



## Specification in a context of liability

- **Context:**
  - General Contracting & D&B
  - RIBA Plan of Work stages
  - Case Law

## What is a Specification?

- **A recipe for a building (General Contracting)**
  - All the ingredients
    - Ingredients, materials, products, accessories, systems
    - Greener versions where available
  - All the utensils (tools, less so these days)
  - All the mixes (very important, strength, durability)
  - All the processes (workmanship)
  - All the finishing off (workmanship, tolerances)
  - The end result (appearance, finishes)
  - Taste test (site testing)
- **Or Employer's Requirements (D&B or CDP)**
  - Make me a nice cake

## Employer's Requirements

- Anything from a brief for a building
- To a specification
- Usually Performance Specification
  - Make me a nice cake
- Some times prescriptive bits
  - Smooth white icing
  - Or crumble detailing

## What else?

- **Preliminaries**
  - Architects responsibility
    - Infrequently by Architects
      - (especially with different procurement methods)
      - or standard departures from NBS issued to QS to include
    - Written by the QS? (No Responsibility?)
    - Checked by the Architect?
- **Schedules?**
  - Architects Finishes
  - Ironmongery, Sanitaryware
- **Specialist Contractor's Specifications?**
- **Manufacturer's Specification? Included after editing?**
- **Appendix?**

## Who's responsibility?

- **Your's unless you client gives permission to do otherwise**
  - No matter who actually writes it
- **If somebody else does you are responsible for reading, reviewing and getting it corrected by them, or adding to it**
- **Who else might right it?**
  - Other Consultants
  - Manufacturer's own
  - NBS (yes, even they have weaknesses)
  - Specialist constructors
  - QS: why? Cost Control Freaks
  - Developer's preferred products or methods
  - Clients preferred (who they do business with)
  - Industry/Sector National Specifications

## Specification Responsibility

Changes with Procurement methods

Another GBE CPD file to download soon

## At what stage?

- **As soon as you put 9B pencil to paper**
  - Specification choices are being made
  - Specification is Design, Design is Specification
- **Record your choices as you go**
  - So you do not have to remember later
  - Meet reps write spec (or get them to do it for you)
- **Outline spec to QS can be full of holes**
  - But full of nuggets of information
- **So the cost plan reflects**
  - what you are thinking of and hoping for
- **If you want a green building write a green outline spec to get a green cost plan**
  - Fail at this stage and you will get a violet building

## Specification: at what stage?

RIBA Plan of Work  
Stages 0 to 7 (or 8)