

CLIENT :
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THE CONSTRUCTION OF
DORMER LOFT
CONVERSION AT THE
REAR OF THE EXISTING
DWELLING + 2No VELUX
ROOFLIGHTS TO FRONT
ROOF SLOPE.

MEANS OF ESCAPE – SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)

a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 – 1:2000 mains powered with battery back up.

b) Provide an egress window at first floor level with an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 100mm above the floor. The window should enable the person to reach a place free from danger from fire.

c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

CONTINUITY OF INSULATION AND AIRTIGHTNESS.

i. All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:

ii. Provide vapour control barriers on the warm side of insulation – including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).

iii. Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where

iv. built into an external wall with mastic sealant.

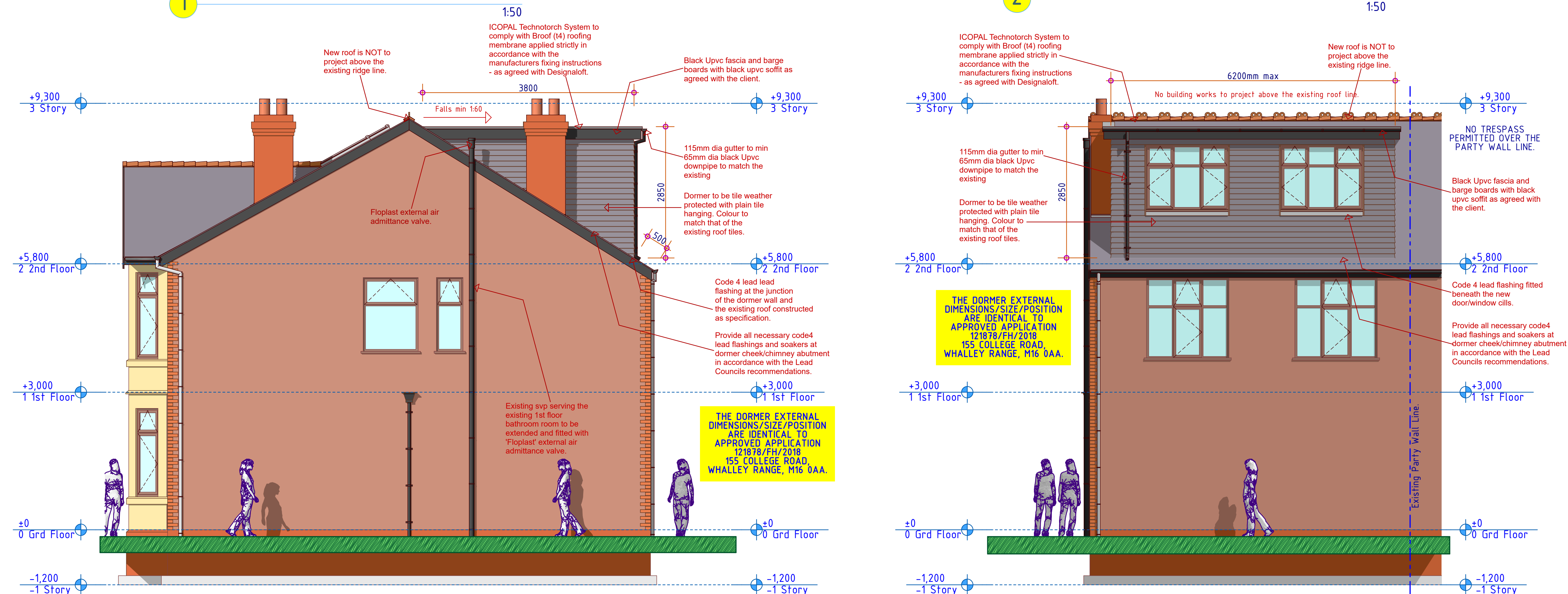
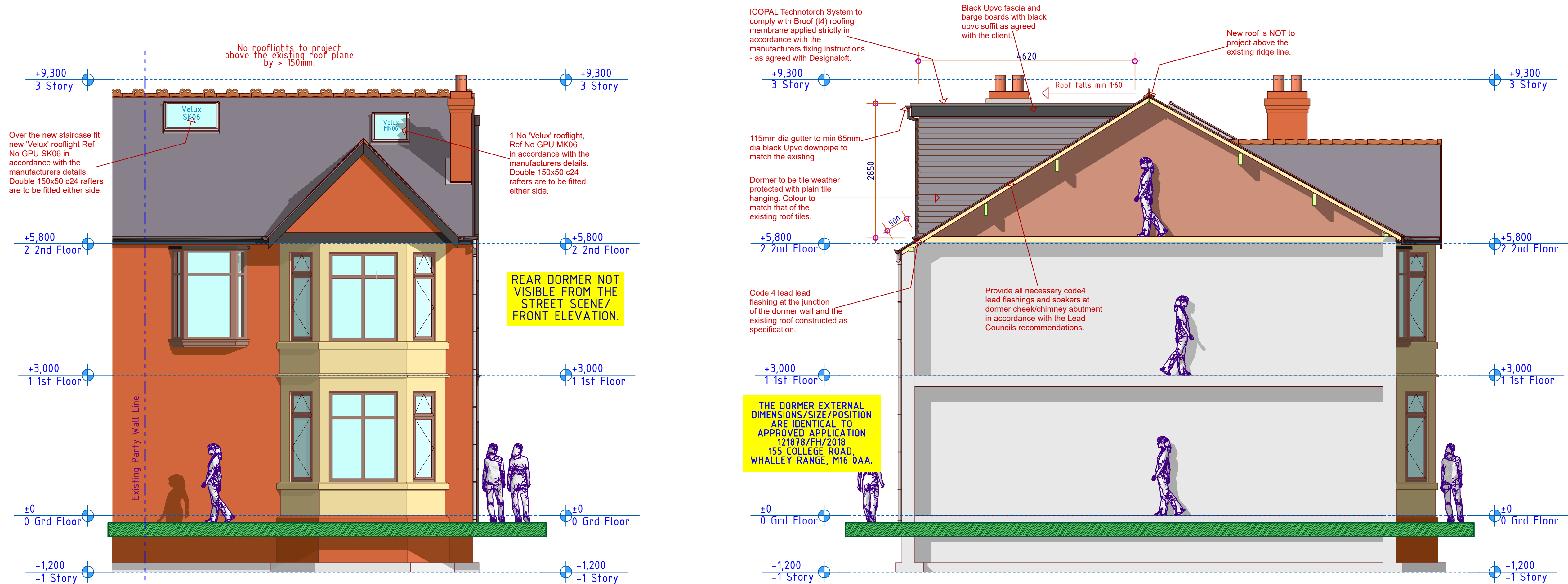
v. Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.

vi. Seal around all services penetrations through

vii. 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

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Proposed Side Elevation 1

Proposed Rear Elevation