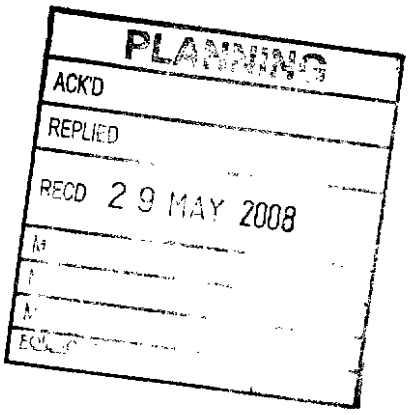


BUILD SPECIFICATION

MR H.HODGES
12 HARROP STREET
MANCHESTER
M18 8RW

DESCRIPTION:
Single storey extension to the rear and side of the property, replacing * existing garage with newly built one. Demolition of rear ground floor wall and supporting on new steel beam lintel

Steelwork

New steel beam to comprise of 457x191x67UB (grade 43) sat on 400mm of brickwork (on 300mm island internal) remained from rear wall carrying upper rear wall across the span.
Lintel to be sat on 400x100x225 C35 padstone at each end.
UB also to be strapped back to the side walls for lateral restraint with 30x5mm galvanised mild steel straps, 1.2M long, held into wall with 75mm plugs/screws and welded into UB flange.

Drainage

Sanitary pipework is to comply with provisions of BS5572:1978 Foul drainage is to comply with the provisions of BS8301:1985
Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap.
40mm dia running to washing machine.
Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap.
Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap.
Combined wastes to be 50mm. WC wastes to be 100mm diameter.
All new underground drainage work to be in 100mm PVC pipework laid in accordance with manufactures details. All drains passing beneath brickwork to be encased in 150mm concrete with flexible movement joints at 2M max centres to coincide with pipe joints. Drains passing through foundation wall to be bridged with pc lintels in each leaf; mask wall opening with rigid sheet material to prevent vermin entry. Exact layout of drains to be determined on site and agreed with the Building Inspector prior to commencement.

Electrical work by a non-competent person scheme member
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE sixth edition wiring guidance and building regulation Part P (Electrical safety). On completion of works a copy on

* GARAGE IS CONCRETE SECTIONAL AND NOT TIED IN TO HOUSE.

installers Electrical Test Certificate compliant with BS7671 is to be provided to the client and local authority.

AND

Prior to the covering of all wiring/cable, the installation is to be inspected by an Independent "Competent Person", and on completion of work, In addition to the above certificate, an additional "Competent Persons Electrical Installation Test Certificate" compliant with BS7671 is to be provided to the client and the local authority.
(Competent Person means a member of ODPM Electrical Competent Person Scheme).

Roof Construction

New interlocking concrete roof tiles to be approved sample on 38x25mm battens on breathable roofing felt.
Trusses to be installed in accordance with manufacturers details, fully braced in accordance with the provisions of BS5268; PT3; 1985; trusses to be set at 600 centres, bearing on 100x75mm Wallplate, strapped down to head of walls using 30x5mm galvanised mild steel straps, 1.2M long at 2.0M centres.
250mm thick insulation to be laid between and over the trusses.

Gable walls to be strapped back to roof using 30x5mm galvanised MS straps at max 2M centres, taken over No.3 rafters and turned over uncut block into cavity.
Under-draw trusses with 12.5mm plasterboard and skim.
All soffits, fascias and rainwater goods to be in uPVC white.

Doors and Windows

New uPVC doors and windows to clients choice.
All doors to have a 775mm clear opening. Internal doors to be solid core and rated FD20 as minimum except those in wet areas.
New casement windows with double glazed units, incorporating $1/20^{th}$ floor area opening lights and $8000mm^2$ trickle vents.
Double glazing to comprise inner layer low "E" coating, 16mm airspace, outer layer clear float glass.
All glazing less than 800mm above floor level, in doors to a height of 1500mm, and within 300mm of door openings, to be laminated or toughened safety glass to BS6206 Class A

Ventilation

Natural ventilation to habitable rooms to be $1/20^{th}$ floor are opening lights and $8000mm^2$ trickle vents within windows.
Kitchens to be fitted with 30L/SEC cooker extractor fan or 60L/SEC wall mounted extractor fan.
Bathroom and En-suite to be fitted with 15L/SEC capacity extractor fan wired to switch light with 15 minute overrun.

External Wall

New cavity wall comprising of 100mm outer thick brickwork, to match clients requirements. 100mm cavity with 50mm Kingspan wall insulation, installed to manufacturers instructions, inner leaf 100mm block with 12.5 plasterboard, skim finish. Mortar to be 1:1:6 Cement/lime/sand mix with bucket handle jointed pointing. Wall ties to be stainless steel (incorporating insulation retaining rings) at 750mm horizontal and 450mm vertical centres; provide wall ties at max 300mm vertical centres within 225mm of wall openings.
Cavity closers to be "Thermabate" with integral vertical DPC, Installed in accordance with manufacturers details.
Lintels over openings to be "Catnic" or similar galvanised and factory insulauted, with cavity tray built in. Allow 150mm end bearings for lintels.

Internal Walls

New ground floor internal wall of 100mm concrete block with 12.5 plasterboard and skim finish.
New stud partitions to comprise of 75x50mm stud partition core, with studs at 400 centres and noggings at 600 centres. Clad both sides in 12.5mm plasterboard and skim finish. 50mm Isowool acoustic roll to voids in cavity.
Internal garage walls to be double lined with staggered joints with Fireline plasterboard to give 1hr protection.

Foundations

New foundations to be 650x175mm insitu concrete strip fill footings. Depth of footings to be 900mm min or suitable strata whichever is greater, to satisfaction of building inspector. Take new footings down to invert level of any drain within 1 metre.

Substructure

Cavity wall construction in concrete common brickwork reverting for facing brickwork two course below DPC on outer leaf. Damp proof course to be min of 150mm above adjacent external ground level. Weak concrete mix cavity fill upto ground level, with weepholes every fourth brick along.

Electrics

Allow for all building works in connection with electrical installation. Electrical works to be carried out in accordance with IEE regulations. Allow for all earth bonding to plumbing and heating systems.

Provide hard wired interlinked smoke detectors to each floor in positions indicated on drawings.

Internal and External lighting to be to clients detail.

Switches and sockets to be wall mounted between 450mm and 1200mm above finished floor level.