

Minutes of Meeting to Prepare for D.A. for Roof Construction
Held on 19 July 2006, at 4.30 pm in the Cottage at the OBH

The Meeting was convened at the request of MMA. No written agenda.

PRESENT: Pip, Sophie, Jay, Charles, and Geoff Cloke (Projects Supervisor) and David Grejson (Architect) representing MMA.

The meeting began with Pip offering heritage considerations for the proposed roof construction. (Most of these points have been reported to the Trustees in an earlier report.)

PIP'S COMMENTS:

1. Truss construction is not the traditional method but is acceptable
2. Sheet Roofing – should be the heaviest gauge galvanized iron custom orb profile. Should be full sheets, no midspan joins. Zinc/Alum is not acceptable, but grey color bond is acceptable. Hex head screws are acceptable.
3. Surviving sections of roof should be checked by builder. If sound, they should be left in place and painted grey.
4. Gutters should be zinc/alum, not gal/iron. Z/A will last longer. Downspouts should be round, not square. Both gutters and spouts to be heritage red color bond. No plastic bits above ground. Valleys to be widest available.
5. Traditional sheet end finish is barge roll. If it is still available it should be used. Ridgecap to be roll top profile.
6. Every attempt should be made to duplicate ornate barge and related trim features.

Geoff Cloke directed attention to the scope of works items listed on Drawing A.03d, 1 through 14.

ITEMS:

1. Agreement/no discussion.
2. Attention drawn to change in top plate. Timber inset replaced by brick.
3. Tie-downs. Detail shows tie-down strap from top plate to sub floor. G.C. questioned necessity of full wall strap. 14 courses is acceptable standard. MMA to investigate.
4. Agreement/no discussion.
5. Agreement/attention drawn to chimney brace detail.

6. Pip recommended .750mm centres but agreed .900mm is allowable. J.E. noted sarking and blanket is not in BMT. QS.
7. Agreement/no discussion.
8. MMA to check ordinance on use of lead flashing and electrolysis effect on dissimilar materials.
9. Item calls for hardwood. Noted that damaged barges were softwood. Also that pre-primed fascias are softwood.
10. Agreement/no discussion.
11. See Pip's comments on gutters.
12. J.E. questioned fixing ceilings at roof construction. Continuing work on walls, i.e. cleaning charred plaster, repairing brick work and replacing render might damage ceilings. G.C. added that this was the logical time to do such work.
13. J.E. advised that paint colour schemes have yet to be discussed by Trust.
14. Agreement/no discussion.

Meeting closed at 6.00 pm

The above discussions raise matters which the BMT QS has not provided for. The following are ancillary costs to the QS report.

1. Item 3, scope of works. (SOW). The strap solution for tie-down will require that walls are re-rendered.
2. Item 6, SOW. Sarking and insulwool blanket not included in QS.
3. Item 12, SOW. calls for square set cornice. BMT QS allows \$4,628 for moulded cornice.
4. GREY PAINT FOR SURVIVING ROOF NOT PROVIDED IN BMTQS
5. M.M.A. RAISED THE MATTER OF REBUILDING DOWNED CHIMNEY STACK - NOT PROVIDED FOR IN BMTQS