	<b>Repair tessellated tiles</b>
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Carefully remove loose tiles and store for reinstatement. Remove damaged tiles by cutting with handheld tools to the depth of the tile and knocking away sections with a chisel. Avoid any damage to adjacent tiles.

Rake out any degraded grout from between tiles. Where joints are open clean out with compressed air and a fine tool.

Inject slurry where tiles are removed and in any gaps between drummy tiles. Spread bedding mortar where tiles are missing or removed and carefully tap in new tile with a rubber mallet.

Re-grout between tiles where replaced, where grout is missing and to junction with bluestone border using new grout to match existing colour and joint width. Sponge all grout from the face of tiles prior to grout drying.

Replacement tiles are to be new or salvaged tiles to match existing in colour, size, and profile.

<b>T3</b>	<b>Replace tessellated tiles - internal</b>
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Carefully remove loose tiles and store for reinstatement. Do not remove damaged tiles unless suitable replacements have been secured prior to work. Damaged tiles are to be re-adhered by injecting slurry around damaged tile.

Rake out any degraded grout from between tiles. Where joints are open clean out with compressed air and a fine tool.

Inject slurry where tiles are removed and in any gaps between drummy tiles. Spread bedding mortar where tiles are missing or removed and carefully tap in new tile with a rubber mallet.

Re-grout between tiles where grout is missing using new grout to match existing colour and joint width. Sponge all grout from the face of tiles prior to grout drying.

Replacement tiles are to be custom made to match existing in colour, size, and profile.



## STONEMWORK REPAIRS

CODE	WORKS
<b>S1</b>	<p><b>Removal and reinstatement of bluestone</b></p> <p>Carefully dismantle stone, carefully fracturing the bond between mortar bed and bluestone block. Lift block and clean mortar from bluestone. Reinststate bluestone to original position, set to fall away from building, laying stone on mortar bedding to match original colour, texture, and physical characteristics.</p>
<b>S2</b>	<p><b>Stone crack repair</b></p> <p>Clean out cracks with a compressed air, inject and fill with epoxy resin. Do not drill holes into crack. Pigmented epoxy resin to finish at least 5mm below outer surface.</p> <p>Where cracking has occurred on vertical surfaces, inject from above, providing damming to the face of the crack to prevent the resin leaching through onto the face of the stonework. The damming is to be mixture of stone dust or mineral pigment with epoxy resin to form a paste to match the colour and texture of the existing stonework. Install masking to crack prior to damming to protect the block from any resin spillage or seepage. Pigmented epoxy resin to finish at least 5 mm below outer surface.</p> <p>Fill rest of the crack with approved mortar mix to match adjacent colour, finish, and texture of adjacent material.</p>

## BRICKWORK REPAIRS

CODE	WORKS
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<b>B1</b>	<b>Rebuild/replace brickwork</b>
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Cut out existing decayed or damaged brick by hand. Clean out area with compressed air or water. Install salvaged brick to match existing adjacent bedded in with mortar as specified to match existing bond. Repoint by carefully rake out existing degraded mortar to a minimum depth of 20mm by hand or using an ArborTech saw. Do not cut, widen, or alter the thickness of joints. Do not use grinders. Clean joint with compressed air or water. Repoint the existing joints with cement mortar to match existing mortar.

Where brickwork is currently render or plastered, reinstate original finish treatment following brick replacement in accordance with the relevant repair code. Contractor is to where possible use salvaged bricks from demolition works, and where additional bricks are required source second-hand bricks to match existing and submit a sample for approval by the Architect prior to undertaking works.

<b>B2</b>	<b>Dismantle and rebuild brickwork (infill / new openings)</b>
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Where nominated for dismantling, do not cut bricks; all bricks are to carefully be dismantled by hand, cleaned, biocide treated and sorted. Store on site for reuse, as per specifications. Supply salvaged bricks to make up short fall to match existing. Allow for dislodging by hand the bricks adjacent to the area where brickwork is to be reconstructed.

Where brick infills are nominated for reconstruction, rebuild bonded brickwork using salvage bricks keyed into existing brickwork. Rebuild existing bond using clean salvaged bricks to match existing details and profile. All face bricks are to be chalked on the outer face and stacked facing the same direction to enable accurate rebuilding of works. All other bricks are to be incorporated into the bonded wall or to be used where wall is to be rendered. Prepare and repoint area.

Where forming new opening in brick masonry, carefully dismantle existing brickwork to form new opening incorporating new lintels and the like. Rebuild the bond with whole bricks to the opening and closer bricks (quarter bricks) set in one brick from the opening (whether stretcher or header) with salvaged bricks to form new opening. Rebuild segmental arches using clean salvage voussoirs to match existing profile and detail, where nominated. Prepare and repoint area.

Make good to head sills and reveals as required to form proposed. Make all rebates required to install joinery, frames, etc.

## PRESSED CEMENT WORKS/PRECAST ELEMENT

CODE	WORKS
PC1	<p data-bbox="280 499 663 521"><b>Pressed cement crack repair</b></p> <p data-bbox="280 553 1273 575">Clean out cracks with a compressed air jet, then inject and fill with very fine cement grout.</p> <p data-bbox="280 607 1273 853">Where cracking has occurred on vertical surfaces or the underside of horizontal surfaces, drill and inject from above, providing damming to the face of the crack to prevent the grout leaching through onto the internal and external faces. The damming is to be a mortar mix to match the colour and texture of the existing pressed cement work. Install stainless steel dowels for reinforcing where necessary. The surface of the item requires to be protected from any spillage or seepage. Pressed cement item showing such evidence shall be replaced at the Contractor's expense.</p>
PC2	<p data-bbox="280 902 624 925"><b>New pressed cement item</b></p> <p data-bbox="280 956 1273 1055">Prepare castings, moulds and shop drawings of pressed cement item nominated for replacement and submit to the Architect for approval prior to pressing new items. Contractor is to press and install new pressed cement items to match existing profiles.</p> <p data-bbox="280 1086 1273 1220">Where required, build up mouldings with multiple castings combined with in-situ rendering. All pressed cement items are to be finished in a fine sand and fixed in place with grade 316 stainless steel threaded dowels and epoxy in consultation with Structural Engineer's assessment.</p> <p data-bbox="280 1252 1273 1384">Contractor is to cast new cement motif with 8mm thick fibre glass reinforcing rods, with all cast elements to be finished smooth. All cast motifs are to be fixed in place using Megapoxy PM with the substrate to be prepared for fixing to Megapoxy specifications by removing laitance using mechanical abrasion or acid etching.</p>

## PAINTING REPAIRS

CODE	WORKS
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<b>P1</b>	<b>Prepare and repaint cast iron</b>
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Remove loose, rusted, and flaking metal material with a non-ferrous stiff bristle brush and spot prime with zinc rich primer. All preparation is to be undertaken in accordance with AS 4361.1 and AS 4361.2 1998 – Guide to Hazardous Paint Management. Apply minimum of one full primer coat and two finishing coats as specified and in accordance with the paint manufacturer's specification.

Treat areas of exposed metal with phosphoric neutraliser and spot prime with zinc rich primer. Apply three coats of high gloss epoxy paint system (one undercoat, two finishing coats) in accordance with the paint manufacturer's specification.

<b>P2</b>	<b>Prepare and paint timberwork</b>
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Remove all loose and flaked paint, fill and patch all holes, dints and the like, sand and prepare to receive paint. Prime all exposed timber. All preparation is to be undertaken in accordance with AS 4361.1 and AS 4361.2 – Guide to Hazardous Paint Management. Apply paint system with a minimum of two finishing coats and in accordance with the paint manufacturer's specification.

Apply three coats of high gloss enamel paint system (one undercoat, two finishing coats) in accordance with the paint manufacturer's specification.

<b>P3</b>	<b>Prepare and paint hard plaster</b>
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Remove all loose and flaked paint, fill and patch all holes, dints and the like, sand to a sound surface finish prepared to receive paint. All preparation is to be undertaken in accordance with AS 4361.1 AND AS 4361.2 – Guide to Hazardous Paint Management. Apply paint system as specified with a minimum of two finishing coats and in accordance with the paint manufacturer's specification.

<b>P4</b>	<b>Prepare and repaint painted render</b>
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Carefully clean down walls/ceilings of bird guano and air borne debris using pressurised weak sugar-soap and water solution (max. 60°C and 1200psi).

Localised treatment of rendered areas affected by algae, lichen, moss, and other organic growths with a biocide is acceptable.