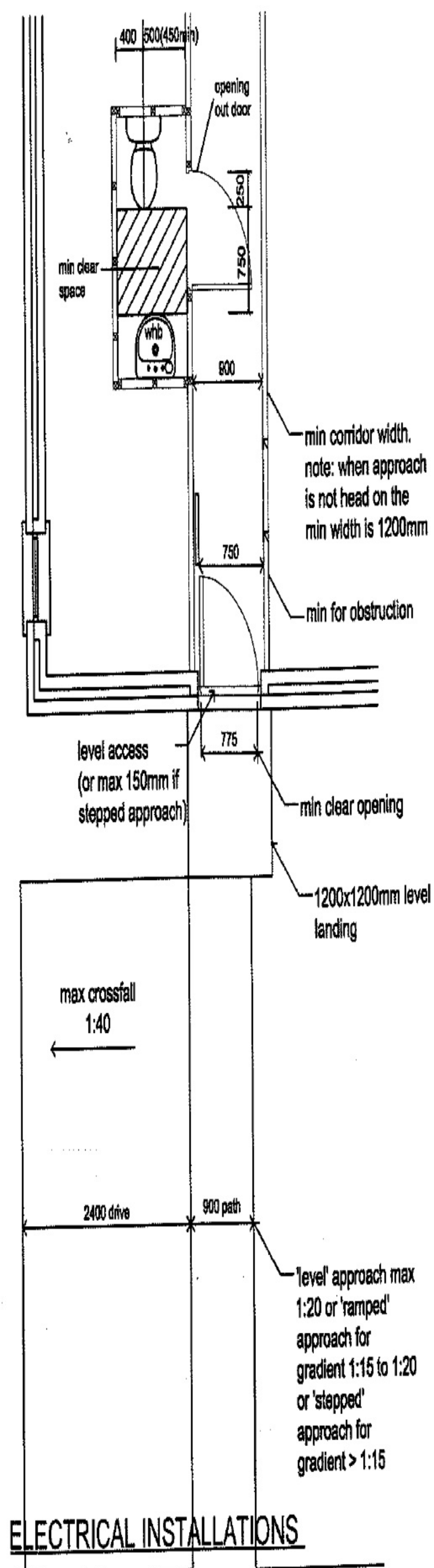
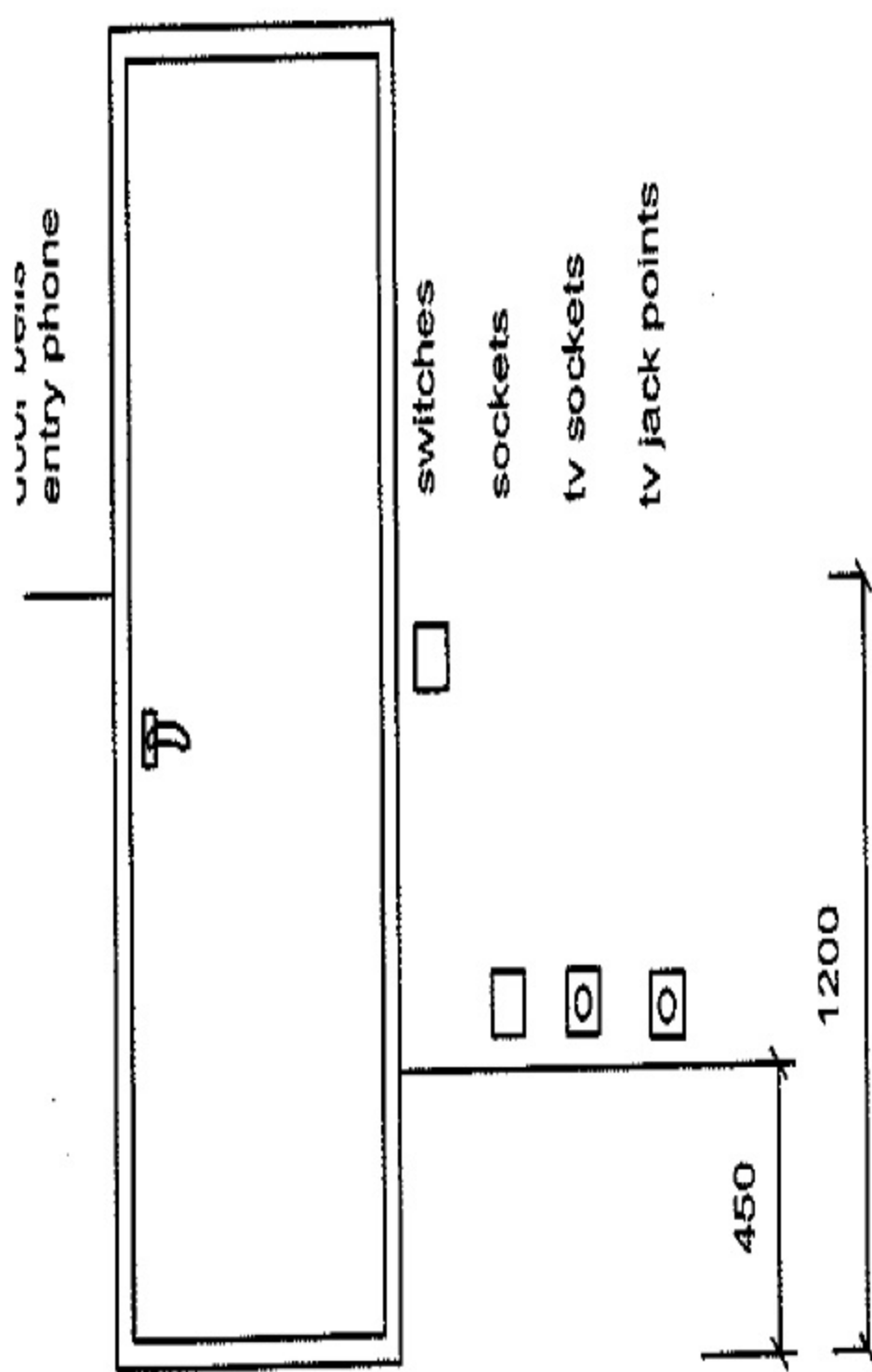


ACCESS



ELECTRICAL INSTALLATIONS



HOUSING NOTES

Amended to comply with AD L1, J & H 05/07/02 Intermediate Floor note amended to TJI joists 01.12.06 Amended to AD L1A 08.01.07
All to be to Accredited Construction details for Part L

1. FOUNDATIONS

External and party wall footings to be minimum 600x150mm deep 21N concrete. All foundations to be minimum 750mm below finished ground level or to drain invert level if within 1m of drain and invert greater than 750mm. All foundation walls to perimeter of building to be Trenchblock or equal. Note:- Foundations given to minimum size only. Actual dimensions of footings to be determined by ground conditions, and / or Structural Engineer.

2. GROUND FLOOR (FFL minimum 150mm above ground)

PCC concrete beam and 7N Hemelite concrete block floor with 80mm Kingspan TF70 insulation, 65mm sand / cement screed with fibre reinforcement. Ground to be sprayed with an approved weed killer. Air bricks to be provided to opposing external walls (and internal as appropriate) to give 1500 sq mm / m run unobstructed ventilation area. Where site levels dictate, external steps to be provided as required. Maximum rise of 220mm:- minimum going of 220mm. Handrail to be provided where more than two risers are require and is to be 900mm above pitch line.

3. WALLS (External "U" Value = 0.31W/m²K)

100mm facing brick, 100mm cavity filled with "British Gypsum Walltherm blown mineral fibre". Fibre is to be injected through the inner leaf as indicated by the drilling pattern in the Agreement Certificate so that it will penetrate the cavity to the top of the cavity fill which will be 225mm below the lowest DPC. Stainless steel double triangular wall ties to suit 100 cavity at 750 cts horizontally and 450mm cts vertically, 225mm at jamps. 100mm thick Hemelite Standard 3.6N blocks (7N block to inner leaf of ground floor 3 storey dwellings) with 8mm parge coat and 12.5mm gypsum plasterboard on dabs (joints to be staggered sealed & taped). Cavities to be closed at top with fibreglass. PVC DPC minimum 150mm above ground level and to all vertical and horizontal closures of cavities (unless preformed PVC profile). Cavities to be filled with lean mix concrete to 225mm below the lowest DPC. Lintels to suit a 100 cavity to be mild steel galvanised combined insulated type with minimum 150mm end bearings. All gaps between plasterboard and masonry at the perimeter of door / window openings and wall to floor and wall to ceiling junctions to be sealed with continuous ribbon of plasterboard adhesive. Tile and weatherboarding to be fixed to wall using battens with approved underlay beneath.

4. WALLS (Internal & Party)

75mm timber studding at 400mm centres, 12.5mm plasterboard (min. mass 10 kg/m²) or equivalent, with staggered joints sealed & taped. 25mm mineral wool (10kg/m²) suspended in voids of all studwork where shown on plan. Where stud partitions are fixed to an external wall, the last stud is to be bolted to the inner leaf to provide lateral restraint, using "Fischer GB14" type wall plugs when shown on drawings. Ground floor internal walls to be 100mm Hemelite Standard 3.6N blocks (USO), with 12.5mm plasterboard (min. mass 10kg/m²) sealed & taped. Stainless steel double triangular wall ties (Ancon HRT4 or Clan PWT4 ties - 'lie type A' - AD E) to suit cavity width at 750 cts horizontally and 450mm cts vertically. 8mm rough parge coat with 12.5mm plasterboard (min. mass 10kg/m²) on dabs (except to garages). Party walls to be fire stopped with mineral wool quilt to the underside of the roof covering and at junctions. Wall to have a mass equal to or greater than 300kg/m².

5. INTERMEDIATE FLOOR

22mm tongue and grooved moisture resistant flooring grade chipboard (type C4 to BS5669) with minimum mass of 15kg/sm, glued to joists and with glued joints on; 245mm (nominal size) TJI (Trus Joists) joists at 600mm cts built into external and party walls with TJI-Energystop end caps with all joists filled solid with mortar. (See product information for restraint). Ceilings to underside to be tape jointed 15mm plasterboard (min. mass of 11 kg/m²) with no insulation to be laid between joists.

6. STRUCTURAL TIMBER

To be stress graded to C16 or C24. Moisture content as NHBC requirement 6.4-M4 and marked "dry" or "KD". Joists built into brickwork / blockwork must not project into cavity.

7. LATERAL AND VERTICAL RESTRAINT

Structural floor, ceiling joists and rafters parallel to external walls to have 30x5mm galvanised MS straps fastened over minimum 3 members at maximum 2m centres. Wallplates to be strapped with standard MS galv. Straps at 1000mm centres on exposed sites, or a max 2000mm centres on suburban sites. All work to BS 5628 Part 1, 1992. Exposure to be determined on application to Local Authority Building Control Department.

8. STAIRS

Stairs to have 13 No 201mm risers with going of 223mm (tapered treads to have minimum goings 50mm and 275mm at mid point); pitch to be 42° maximum. Maximum spacing between balusters to be 99mm and constructed such that children cannot readily climb up it. Minimum clear headroom to be 2000mm. Handrail to be 900mm above pitch line and landings with a minimum clearance of 25mm.

9. VENTILATION

A. See AD Part F Table 1.2a for houses with differing number of bedrooms.

Windows/external doors (purge ventilation) for each habitable room: Opening lights to have some part minimum 1.75m above floor level, & on: -hinged/pivot windows opening 30° or more, or sliding sash windows, they are to be a minimum 5 % of the floor area of the room.
-hinged/pivot windows opening 30° or less they are to be a minimum 10 % of the floor area of the room.
-doors they are to be a minimum 5% of the floor area of the room.

In rooms with more than one window and/or door the areas of the opening parts may be added to achieve the required floor area. With windows the floor area is defined by the opening angle of the largest window in the room.

B. Kitchens: Mechanical extract to provide minimum 30L/s via cooker hood (or 60 l/s elsewhere) ducted to the outside.

C. Bathroom /Ensuites: Mechanical extract providing minimum 15L/s operated intermittently with 15 minute overrun.

D. Sanitary Accommodation: Mechanical extract providing minimum 6L/s operated intermittently, alternatively, appropriate purge ventilation (windows) can be used if security is not an issue.

10. WINDOWS

All windows to be PVCu double glazed with double sealed opening casements. Any glass within 800mm of FFL, in doors or within 300mm of doors to be safety glass in accordance with AD N. Sealant to be applied to head and back of frame. Escape windows 450mm (min) wide x 450mm (high) and 0.33m² (min) area with base of window to more than 1100mm above floor level to be provided where shown on plan. All windows to be fitted with easy clean hinges.

11. ROOF Pitched "U" Value = 0.13W/m²K)

Concrete interlocking tiles fixed to manufacturers specification on 25x50mm SW batten, on Klobber Perno vapour permeable membrane on trussed rafters at 600mm centres to BS 5268 Part 3: 1985, on 100x50mm SW wallplates Trusses to be braced to manufacturers specification and BS 5268. 100mm insulation quilt laid between joists and 200mm laid at 90° to joists with 12.5mm plasterboard ceiling. Pvc fascias and barge boards. Bold roll tiles where specified are to be smooth faced only and where draining onto other roofs, shall be provided with RWP's to drain to alternative outlets. If an alternative outlet is not available, a suitable lead flashing shall be provided to discharge over four troughs. Loft access hatches to be fully draught sealed and insulated.

12. HEATING Gas Burning Appliances

A) Space & Water Heating

By condensing boiler with a Sedbuk Class A rating all installed in strict accordance with manufacturers instructions in position as shown on the plan. TRVs to be used as zone controls and cylinder stat, room stat and space heating programmer to provide boiler interlock control. The Benchmark Log Book is to be completed by the installer and handed to the occupier on Legal Completion with operating/ maintenance instructions.

B) In accordance with AD J - 1.53 a written check list is to be produced to show compliance with requirements of AD J as regards checking and testing of hearths, fireplaces, flues and chimneys.

13. PLUMBING

Fittings to have separate pvc wastes where connected to SVP with 76mm deep seal traps to follow sizes: WC~100mmØ; Bath / sink & shower ~ 38mmØ WHB / bidet ~ 32mmØ (unless requiring increased size due to length). No connection to be made to SVP within 200mm below WC connection. SVP to be 100mmØ pvc, taken through roof via lead slate to minimum 900mm above highest point of opening lights within 3m SVP to terminate with durable wire cage. Internal SVP to be boxed in with 25mm plasterboard and skim, on 37x37mm softwood framing and removable panel at base. Soil and ventilation pipe passing through dwelling to be wrapped with 25mm quilt within duct. Clearing access to be provided to SVP, minimum 300mm above finished floor level. Other fittings to discharge to drain adapter on rest bend. All pipes / cables passing through walls, ground floors and ceilings to be sealed with close fitting plasterboard and mastic sealant. Cylinders to have 50mm thick minimum factory applied insulation. Pipes outside heated space of dwelling (garage and roof void) to be insulated to 0.035W/mK and a wall thickness equal to outside diameter of pipe. Primary flow and return pipes from boiler to cylinder to be insulated including all pipes in airing cupboard with insulation to 0.035W/mK and min. wall thickness of 15mm. Fully commission heating/ hotwater supply & provide certificate to bldg. con & client.

14. SURFACE WATER DRAINAGE

Gutters to be 100mm pvc, to pvc RWP's to drain adapter on rest bend. External drainage to be 100mmØ PVC bedded and surrounded in limestone chippings, to be connected to PVCu inspection chamber of pre-cast concrete manholes. Drains passing under or within 1m of building and within angle of repose to be encased in 150mm concrete. Fibreboard at all pipe connections to maintain flexible joints. Pre-cast concrete lintels to be provided over drains where passing through walls with a 50mm clearance all round pipe to allow for differential movement. Provide rodent plates around pipe in areas of high rodent activity.

15. ELECTRICAL

Mains operated smoke detectors incorporating battery backup installed in each storey, interconnected to ensure that if one detector is activated, the other(s) will also be activated. Smoke detectors to conform to BS 5446: Part 1. Detectors to be wired to hall lighting circuit. Manufacturers instructions on operation and maintenance to be handed to occupier on legal completion. Internal lights to be of a type to only take lamps having a luminous efficacy greater than 40Lm/W and fitted only where shown on plans. External lights should be of a type which extinguishes when there is enough daylight and when not required at night or an efficient light fitting/lamp is being used internally. All low voltage lights to be fitted with smoke hoods. Surface mounted or concealed magnetic reed door contact to front door, rear door, garage/hall door. Passive infra red motion detector with 90 degree detection angle and 12m range to all ground floor rooms plus first floor hallway. The works are to be carried out by a Contractor who is registered for self certification under Part P.

16. EXTERNAL DOORS

To be fully draught sealed. Sealant to be applied to front and back of frame

17. PART M REQUIREMENTS

MEANS OF ACCESS TO AND INTO THE DWELLING.

Minimum 1200x1200mm level landing to be provided outside entrance doors.

'LEVEL APPROACH'-maximum gradient 1:20 and a minimum width of 900mm. Surface firm and even

'RAMPED APPROACH'-gradient 1:15 to 1:20. Min. unobstructed width 900mm. Max length of ramps to be 15m for gradients not steeper than 1:15, or 5.0m for gradients not steeper than 1:12. Top and bottom landings, and if necessary intermediate landings with a minimum length of 1.2m exclusive of the swing of any gate or door which opens onto it.

CIRCULATION WITHIN THE ENTRANCE STOREY OF THE DWELLING

CORRIDORS, PASSAGEWAYS AND INTERNAL DOORS-A corridor or other access route in the entrance or principal storey serving habitable rooms and a room containing a bathroom, has an unobstructed width as below.

Doorway clear opening	Min corridor width
750 or wider	-900mm when approach head on.
750	-1200mm when approach not head on.
775	-1050mm when approach not head on.
800	-900mm when approach not head on.
'WC CUBICLE'-Min sizes as indicated	

Title
Building Regulation Notes

Scale

Site

Adjacent to 200 Blackley New Road

Manchester

Date



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