

CLIENT : GREGG NORRIS
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THE CONSTRUCTION OF A PITCHED ROOFED DORMER
AT THE SIDE OF THE EXISTING DWELLING HOUSE +
ALTERATIONS. HEIGHT TO BE KEPT BELOW THE
EXISTING RIDGELINE.

Contractor to ensure the following:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.
Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works.
Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy at all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with building regulations latest edition.

All electrical works to be installed & checked by i.e.e., Registered fully qualified engineer and appropriate certification to be provided when work completed on site.

All gas supplies & installation by 'gas safe' certified engineer appropriate certification to be provided when work completed on site.

**All dims are to be checked
and confirmed on site by builder.**



1.00 GENERAL ITEMS:

- 1.01 Every endeavour has been taken to provide the Contractor with sufficient information to adequately price the proposed Works. It is recommended, however, that the Contractor visits the premises prior to submitting his Tender. It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works. Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained. The Works are indicated upon the following drawings 1,2,3,4,5,6,7,8.
- 1.02 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.
- 1.03 Any damage caused by the Contractor or his Sub-Contractors shall be made good at his own cost, and to the full satisfaction of the Client.
- 1.04 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.
- 1.05 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.
- 1.06 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.
- 1.07 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.
- 1.08 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.
- 1.09 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.
- 1.10 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.
- 1.11 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.
- 1.12 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.
- 1.13 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

CONTINUITY OF INSULATION AND AIRTIGHTNESS.

- All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:
- Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
- Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where built into an external wall with mastic sealant.
- Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
- Seal around all services penetrations through the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p. boxings.
- For drying ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.

Electrical wiring: When using competent person

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the 18th edition wiring guidance and building regulation Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the secretary of state, And, The competent person is to send to the approved inspector a 'self-certification certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'self-certification certificate' and a BS 7671 electrical installation test certificate.

HEATING:

Suitable heating and provision of hot water to be provided to the proposed new building work/extension/conversion. 'Gas Safe' registered plumber to design, install, inspect and test to all appropriate 'gas safe' regulations the new/extended system and ensure full satisfactory working performance to the owners requirements. Plumber to liaise completely with owner at all times and submit all required documentation to Approved Inspector upon completion of work.

All radiators to be fitted with thermostatic radiator valves.

All work to be carried out by a 'Gas-Safe' approved installer, to Gas Board Regulations and provisions and Approved Document J. Installing plumber to notify the Approved Inspector, not later than 30 days after completion, that the building services have been commissioned in accordance with a procedure approved by the Secretary of State.

All qualified boilers to have an 'SEDBUK' value/band of '90%', band 'a'.

All pipework, incorporated in the water/heating system, that is situated in an unheated space is to be surrounded in 40 mm of insulating material (min conductivity 0.045 w/mk.)

All work to be carried out by a 'Gas Safe' certified engineer/plumber.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²

Purge ventilation - New Windows/rooftlights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation

Ventilation provision in accordance with the Domestic ventilation compliance guide.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Eaves:

All timber to be pre-treated with preservative prior to fixing as manufacturers instructions. eaves detail to match the existing, construct fascia board from 32m quality redwood, and soffit to be constructed from 18mm redwood boarding supported off 50x50 sc3 treated battens. provide continuous 25mm wide soffit strip vent along the length of the soffit, or, alternatively use 25mm upvc soffits, fascias and barge boards as agreed with the contractor/builder.

ABOVE GROUND DRAINAGE

Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Sinks - 3m for 40mm pipe 4m for 50mm pipe

Washing machine and dishwasher - stand pipe 50mm

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

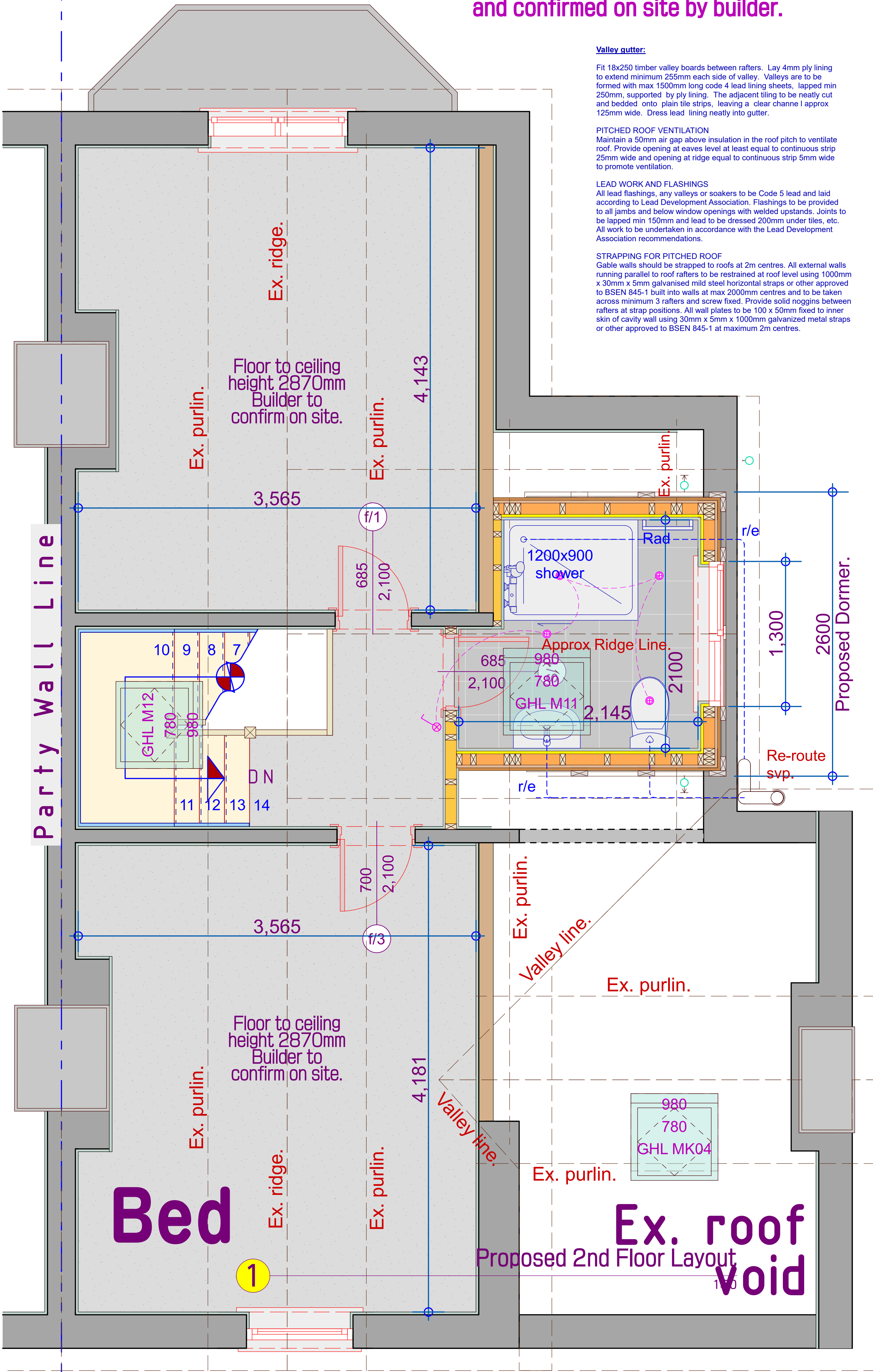
W/c - 6m for 100mm pipe for single wc

All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.

Supply hot and cold water to all fittings as appropriate.

AUTOMATIC AIR VALVE

Bathroom fittings from wc, whb, shower, bath etc..., to be connected to new 110mm UPVC soil pipe with accessible 'FloPlast' internal/external air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.



CONTRACTOR TO ENSURE THE FOLLOWING:

CDM REGULATIONS:

The contractor and client are expected to understand their obligations under the cdm regulations and be fully aware of their application. Blueprint cad ltd offer no cdm service and accept no responsibility for owner/builder failure to fulfil their obligations.

Builder/owner to confirm with hse whether project is deemed as 'notifiable'. If so an appropriately qualified planning supervisor is required to be employed.

Contractor to comply fully with the construction (design and management regulations) 2015 and the workplace (health and safety) regulations, and advise the health and safety executive and planning supervisor at all applicable stages

Before any appropriate work commences.

The cdm regulations apply to most common building, civil engineering and engineering construction work. You must notify hse of the site if the construction work is expected to either:

- Last longer than 30 days; or
- Involve more than 500 person days of construction work.

The design has required the structural alteration of the existing building fabric as designed by the structural engineer to provide support to roof, floor and masonry construction. Beams will require the use of specialist lifting equipment to ensure the safe handling and positioning of the sections. The contractor will be required to assess the implications on stability prior to commencement on site, and provide the necessary props and shoring to ensure that vertical and lateral support is maintained within the property throughout the project, as discussed and agreed with the structural engineer at all times. If the owner is to remain in residence throughout the project, the contractor may need to take specific precautions to safeguard the owners health and safety, including that of any visitors to site.

The contractor should be aware that this project involves the use of heavy and potentially hazardous materials. In common with all building projects, his operatives should be made aware of the specific dangers of working in this environment, and be provided with the necessary safety equipment and work wear to ensure their health and safety is not compromised.

The contractor should assess the complexity of the scheme and provide a working method statement to ensure that health and safety is not compromised at any stage.

The client's, and contractor's attention are drawn to their responsibilities under the requirements of the 'construction design and management regulations' for health and safety throughout this project.

BUILDING PRECAUTIONS:

The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and securely supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this.

The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations

The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.