

GENERAL NOTES

AUTHORISATIONS:
The CLIENT and CONTRACTOR should ensure that Planning Approval and Building Regulation Approval have been granted by the Local Authority before any work commences.

NOTIFICATIONS (BUILDING CONTROL):
CONTRACTOR Shall notify Building Control prior to the following:

Stage of Work	Notice required
1. Commencement	2 working days before
2. Excavation, foundation, below ground drainage	1 working day before
3. Foundation, drainage, below ground drainage	1 working day before
4. Below ground drainage, roof	1 working day before
5. Below ground drainage, roof	1 working day before
6. Other operations required or requested by the Building Control	1 working day before
7. Completion of completion of the work	1 working day before
8. Completion of completion of the work	1 working day before

Note: More than one operation may be carried out at the same time as the key stages, (i.e. during ground clearance etc.)

PARTY WALL ACT (EFFECTIVE FROM 1 JULY 1997)
If you the BUILDING OWNER (CLIENT) intend to carry out work that affects a BOUNDARY between you and the ADJOINING OWNER, then you the BUILDING OWNER must inform your neighbours with at least the following information:
- Your name and address
- The buildings address if different from your own
- Clear statement that your notice of intention to undertake the work is under the provisions of the Party Wall Act
- Full details of your proposal
- When you propose to start the work

Example(s) where the act may apply:
1. Work to be existing wall or structure shared with another property including:
a. support of a wall
b. insert dpc through wall
c. raise wall or cut off projections
d. demolition and/or rebuilding
e. underpinning, or
f. inserting a leaf/facing etc.
2. Building a free standing wall or a wall of a building that is up to or astride your boundary
3. Excavating within 3 metres of an existing structure where the new foundations will go deeper than the adjoining foundations, or within 6 metres of an existing structure where the new foundations are within 4.5 degree line of the adjoining foundations

IMPORTANT: It is recommended that both parties seek professional advice

NOTIFICATIONS (SERVICE PROVIDERS):
Before starting work the CONTRACTOR shall provide pre-commencement notice to the following service providers (as applicable):-
- Electricity
- Gas
- Sewerage
- Water

NOTIFICATIONS (DEFECTS):
CONTRACTOR Shall provide document 'Before' & 'After' where work affects adjacent property/s.

CONTRACTOR Shall notify CLIENT immediately when defects are discovered.

CONTRACTOR Shall remedy any defects or disturbance as soon as practicable.

WORKMANSHIP REQUIREMENT:
CONTRACTOR shall provide evidence to the CLIENT that all staff undertaking the building works are qualified, experienced and competent.

MANUFACTURERS INSTRUCTIONS:
All materials, plant and equipment to be installed by an experienced, competent CONTRACTOR in accordance with the manufacturer's instructions.

MATERIALS:
The CONTRACTOR shall ensure that:
a) the conditions of the materials, products and the completed work are satisfactory
b) appropriate precautions are taken to prevent damage
c) account is taken of the following:
i) the requirements of the design
ii) suitable methods of unloading and handling
iii) proper protection during storage
iv) use of correct installation methods
v) protection against weather during construction (including excessive heat, cold, wetting or drying)
vi) protection against damage by other trades.

ALTERNATIVE MATERIALS:
Manufacturers products are generally provided as a bench mark pricing and quality. Alternative materials and construction detail may be used providing the specification and performance, for the design life of the material, detail or unit, is at least equivalent to that specified on the associated drawings. Approval for the use of alternative materials, detail or unit has to be agreed with the CLIENT, Architect/Engineer and the local Building Control

DIMENSIONS:
The CLIENT and CONTRACTOR should satisfy themselves that the dimensions shown on the drawings associated with this specification are accurate. Any discrepancies or preferred alterations should be approved by the Architect/Engineer in advance so as not to prejudice the time and cost of construction

DEMOLITION NOTES

WORKMANSHIP:
Standard: Demolish structures in accordance with BS 6187
Operatives: Appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence
Site staff responsible for supervision and control of work. Experienced in the assessment of risks involved and methods of deconstruction/demolition to be used.
SURVEY:
Scope: Before starting deconstruction/demolition work, examine available information, and carry out a survey of:
- the structure or structures to be deconstructed/demolished, architect's drawings of the structure or structures stand, and
METHOD STATEMENT:
CONTRACTOR shall clearly describe the proposed method of work.

This shall include the following:-
- Form, condition and details of the structure or structures, the site and the surrounding area
- Type, location and condition of features of historical, archaeological, geological or ecological importance
- Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/or dust generated during deconstruction/demolition.
- Identify and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
- Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
- Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage
- Proposed programme of work, including sequence and methods of deconstruction/demolition.
- Details of specific pre-weakening required.
- Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
- Details of specific pre-weakening required.
- Arrangements for control of site transport and traffic.

SERVICES DISCONNECTION (ARRANGED BY CLIENT):
Responsibility: The CLIENT will arrange disconnection of services and removal of fittings and equipment owned by those authorities prior to deconstruction/demolition.
Timing: Do not start deconstruction/demolition until disconnections are completed.

DISCONNECTION OF DRAINS:
General: Locate, disconnect and seal disused foul and surface water drains.
Sealing: Permanent, and within the site.

LIVE FLOOD AND SURFACE WATER DRAINS:
General: Protect drains and fittings still in use. Keep free of debris and ensure normal flow during deconstruction/demolition work.
Damage: Make good damage arising from deconstruction/demolition work. Leave clean and in working order after completion of deconstruction/demolition work.

SERVICE BYPASS CONNECTIONS:
General: Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction/demolition is taking place and to adjoining sites/properties.
Notice: Give adequate notice to adjoining owners and all affected occupants if shutdown is necessary.

SERVICES TO BE RETAINED:
Damage to services: Give notice, and notify relevant service authorities and/or owner/occupier regarding damage arising from deconstruction/demolition.
Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.

SITE HAZARDS:
Precautions: Prevent fire and/or explosion caused by gas and/or vapour from tanks, pipes, etc.
Dust: Reduce by periodically spraying with an appropriate wetting agent, or contain.
Lead dust: Submit method statement for control, containment and clean-up regimes.
Site operatives and general public: Protect from vibration, dangerous fumes and dust arising during the course of the Works.

UNFORSEEN HAZARDS:
Discovery: Give notice immediately when hazards, such as asbestos, unrecorded voids, tanks, chemicals, are discovered during deconstruction/demolition.
Removal: Submit details of proposed methods for filling, removal, etc.
PARTLY DECONSTRUCTED STRUCTURES/ DANGEROUS OPENINGS:
General: Leave partly in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours, illuminate during hours of darkness. Temporary works: Prevent overloading due to debris.
Access: Prevent access by unauthorized persons.

MATERIALS & PROPERTY:
CONTRACTOR shall agree the ownership of components and materials arising from the deconstruction/demolition work with the CLIENT prior to commencement.

ADJOINING PROPERTY:
Temporary support and protection: Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
Defects: Report immediately on discovery.
Damage: Minimize. Repair promptly to ensure safety, stability, weather protection and security.
Support to foundations: Do not disturb.

BELOW GROUND DRAINAGE

EXISTING PIPEWORK ROUTING (BELOW GROUND DRAINAGE):
Drainage routing shown on the drawings is INDICATIVE.
Before starting work the CONTRACTOR shall investigate the existing underground drainage system prior to commencing any works.
UNDERGROUND PIPEWORK (BELOW GROUND DRAINAGE):
demolition shall be in accordance with manufacturers instructions and recommendations.
Standard:
- BS EN 752: Drain and sewer systems outside buildings.
- BS EN 1610: Construction and testing of drains and Sewers.
Manufacturer: Marley plumbing & drainage
Material: PVC-U to BS EN 1401-1
Pipe Size: 110mm (min)
Pipe Gradient:
1:40 (min) = 1:40 drain taking the discharge of less than 1 l/s
1:80 (min) = 1:40 drain taking the discharge from a minimum of one WC

PIPE TRENCHES (BELOW GROUND DRAINAGE):
Excavation:
Trenches shall be excavated to a sufficient depth to allow a 100mm minimum bed below the underside of the pipe. Trench width shall be not less than the outer diameter of the pipe plus 300mm and not wider than necessary.

Pipe Bedding (Generally):
- The base of the trench shall be such that even support is given to the pipe for its full length.
- To true line and regular gradient on even bed for full length of barrel with sockets (if any) facing up the gradient.
- Soft spots shall be removed and replaced with compacted "Granular Material"
- High spots and rocks shall be removed to allow full bed depth. (Note: bricks and hard material will damage the pipe)
- Pipe barrels shall be in continuous contact with the trench bed when laid.
- Jointing: Lubricate. Leave gaps at ends of spigots to allow for movement.

Backfilling:
After inspection and testing of the drainage system the trench may be backfilled as follows:
- A lower layer of "Granular Material" (see below) should be evenly backfilled and compacted to a depth of at least 150mm above the pipe.
- A middle layer of "Selected Fine Material" (spoil all passing through 25mm sieve) shall be the bed laid above (300mm Min). It shall be placed in two 150mm layers each firmly tamped.
- An upper layer of "General fill material" (careful mechanical filling and compaction may be used)

GRANULAR MATERIAL (BEDDING AND SIDEFILL FOR PVCU PIPES):
Note: Installation should be carried out in accordance with BS6585-6:1989 and BS EN 752-1 to 4

SIZE OF BEDDING MATERIALS			
PIPE DIA.	MIN. TRENCH WIDTH	MIN. TRENCH WIDTH	MAX. TRENCH WIDTH
100 - 125	10		
150 - 200	10 OR 14		14 TO 15
225 - 300	10, 14 OR 20		14 TO 15 OR 20 TO 25
375 - 500	14 OR 20		14 TO 15 OR 20 TO 25
EXCEEDING 500	14, 20 OR 40		14 TO 15 OR 20 TO 25 OR 40, 50, 75

CONCRETE SURROUND FOR SHALLOW PIPES UNDER BUILDINGS (CLASS Y):
Insulation: 50mm (as above)
Appliable: If pipe crown is within 300mm of the underside of the slab, BS6585-6:1989 and BS EN 752-1 to 4
Standard: BS5328-1:1962 and BS EN 12056-2:2000 (lengths of unventilated branch pipes)

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FOUNDATION NOTES

BUILDING:
Infill should be sufficiently bladed to receive the concrete, and DPM where required, using the minimum thickness necessary to give a suitable surface.
Concrete blinding may be needed where voids in the fill could result in loss of fines from the blinding.
Where hardcore fill is used, smooth blinding, e.g. sand or other suitable fine material, is essential to avoid puncturing a sheet DPM.
DAMP PROOF MEMBRANE (DPM):
Standard: BS EN 13687
Manufacturer: Visqueen Building Products (www.visqueenbuilding.co.uk)
Product: 1200 gauge polyethylene sheet
Application: In accordance with manufacturers instructions
Pipe Size: 110mm (min)
Pipe Gradient:
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