NOTES RELATED TO SPECIFICATIONS

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Cavity Closers
Insert Isofoam xcc insulated cavity closer to all new openings all as Document L 2003 width and fixing to suit opening.

Timber
All structural timber to be treated and SC3 grade. (unless specified otherwise).

Sound
Building work in relation to paragraph E1 of schedule 1 should be ensured that appropriate sound insulation is carried out and a copy of test results is submitted to local authority.

Wall Construction

EXTERNAL WALL:
102 mm facing bricks, 50 mm cavity with 5 no/ M2 stainless steel double triangle or vertical twist type brick ties and every 300 around jambs. Lay 85 mm EARTHWOOL DRITHERM CAVITY SLAB 32 in cavity next to 100 mm THERMALITE SHIELD blocks. Finish with 9.5 mm plasterboard and skim on dot and dab fixing system.
Common bricks to founds, bricks to be 20N min. strength with 1:1:6 mortar and 1:¼:3 below DPC. Tie all new work to existing with continuous cavities.
CATNIC CG 70/100 lintels over external wall openings with 150 mm end bearing and weep holes every 4th perpend.

Lead work
At all roof abutments of the new roof structure to the existing structure provide code 4 lead flashing with a minimum up stand of 150mm. All lead work installation shall be strict accordance with the requirement of the Lead Development Association recommendations and details. All exposed lead is to be coated with Patination oil to avoid unsightly staining.

Floor Construction
50 mm sand and cement screed on 100 mm C35 grade concrete slab, laid onto, 75 mm thick KINGSPAN Thermafloor TF70, run 25 mm thick TF70 up the sides of slab. OVer and under 1200 guage visqueen DPM with lapped and / or taped joints, run up sides and under DPC. On 20 mm sand blinding on 200 mm min layer of rolled stone hardcore.

DPC
External leaf min 150 mm above ground level with internal DPC at slab or floor level., weak mix required 225 mm below dpc

Heating System
All hot water or heating pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding 0.035 W/mK. With a thickness equal to he outside diameter of the pipe (upto a max. 40mm)
All heating and hot water system to be fully installed and commissioned by a CORGI or BESAFE registered installer. 90 % rating required for new boiler.

Lintels
Provide galvanized epoxy coated fully insulated steel lintels to all openings.

Doors
All exterior doors are to be thermally efficient door as described in L1B of Building Regulations (1.8 W/m2.K) Any glazing as per window stabdard.

All glazing in doors and screens (exterior and interior situations), windows adjacent to doors and windows below 800 mm cill height , are to have fitted class C toughened glass to BS 6206 and marked with glazing standard, at least 450 mm wide and 750 mm high. Maximum of 1100 mm from the floor to the bottom of the opening light.

Rainwater Goods
112mm dia PVC guttering to run into 68 mm PVC downspouts and into trapped access.

Note: The builder should identify all drain runs as work commences and inform either the local authority and / or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner.

Ventilation
To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250.

Lead work
At all roof abutments of the new roof structure to the existing structure provide code 4 lead flashing with a minimum upstand of 150mm. All lead work installation shall be strict accordance with the requirement of the Lead Development Association recommendations and details. All exposed lead is to be coated with Patination oil to avoid unsightly staining.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) will be design, submitted, inspected and tested by a person competent to do so, prior to completion. The local authority must be satisfied that either electrical installation certificate issued by competent person or appropriate certificate and form defined BS 7671 to be submitted.

Straps
Strap down all roof timbers I.E. wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 1.8 m centres.

FIRE ALARMS

- Dwellings to be fitted with a fire detection and fire alarm system in accordance with BS5839 - 6: 2004 – Grade D - category LD3 standard.
- System to be mains operated and must conform with BS EN 14604: 2005, Smoke alarm devices or BS5446-2: 2003, Fire detection and fire alarm devices for dwelling houses, Part 2 Specification for heat alarms, respectively. AND Must be battery backed up (either rechargeable or non-rechargeable).
- Where there is more than one smoke detector required (see positioning requirements below), they should be interlinked together, so that all sound the warning should one of the detectors operate.
- Use Optical detectors – less affected by low levels of invisible particles, such as kitchen fumes and are not as prone to false alarming where adjacent to such areas.
- Smoke detectors to be mains powered to a single independent circuit on the dwellings mains consumer unit or a single regularly used local lighting circuit.
- Provide a means of isolating power to the smoke alarms without isolating the lighting.
- Electrical installations should comply with Approved Document P (Electrical Safety).
- Any conductors used for interconnecting alarms (signalling) should be readily distinguishable from the supplying mains power, e.g. colour coding.
- Position in circulation areas on every floor of the dwelling - positioned between the sleeping spaces and places where a fire is likely to start e.g. living room / kitchen and yet be close enough to the bedroom doors to effectively wake sleeping occupants.
- Smoke detectors should be positioned so that there is one within 7.5m of every habitable room door and a minimum of 1 smoke detector in every storey of the dwelling.
- If your kitchen is not separated from the stairways or circulation routes by a suitable door, then you must also install a compatible heat detector in the kitchen, interlinked with the other smoke detectors positioned as above in the circulation routes.
- All heat and smoke detectors are to be interlinked so all operate an alarm if one is triggered.
- Smoke detectors should preferably be fitted to the ceiling in a central position and at least 300mm from any wall or light fitting. Check the manufacturers instructions carefully when deciding where to position them – particularly if you are going to mount them on the wall. Wall mounted detectors should generally be fixed between 150mm and 300mm below the ceiling.
- Smoke detectors should not be fixed directly above heaters, air conditioning units, ducted heat outlets, or in bathrooms, showers, cooking areas or garages, where steam, condensation or fumes could cause false alarms to occur.
- Do not fit very hot or very cold areas e.g. boiler rooms or unheated porches, where air currents may move smoke away from the detector before it activates.
- Always position your detectors so that they can easily be maintained, cleaned and tested – so don't position them over stairs etc.

EXTRACT FAN
Fit extract fan to kitchen to give 60 litres/sec extraction rate, or use a fan adjacent to the hob with 30 litre/sec extraction, operated by a remote switched spur and vented to outside air.

Fit extract fan to bathroom to give 15 litres/sec extraction rate. Vented to outside air.

Windows
Windows to open 5% of the floor area. If the window opens more than 30 degrees or 10% for under 30 degree, Thermabate DPC to all brickwork jambs (side and cills). Draught seals are to be fitted on all open able elements of doors and windows, which are to be made of timber or upvc. Use double glazing units with a minimum 16 mm air gap, Argon filled and PILKINGTONS K glass or similar to inner pane.

Background ventilation is as follows:-
8000M2 min equivalent area in each habitable room.
2500 M2 min. equivalent area in each wet room. The ventilators should be located at least 1700 mm from the floor and 500 mm from any extract fan required.

Opening lights suitable for rescue / means of escape are required to be min. 0.33 sq m with min. dimensions of 450 mm wide and high max 1100 mm above floor level (clear opening when in the open position)

Safety Glazing
All glass below 1500 mm from ground floor level or ground level to be laminated glass to BS 6206 class B.

Flashing
Insert No 4 lead apron flashing min. up-stand 150 mm insert cavity trays over.

Ventilation
To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250.

Smoke Detectors
Provide and install independent smoke alarm detector. Mains power with battery back up to BS 5839-6:2004 – Grade D – Category LD3 standard. If more than one smoke alarms are installed, link them together.

Fire protection
Any beam will require cladding to achieve 30 minutes fire resistance. A common method is to clad the beam with two layers of 12.5mm plasterboard securely fixed to the beam then finished with a plaster skim.