

General

This general section refers to the requirements for warranties as listed, either in this work section or in specific work sections. It includes: -

- Warranties required by the Principal in a required form
- Warranties offered by manufacturers/subcontractors for parts of the work in the manufacturers/subcontractors standard form
- Guaranties provided by contractors in the contractor's standard form
- Trade warranties included with products, appliances and the like in the suppliers standard form

Warranties

1.1 PROVIDE WARRANTIES

Provide executed warranties in favour of the principal in respect of, but not limited to, materials, components, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the warranty in no case negate the minimum remedies available under common law as if no warranty had been offered.

Failure to provide the warranty does not reduce liability under the terms of the warranty called for in that specified section of work.

Where installer/applicator warranties are included in a branded section of this specification they shall be provided in lieu of the warranties that are otherwise required.

Where installer/applicator warranties are available they may be provided in lieu of the warranties that are otherwise required provided these warranties are subject to similar conditions and periods as those listed in the SCHEDULE OF WARRANTIES.

Conform to the warranty agreement form included in the specification/conditions of contract. Commence warranties from the date of practical completion of the contract works (unless otherwise stated).

Maintain their effectiveness for the times stated.

Provide executed warranties no later than the date of the Contractor's Completion Statement.

1.2 WEATHERTIGHTNESS AND WATERTIGHTNESS WARRANTY

A warranty is required from the contractor for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general warranty is in addition to any specific warranties required.

1.3 SCHEDULE OF WARRANTIES

The following is a summary of the warranties and warranty periods called for in work sections.

5 years	Weathertightness and watertightness	25 years	Timber fire windows and doors
20 years	Mastic asphalt tanking	10 years	Steel fire windows and doors
20 years	Liquid applied tanking	10 years	Sealants
20 years	Sheet tanking	2 years	Wall tiling
5 years	Proprietary curtain walling	2 years	Floor tiling
5 years	Profiled metal cladding	5 years	Timber strip, block and plank flooring
5 years	Profiled plastic cladding	5 years	Vinyl surfacing
5 years	Aluminium composite cladding	5 years	Linoleum surfacing
5 years	Insulating wall cladding	5 years	Rubber surfacing
5 years	Steel clad insulating cladding	5 years	Cork surfacing
5 years	Profiled metal roofing	5 years	Carpeting
5 years	Profiled plastic roofing	5 years	Carpet tiles
5 years	Concrete tile roofing	2 years	Painting
5 years	Clay tile roofing	2 years	Decorative coatings
5 years	Pressed steel tile roofing	5 years	Protective coatings, steelwork
5 years	Timber shingle roofing	2 years	Hot and cold water system
5 years	Asphalt shingle roofing	2 years	Solar water heating system
5 years	Mastic asphalt roofing	1 year	Fire hose systems
5 years	Mineral fibre asphalt roofing	1 year	Fire sprinkler systems
5 years	Synthetic rubber sheet roofing	5 year	Underfloor heating
		1 year	Electrical general
		1 year	Access control

Refer also to:

WARRANTIES - INSTALLER/APPLICATOR for other installer/applicator warranties.

WARRANTIES - MATERIALS for other materials and product warranties.

1.4 WARRANTIES- INSTALLER/APPLICATOR

A warranty is required from the contractor for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general warranty is in addition to any specific warranties required.

Provide warranties in favour of the principal. The terms and conditions of such warranties in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability for execution and materials for that part of the work.

- Conform to the installer/applicator standard form of warranty. Where the installer/applicator does not have a standard form of warranty, use the form included in the contract documents.
- Commence the warranties from the date normally applicable for the work.
- Maintain their effectiveness for the times stated.
- Provide warranties no later than the date of the Contractor's Completion Statement.

1.5 WARRANTIES - MATERIALS

Where warranties are offered covering materials, equipment, appliances or proprietary products, provide all such warranties to the contract administrator.