



FACADE QUALITY CONTROL MANAGEMENT PLAN

The Fairfax

January 2024 Revision B



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This Quality Control Management Plan document has been developed to set out the quality control procedures for the design, manufacture and installation of the brick slip system and window systems for the project.

The proposed systems are:

- Aliva / IVAS TERMOK8 Minerale External Wall Insulation System With Clay Slips
- Technal MX/FY External Glazing System



RG Group have been selected by Olympian Homes to demolish existing buildings and construct two residential buildings comprising Block 1 (29 Storey's) Block 2 (23 Storey's) with a linked central podium, to deliver 488 units, shared amenity space, 56 car parking spaces, 492 cycle spaces, landscaping, lighting, highways and associated works.

The site is identified as a key site adjacent to a proposed public park within the Portugal Street East SRF and should showcase Manchester's ambition. The proposed scheme will provide a visual landmark for the area.

The appearance of the building will signal the aspirations for the regeneration of the area whilst complimenting and improving Manchester's rich built environment.

The proposals for the Fairfax development aim to provide simple, high quality materials that are durable and maintainable, which respond to the surrounding context. The differentiation between both blocks is via the attitudes to materials.

On Block 1, the higher of the two blocks the emphasis is placed on the vertical accentuation which is achieved by the vertical piers with a light grey brick outer face. Between the piers a glazing system is utilised which sits flush with the brick, except on the bottom three stories where the glazing is slightly recessed to identify the base.

Block 2 takes a slightly different approach to materiality given its shorter and wider appearance compared to Block 1. Using the same brick materiality but with a mid-grey brick finish adds to this differentiation.

Glazing panels are used throughout the building again but are recessed to create deeper brick reveals as opposed to the flush finish of Block 1.

As part of the construction process the design and construction team all have important roles and responsibilities in managing the quality of the façade materials.

RGG Group being the main contractor have full responsibility for the delivery of the Fairfax project. Working to the design team we have appointed the relevant sub-contractors to deliver a high quality building and façade.

Fox Aluminum will be installing the Technal glazing systems and Stonegaurd will be installing the Aliva Brick Slip system.

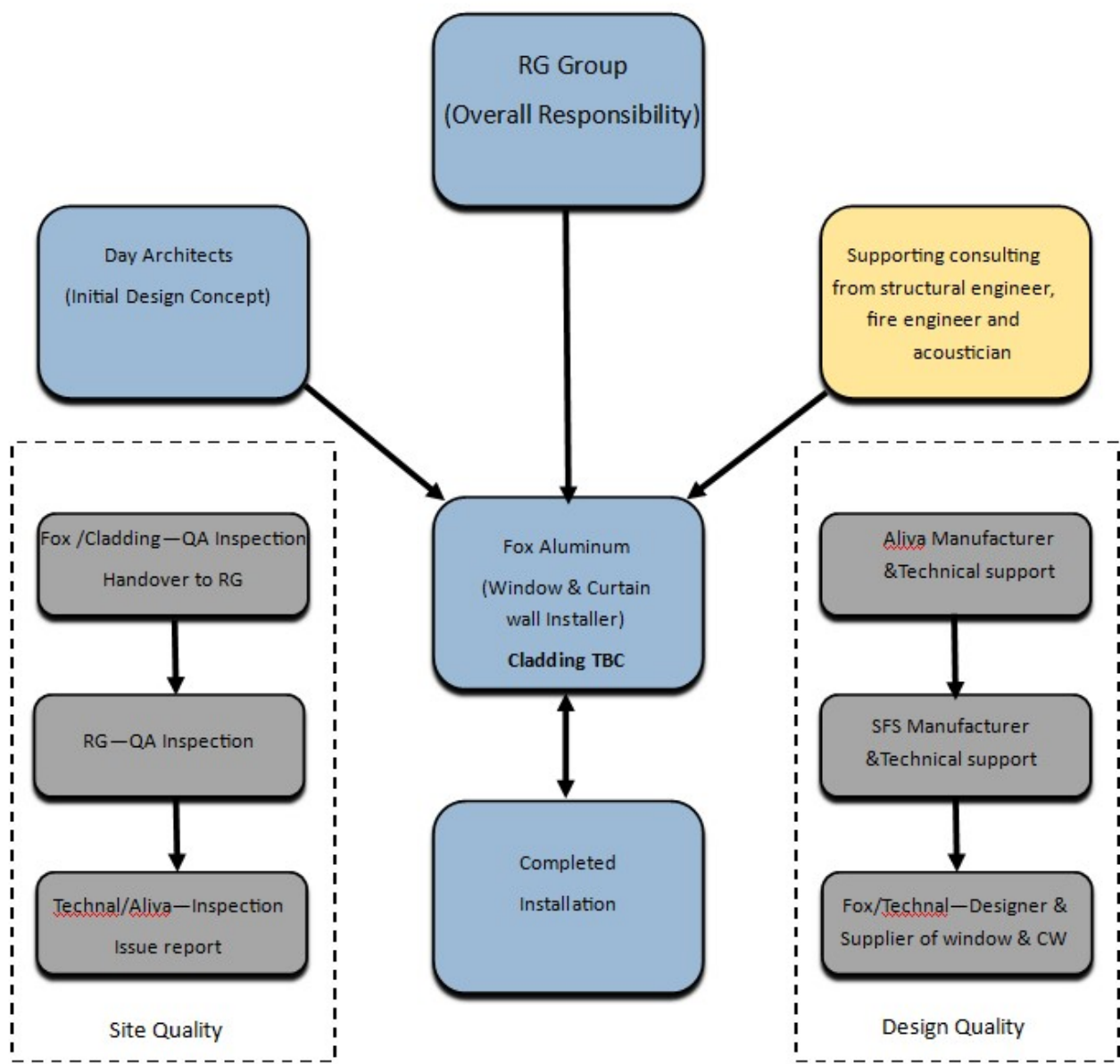
DAY Architects are the delivery architects for the project and are responsible for checking and co-ordinating other design consultants and subcontractors information. For the façade packages DAY will be ensuring the materials and detailing achieve the design intent.

It is RG Group's intent to deliver a high quality product and a number of sample panels will be produced not only for sign off for planning but to act as a quality benchmark throughout the project.

During the construction phase there will be continuous inspections and snagging of each element to ensure the installations are of the highest standard.

Both subcontractors will have their own QA procedures documents reviewed to ensure the quality required is achieved. This documentation will include off site management and transportation procedures.

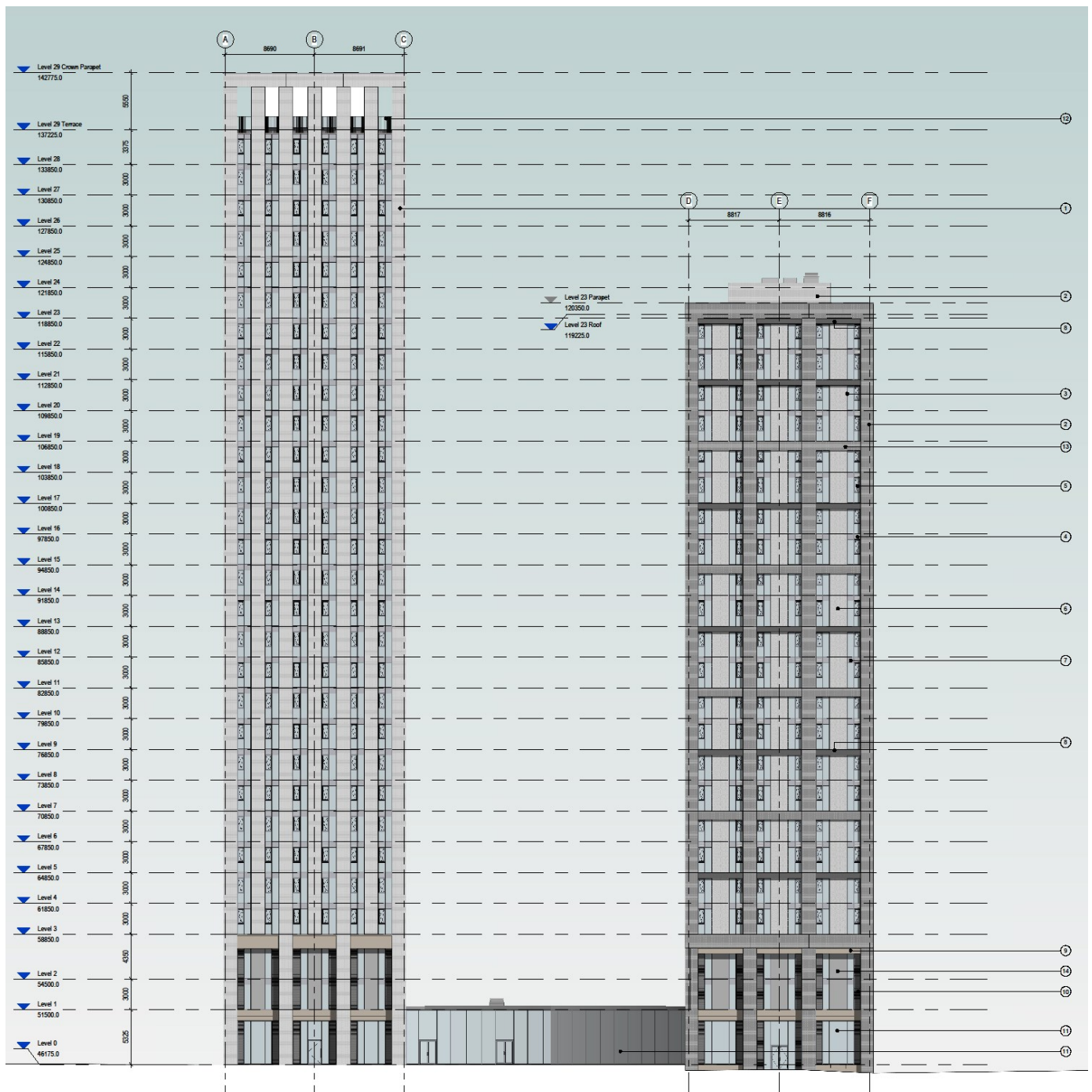
Below is an overview of the design and site quality control process for the glazing and brickslip system used on the Fairfax project.



North West Elevation

Proposed Materials:

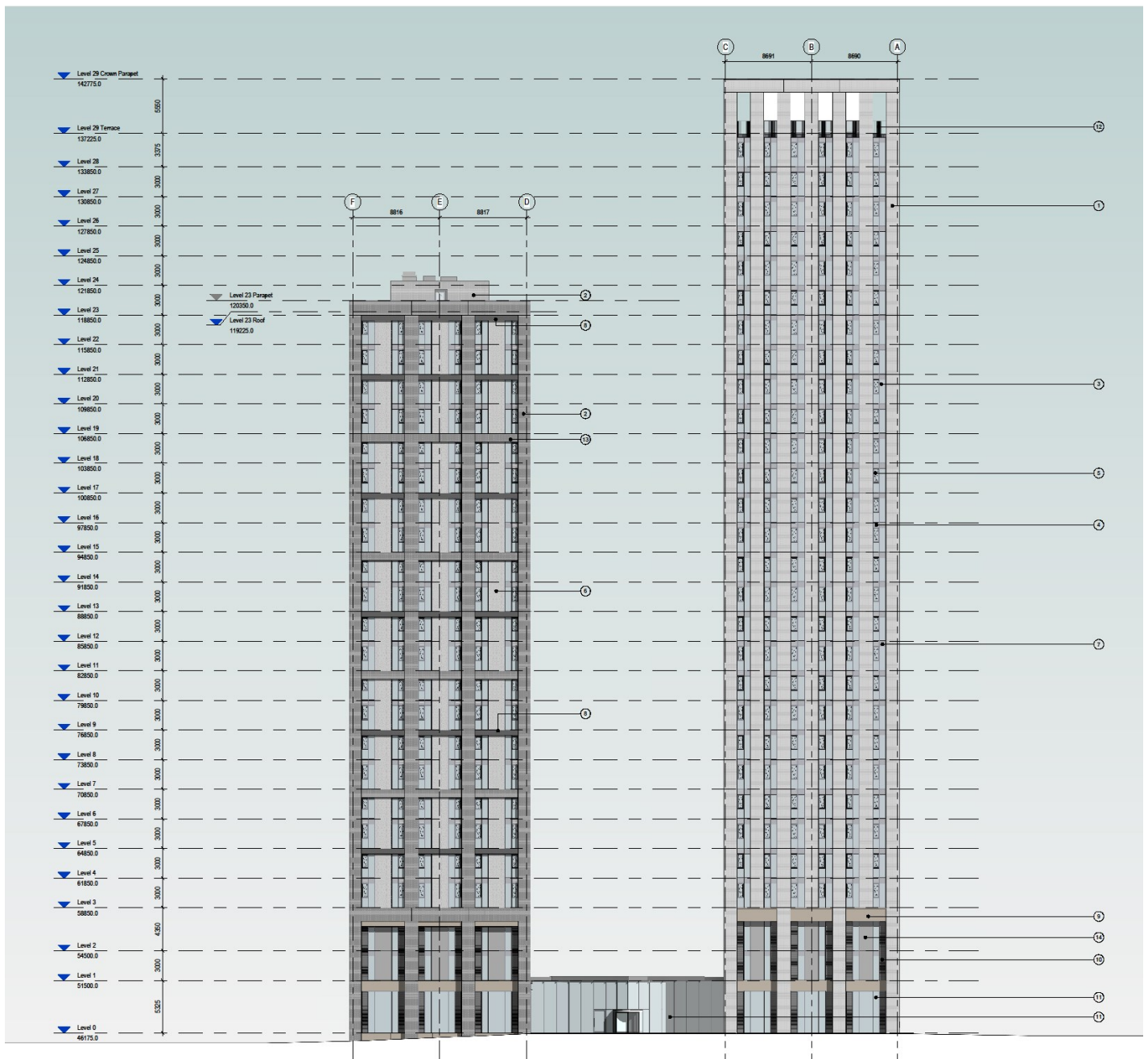
1. Light grey brick.
2. Mid grey brick.
3. Window system with mid grey frames - capped.
4. Silver / grey slotted metal panel.
5. Tilt & turn inward opening window.
6. Geometric tile (pattern shown indicative).
7. Digitally printed glazing treatment to slab edge.
8. Dark grey / charcoal metal panel.
9. Bronze coloured metal panel.
10. Silver / grey micro louvres
11. Stick curtain walling system with mid grey frames - capped.
12. Bronze coloured flat plate metal balustrades.
13. Recessed brick panel in matching facing brick.
14. Opaque back painted glass spandrel panel in dark grey.



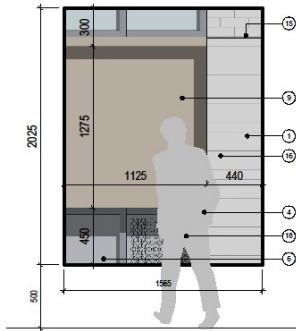
South East Elevation

Proposed Materials:

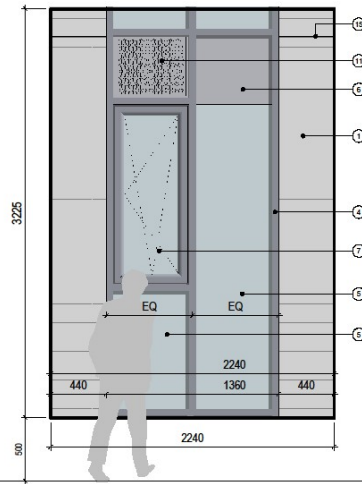
1. Light grey brick.
2. Mid grey brick.
3. Window system with mid grey frames - capped.
4. Silver / grey slotted metal panel.
5. Tilt & turn inward opening window.
6. Geometric tile (pattern shown indicative).
7. Digitally printed glazing treatment to slab edge.
8. Dark grey / charcoal metal panel.
9. Bronze coloured metal panel.
10. Silver / grey micro louvres
11. Stick curtain walling system with mid grey frames - capped.
12. Bronze coloured flat plate metal balustrades.
13. Recessed brick panel in matching facing brick.
14. Opaque back painted glass spandrel panel in dark grey.



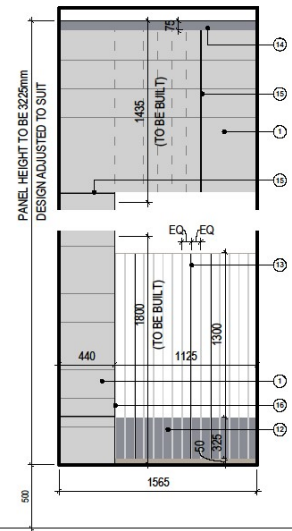
Block 1 + 2 Sample Panels



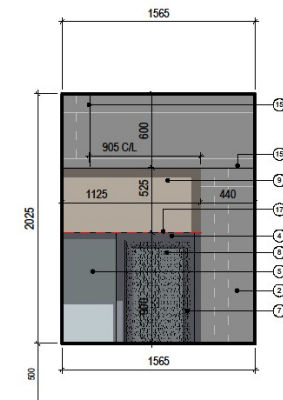
Block 01 Sample Panel 01
Levels G-02
Elevations East & West



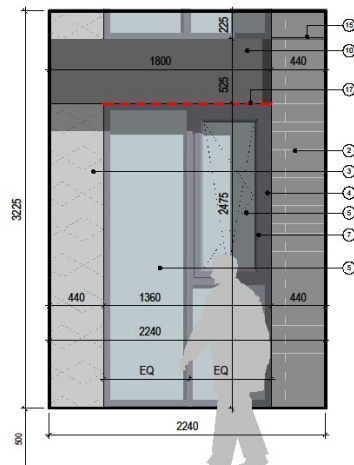
Block 01 Sample Panel 02
Levels 03-26
Elevations North, East, South & West



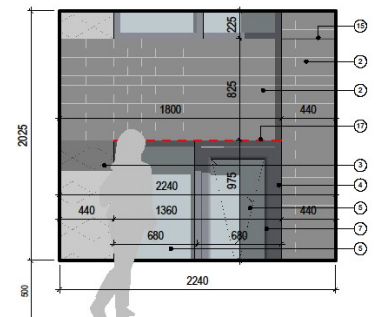
Block 01 Sample Panel 03
Level 29
Elevations North, East, South & West



Sample Panel 04
Block 02
Levels G-02
Elevations East & West



Sample Panel 05
Block 02
Levels 03-22
Elevations North, East, South & West



Sample Panel 06
Block 02
Level 3-22
Elevations North, East, South & West

Materials Key

1. Light grey clay brick slip. Aliva 22mm clay brick slip. Ref: bespoke handmade white grey.
2. Mid grey clay brick slip. Aliva 22mm clay brick slip. Ref: bespoke handmade grey.
3. Mixed grey coloured glazed clay geometric tiles. Ceramica Cumella mixed grey glazed clay geometric tiles supplied by Aliva. Ref: M-118; M-118-2; M-118-3.
4. Silver coloured anodised aluminium capped curtain walling.
Ref: 100A Natural anodised. Internal finish to be PPC in white.
5. Clear glazing.
6. Dark grey back painted glass spandrel. Ref: graphite grey.
7. Opening window vent. To match curtain walling finish.
8. Decorative full height anodised aluminium hex tray panel glazed into curtain walling with finish to match curtain walling finish. To have full height opening window

- vent to rear with finish to match curtain walling finish.
9. Bronze coloured anodised aluminium panel / cladding. Ref: Anolok 543 (Anolok Bronze collection).
10. Dark grey coloured anodised aluminium panel / cladding. Ref: Anolok 54B (Anolok Bronze collection).
11. Dark grey coloured PPC aluminium slotted vent panel to rear. Decorative anodised aluminium hex tray panel to front with finish to match curtain walling finish.
12. Dark grey coloured anodised aluminium flashing. Ref: Anolok 54B (Anolok Bronze collection).
13. Bronze coloured anodised aluminium metal flat plate balustrade. Ref: Anolok 543 (Anolok Bronze collection).
14. Dark grey anodised aluminium metal parapet capping. Ref: Anolok 54B (Anolok Bronze collection).
15. Movement joint in brickwork. Soft joint colour matched to mortar joints. Size of joint TBC by Structural Engineer. Vertical joint locations are indicative only to show design intent on the sample panels and not reflective of true setting out.

16. Brickwork return; demonstrates full corner brick pier geometry.

17. Indicates location of soffit ventilation intake / extract detail for MVHR system. For cladding areas, soffit panel to have integral slots. For brickwork areas, soffit to have colour matched aluminium grill / air brick integrated into brickwork. Size shown indicative only; subject to further detailed design.

18. Decorative full height anodised aluminium hex tray panel glazed into curtain walling with finish to match curtain walling finish. To have opening window vent with finish to match curtain walling finish and dark grey coloured PPC aluminium slotted vent panel to rear.

Note:

- Standalone silver coloured anodised aluminium louvre sample for plant areas to be provided. Area not captured by sample panels.
- Soffit ventilation details are subject to further detailed design with the Mechanical Engineer.

Throughout the delivery of the project there will be QA control measures put in place for all trade packages. As part of RG Groups process of appointment of subcontractors they all have to adhere to a Pre Qualification Questionnaire which covers all topics such as Health + Safety and QA Procedures.

RG have their own QA forms that all subcontractors have to utilize throughout their time on site. An example of the Glazing and Façade QA Forms are shown in the following pages.

The sample panel being provided is dual purpose to sign off materials but also to serve as a reference for all parties to adhere to for approved levels of workmanship.

The glazing and façade subcontractors also have their own QA procedures which include:

- Delivery notes
- Recording installation on app based platform
- Weekly reports
- Completed QA documentation and photograph records
- Supplier site inspections and reports

Quality Assurance

RGG QA Form: Cladding



PROJECT NAME:		PROJECT NO:
CLADDING - QUALITY CONTROL FORM Package No: 211-2 Company Name:		DATE:
SECTION OF WORK: Where? Eg Building A, Elevation North, Level 0, Gridline B-J LOCATION OF WORK: As per attached drawing mark up (make sure location drawing is attached & highlighted) LATEST DRAWING/SCHEDULE NUMBER: Insert the latest drawing ref & setting out details here DATE OF WORKS: XX/XX/XX		
ITEM OF WORK	CHECKED BY	DATE
1. The sub-contractor confirms that they have checked the setting out is correct & in accordance with the latest drawing (if yes, sign off as checked)	Insert name of Contractor/Engineer who has checked the works	XX/XX/XX
2. The sub-contractor confirms that they have checked the correct spec of panel is being installed & provided evidence to support. (list type, colour, size here, fire rating, if ok, sign off checked)	" "	" "
3. The sub-contractor confirms that they have checked that the insulation & CPB are installed correctly & all joints are taped & provided evidence to support. (if OK, sign off checked)	" "	" "
4. The sub-contractor confirms that they have checked all fixings are installed correctly and at correct centres & provided evidence to support. (List dims here eg: 600mm centres, 6 fixings per board & if yes, sign off checked)	" "	" "
5. The sub-contractor confirms that they have checked that all fire breaks (both vertically & horizontally) are installed to the drawing and signed off as correct & provided evidence to support.	" "	" "
6. The sub-contractor confirms that they have checked that all flashings are installed correctly & demonstrated with spot checks. (if OK, sign off as checked)	" "	" "
7. The sub-contractor confirms that they have checked that all capping details are correctly installed & demonstrated with spot checks. (if yes, sign off as checked)	""	""
8. The sub-contractor confirms that they have check that all cills are installed & fitted correctly & demonstrated with spot checks.	""	""

Quality Assurance

RGG QA Form: Cladding



(if OK, sign off as checked)		
9. The sub-contractor confirms that they have installed membrane or vapour control layers (if applicable) correctly & can demonstrate with spot checks.		
10. The sub-contractor confirms that they have checked that all mastic is completed (around flashing/cappings /cills) correctly & demonstrated with spot checks. (if OK, sign off as checked)	""	""
11. The sub-contractor confirms that they have a cleaning regime in place & that they have checked all protection is removed and panels etc are clean. (if yes, sign off as checked)	""	""
12. The sub-contractor confirms that they have check for any damage/scratches to panels/flashing/capping & made good those identified. (list areas applicable, if OK, sign off as checked)	""	""
For and on behalf of INSERT Sub-Contractor Name:	NAME: Print Name	SIGN: Signature DATE: XX/XX/XX
Witnessed By RG Group:	NAME: Print Name	SIGN: Signature DATE: XX/XX/XX

ATTACH RELEVANT PROGRESS PHOTO'S/DOCUMENTS TO SHOW WORKS
(PHOTO'S SHOWING DAMAGE/MASTIC/CAPPINGS/FLASHINGS & FIXING
SPACING, COMPLETED WORKS FINISHED)
UPLOAD ALL INSPECTION & TEST CERTIFICATES

Quality Assurance

RGG QA Form: Glazing



PROJECT NAME:		PROJECT NO:
GLAZING - QUALITY CONTROL FORM Package No: 218 Company Name:		DATE:
SECTION OF WORK: Where? Eg Building A, Elevation North, Level 0, Gridline B-J LOCATION OF WORK: As per attached drawing mark up (make sure location drawing is attached & highlighted) LATEST DRAWING/SCHEDULE NUMBER: Insert the latest drawing ref & setting out details here DATE OF WORKS: XX/XX/XX		
ITEM OF WORK	CHECKED BY CONTRACTOR	DATE
1. The sub-contractor confirms that they have checked the setting out is correct & in accordance with the latest drawing (if yes, sign off as checked)	Insert name of Contractor/Engineer who has checked the works	XX/XX/XX
2. The sub-contractor confirms that they have checked and can evidence that the anodizing/colour finish of frame both internally and externally is compliant with the specification.		
2. The sub-contractor confirms & demonstrates that they have checked the correct spec of panel is being installed. (list type, colour, Fire rating, acoustic rating, size here, if ok, sign off checked)		
3. The sub-contractor confirms & demonstrates that they have checked that the EPDM is fixed correctly & glued down securely		
4. The sub-contractor confirms that they have checked that all glazing beads and window gaskets have been installed correctly? Demonstrate with spot checks. (if yes, sign off as checked)		
5. The sub-contractor confirms that they have checked all handles/trickle vents have been installed and are working correctly. Demonstrate with spot checks (If yes, sign off as checked)		
6. The sub-contractor confirms that they have checked that all flashings are installed correctly. Demonstrate with spot checks (if OK, sign off as checked)		
7. The sub-contractor confirms that they have checked all cills are installed correctly. Demonstrate with spot checks		

Quality Assurance

RGG QA Form: Glazing



(if OK, sign off as checked)			
8. The sub-contractor confirms that they have checked that all mastic is completed (around flashing/cappings /cills) correctly & to a suitable standard. Demonstrate with spot checks.		"....."	"....."
(if OK, sign off as checked)			
9. The sub-contractor confirms that they have checked that all firestop insulation & fire breaks (both vertically & horizontally) are installed to the drawing and signed off as correct & provided evidence to support.			
10. The sub-contractor confirms that they have in place a checking regime to ensure that all protection/labels are removed from infill panels & glass and that they have been cleaned		"....."	"....."
(if yes, sign off as checked)			
11. The sub-contractor confirms that they check for any damage/scratches to glass/panels/flashing/capping/cills and immediately make good. Provide evidence to support.		"....."	"....."
(list areas applicable, if OK, sign off as checked)			
For and on behalf of INSERT Sub-Contractor Name:	NAME: Print Name	SIGN: Signature	DATE: XX/XX/XX
Witnessed By RG Group:	NAME: Print Name	SIGN: Signature	DATE: XX/XX/XX

ATTACH RELEVANT PROGRESS PHOTO'S/DOCUMENTS TO SHOW WORKS
(PHOTO'S SHOWING DAMAGE/MASTIC/CAPPINGS/FLASHINGS & FIXING
SPACING, COMPLETED WORKS FINISHED)
UPLOAD ALL INSPECTION & TEST CERTIFICATES

Quality Assurance

Example Subcontractor QA Form



		QA Inspection Sheet											
Document No.													
Audit Title													
Client / Site													
Conducted on													
Prepared by													
Location													
Personnel													
Location													
Building Reference													
Elevation													
Level - Apartment number													
Stage One, Material removal													
QA Identifier sheets to be attached and referenced in the notes													
Has all material been removed and the substrate inspected for defects and suitability	Yes	No	N/A	Note									
Has all material been removed to waste containers not left on the scaffold	Yes	No	N/A	Note									
Stage Two, Installation - Sub Structure													
Is the backing structure in the correct position and in good repair / within the required tolerances / needing no further works	Yes	No	N/A	Note									
Itemise any change of scope works that are required to complete the area to a good standard	Yes	No	N/A	Note									
Stage Three, EPDM													
Has any required EPDM membrane been installed to the full cladding perimeter to include any penetrations, all laps facing the correct direction and all joints and ends sealed as per the manufactures specification as required within our scope	Yes	No	N/A	Note									
Has the breather membrane been installed the the rear face of the insulation and all overlaps and joints sealed as per the manufacturers spec	Yes	No	N/A	Note									
Have any brackets been fixed in the correct position with the correct fixing type as per the construction issue drawings	Yes	No	N/A	Note									
Stage Four, Insulation													
Has the correct insulation and fixings been installed at the correct thickness according to construction issue drawings.	Yes	No	N/A	Note									
Are the joints all staggered	Yes	No	N/A	Note									
Is there any supporting framework required	Yes	No	N/A	Note									
Stage Five, Cladding													
Have the cladding vertical cladding rails been installed as specification drawings inclusive of the isolating PVC tape	Yes	No	N/A	Note									
Have any required movement joints been incorporated and installed correctly as the construction issue drawings	Yes	No	N/A	Note									
Have the fire barriers been installed in the correct places utilising the correct fixings	Yes	No	N/A	Note									
Has the external cladding been installed as drawn complete with the correct coloured fixings	Yes	No	N/A	Note									
Stage Six, Handover													
Is the cladding element wall in an acceptable condition to be handed over	Yes	No	N/A	Note									
<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Signed on behalf of Stoneguard Northern Ltd</td> <td style="width: 10%;"></td> <td style="width: 20%;">Sign</td> <td style="width: 30%;">Print</td> </tr> <tr> <td>Signed on behalf of Warden Construction</td> <td></td> <td>Sign</td> <td>Print</td> </tr> </table>						Signed on behalf of Stoneguard Northern Ltd		Sign	Print	Signed on behalf of Warden Construction		Sign	Print
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