BUILDING CONSTRUCTION PRACTICE

A site visit report should contain the following:

1. Site Investigation
2. Local Condition
A. Site investigation

1. Location
   - Nearest town or city
   - Proximity of school, emergency services, entertainment, shop, recreation, transport and employment, (all good selling points for speculative developments)
   - Distance from head office (client and builder) and traveling time
   - Distance from nearest railway station to the site

2. Accessibility
   - Approach and site access roads; width, gradients, bends, sharp corners, condition and construction relative to transport of heavy plant and equipment
   - Bridge: strength, width and clearance height
   - Temporary roads’ rolled metal track or consider preparing the sub-base for new roads as temporary access
3. Availability of spaces
   - Site offices, canteen, stores and compound
   - Material storage areas and handling
   - Construction areas and assembly areas
   - Plant location

4. Services
   - Water, drainage, electricity, gas and telephone
   - Location will be determined from the maps by consultation with the appropriate local authorities. Distance from site will affect cost of installation as will diversion of services already on site. Electricity potential (240V or 415V) should be established for operation of plant and equipment
   - An estimate of building usage is also helpful for ascertaining the demand on sewers and drains

5. Ground composition
   - Boreholes are required to determine:
     - Change in strata
     - Strength of subsoil
     - Toxicity of subsoil
     - Stability of excavation
     - Water table (depth below surface)
Site Preparation

6. Site clearance and demolition
   - A plan of the site should indicate trees, shrubs and existing buildings, and a site survey will reveal the extent of leveling necessary.
   - Demolition and excavation
     • Methods and costs
     • Effect of tree and structural preservation orders
     • Reuse of materials
     • Protection of adjacent buildings
     • Protection of other properties and people
     • Special insurance requirements
     • Compensation payments and liability for damage
     • Distance to spoil tips and charges

Site Preparation – B&C

B. Local Conditions
   - Local authority (planning, highways and building control departments)
   - Labour availability
   - Local resources
   - Subcontractor
   - Plant hire
   - Climatic and weather condition
   - Security
C. Site Organization
- Temporary services
- Water and sewerage
- Gas
- Electricity
- Telephone
- Location and co-ordination
- Site welfare facilities

D. Storage and protection of materials
- Cement
- Aggregates
- Timber
- Brick & blocks
- Plaster
- Plasterboard
- Steelwork (sections and reinforcement)

E. Trial Boreholes
- Trial holes to determine the nature of a subsoil are an important part of an early site investigation.
Site Preparation – F&G

F. Site Fencing and hoardings
- The type and nature of fencing selected will depend considerably on the work composition and site location.
- Closed-boarded hoarding is more effective than open fencing for protecting the site from intruders.

G. Excavation and site clearance
- Hand tools excavation technique
  - Very small building
  - Where the site is inaccessible to excavating plant
  - Where archeological remains are discovered and particular care is necessary
- Mechanical plan and equipment commonly used for:
  - Site clearance and light demolition
  - Topsoil stripping
  - Trench excavation
  - Pits and boreholes
  - Site transport

H. Levelling
- Levelling is the procedure for measuring the height of certain points around the site, in order to establish excavation quantities for reducing ground levels and establishing drain runs.
- The height is measured in relation to ordnance bench marks.

I. Setting Out
- Following stripping and levelling, the position of a building is marked out with string lines and pegs to indicate foundation trenches and walls.