

BUILDING REGULATIONS SPECIFICATION

for

**PROPOSED SINGLE STOREY REAR
KITCHEN EXT.N**

for

**Mr and Mrs A. HEGGIE
6 LEEDALE STREET
LEVENSHULME
MANCHESTER
M12 5SH**

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SPECIFICATION

CLIENT: Mr and Mrs A. HEGGIE
TITLE: PROPOSED SINGLE STOREY REAR KITCHEN EXT.N
6 LEEDALE STREET
LEVENSHULME
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M12 5SH

REV -----

NOTES:

(WHERE APPLICABLE - ALL DIMENSIONS TO BE CHECKED ON SITE)

This specification and all other drawings to be checked and verified by the contractor prior to work commencing on site
This drawing is not to be used for construction purposes unless approved by the Local Authority This drawing has been prepared to comply with the current Building Regulations June 2006

Specification

The intention of the drawing and specification is not to detail every aspect and or item of material to be used It is expected that the contractor shall have the necessary experience and knowledge to undertake the works as is depicted in this drawing/specification Where discrepancies occur between the drawing and specification this shall be brought to the attention of the client prior to submission of the quote Where this is not the case it shall be deemed that the works identified or inferred by the drawing and specification are included within the overall price submitted by the contractor Where details are shown on the plan but not indicated in this specification or vice versa it shall be concluded that the contractor has priced for the works in their entirety

The contractor shall allow for the provision of a scaffold to be erected to the side elevation to allow materials to be moved to the work area with a minimum of disturbance to the main house The contractor shall protect all existing fittings, furnishings, decorations etc and shall ensure that dust and disturbance is kept to a minimum for the duration of the works

Party Wall Act 1996

The proposed works fall within the provisions of the Party Wall Act and as such the Building Owner shall obtain consent from any Adjoining Owner affected by the works

The client's attention is drawn to the requirements and responsibilities of the 'Party Wall Act' where the works are to be adjacent to a party wall or boundary Client is to ensure that all obligations and notices are served on adjacent parties before works commences

General Details

- 1) All exposed timber to be treated with preservative prior to fixing
- 2) All drains to be connected to existing invert levels and laid to proper falls New drainage to be 100mm pipes conforming to BS 8301 and manufacturer's recommendations Where a drain passes through or under a load-bearing wall, a RC lintel is to be provided All drainage runs are assumed lines, the correct position of existing drainage is to be confirmed on site
- 3) All services/meter installations etc to be extended repositioned or provided as necessary in conjunction with statutory undertaker's requirements (it is recommended that consultation takes place with all relevant statutory undertakers prior to commencement)
- 4) Draught seals to be fitted to the opening elements of all windows and doors
- 5) All wall / frame junctions and service entries to be sealed.
- 6) Trickle vents to habitable rooms to be minimum 8000 mm²
- 7) All glazing to conform to part N / K4 of the approved documents
- 8) All timber to be SC3 unless stated with preservative treatment
- 9) All RSJ's to be bolted to concrete padstones and encased in 30 minutes fire resistant Fireline board
- 10) Broken lines indicate existing doors, frames and walls to be removed and remaining surfaces to be made good to match existing
- 11) Minimum 300mm thick fibreglass quilt insulation (3 layers 100mm thick cross laid) to all roof voids

GENERAL NOTES

All materials and construction works are to comply with the current BS standards and codes of practice. Building regulations and schedules and specifications,

All materials and proprietary goods shall be suitable to their purpose and shall be stored mixed and fixed in accordance with their suppliers / manufacturers instructions or specifications

The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the inspector, whether or not indicated on the drawings

Any variations from the drawing carried out without the Architects written agreement shall be the responsibility of the contractor

The Architect has not been appointed to carry out inspections during the construction of this project and responsibility for standards of construction rests with the contractor / developer.

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences

This drawing must be read with and checked against any structural or specialist drawings provided
The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported to client

Before work commences – ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority

All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations

Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance

Should the indicated thermal elements construction (walls / floors / ceilings / roofs / windows / doors) below be altered at the construction stage – contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum 'U' values for each element

Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights

Contractor shall remove all rubbish from site during the course of the building operations

Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration

EXISTING SERVICES

There are no records of under ground services available within the site curtilage therefore the main contractor will be responsible for carrying out all necessary investigations before execution of the works, in particular – excavation works

ASBESTOS REPORT

An asbestos survey report has not been carried out and therefore should the contractor find any evidence of asbestos related substances during strip out of the property then it should be reported to the client or supervising officer

DRAINAGE

Above ground drainage to comply with BS 5572 1978 All vent pipes unless stated otherwise to terminate at roof level with roof tile outlet Vent pipe outlets within 3m of adjacent windows to terminate 900mm above New inspection chamber to be added as shown on drawing Lead flashing where pipe passes through roof 40mm dia wastes to sink & bath, 32mm to wash basin Pipes exceeding 2m in length to be 50mm dia All fittings to have 75mm anti-siphon straps Stub stacks to terminate above flood level of highest fitting with automatic air admittance valve

DRAINAGE

100mm UPVC under ground drainage (Hepworth or similar approved) with flexible joints connected to IC Provide rodding access points

Encase internal SVP with 9mm plywood, paint finished, complete with access cover and removable access point cover

Soil waste pipe complete with slow bend and to discharge to main drains Sanitary pipe work cages to be fitted to top of SVP in metal WC pipe work must not allow light to pass through

Boiler condensate may connect to sanitary pipe work, pipes to be minimum 22mm diameter, 75mm trap rodding points to SVP to be over the spill over level of the lowest connected appliance

All drains running through walls to have RC lintels over All drains under building to be encased in 150mm concrete, C20/20 with flexal movement joint at each collar Pipes passing through walls to be bridged over with 2 course deep RC

lintels, 50mm clear opening to be masked both sides with rigid plate to prevent ingress of vermin or soil new drainage to be Hepworth Super Sleeve or similar approved with 100mm diameter pipes IC's to be Hepworth (poly propylene) Super Sleeve 100mm 930mm deep with 100mm diameter inlets Foul drains at minimum 1:40 fall and surface water drains at minimum 1:100 fall IC's over 950 deep to be PCC sections

Rodding points to be provided at head of drain Protect existing drains to be retained ensuring that manholes, gully's etc are not damaged and drains are kept free from debris at all times Existing inspection chambers to be cleaned and inspected for internal defects Any cracks spalled or dislodged bricks to be replaced with equal and suitable engineering brick Mortar for bedding in new bricks and/or pointing of defective bed/cross joints to be 1/3 cement/sand mix Semi-universal gully's with filter buckets to driveway/turning heads, discharging to existing surface water sewer

All invert levels to be agreed on site

All drains to be connected to existing invert level of property boundary and laid to proper falls- new drains to BS 8301 and manufacturers recommendations

All drain runs are assumed lines (the correct position of existing drains to be confirmed on site)

The Builder / contractor shall verify on site whether any existing drains on the site are combined or separate and shall ensure that correct connections are made Note - Check existing drains to determine if the system is separate or combined, if separate system ensure that new connections are made to appropriate drain i.e Foul to Foul / sw to sw and that there is no combination of above ground water systems

Any drain running under proposal to be checked for damage, adequately protected and adequate rodding access is to be provided

Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls – bedded and installed in accordance with manufacturer's recommendations

Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs Sizes to suit depth – as recommended by manufacturers

Internal IC to have double seal bolt down cover fitted and IC's in traffic areas to have heavy duty covers fitted

All gullies to be back inlet and roddable – wastes to discharge below grating but above water line
Drainage runs indicated on drawing are assumed – checks to be made on site to determine exact locations before works commences. All redundant drainage to be capped and sealed

Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate, ensure that new connections are made to appropriate drain i.e. foul to foul / s.w. to s.w. and that there is no combination of above ground water systems

100mm dia SVP to be provided as indicated – accessible rodding eye to base and to all changes of direction. SVP to discharge with caged outlet 900mm above windows or roof lights. Weathered slate fitted to roof penetrations

Air relief valves (where specified) to be installed above the flood level of highest appliances overflow and in accordance with manufacturers instructions

SVP casings to be demountable for waste pipe maintenance and rodding access

Rainwater goods to be min 100mm gutters connecting to 75mm dia rwp's – installed to manufacturers recommendations

Where wastes are fitted in roof void – fit insulated and draught sealed access hatch in ceiling for maintenance access

Soil and ventilating stack and fittings to British Standard with ring seal or solvent joints to terminate via tile or ridge

ventilator (the dry part of the stack may reduce from 100mm to 75mm dia. Above the highest branch)

Ground floor WC to discharge direct to drain

Air admittance valves should be installed within the building in a ventilated duct or roof space where there is no risk of freezing and must be accessible for inspection and testing. Each valve is supplied boxed with polystyrene insulation cover that should remain in position after installation, as this will protect the valve against freezing when in the roof space

To ventilate the underground drainage system and to minimize the effect of back pressure should a blockage occur, the branch or main drain serving a stack or stacks fitted with air admittance valves may require conventional venting at a point upstream of the stack connection

IC

IC concrete ring system on 200mm concrete base and haunching complete with cast iron cover double sealed and medium duty. Polypropylene chambers are only to be used to a depth of maximum 1200mm with 450mm diameter cover, all bases to be concrete with haunching and benched as applicable. Cover slabs to BS5911 minimum reinforcement A142 mesh with covers to soil usage. Rocker pipes to be used where required. Lintels over drains passing through walls ends of runs not terminating in an IC shall be fitted with rodding access points. Provide rodding access points to base of all SWP's

Concrete base slab min 150mm thick C20/20, concrete benching C20/20, finished with 40mm granolithic

Note - Inspection Chambers located internally to be fitted with double seal screw down heavy-duty cover

Construct new inspection chamber over existing / new drain run including new connections to drain within inspection chamber using 100mm dia. S.W. or other equal and approved underground drainpipe work from 2 Nos roddable gullies with grated access plates as indicated to take waste discharge from kitchen and rainwater from roof

All drainage, to be approved and inspected by L.A.B.C.O. prior to covering up

Drains to be replaced / taken to existing mains near boundary, including IC and rodding eye as necessary to suit site conditions. Provide rodding access at the junction and to the base of internal / external s.v.p. as required

PLUMBING DETAILS

Where any two pipes combine the diameter of the waste pipe to be increased to min 50mm. 50mm pvc vent pipe to discharge 900mm above any opening within 3000 and be fitted with a cage pipe to be taken through the roof void and covering

Bathroom to incorporate mechanical extract ventilation capable of extracting at a rate of no less than 60litrs per sec which may be operated intermittently. Where vertical extract ventilation is used discharge pipes through a roof (fitted with a condensation trap). Where soil pipes pass through floors rodding access points to be fitted at junctions with additional rodding access point at the base of pipe. Where relevant, soil pipes to be clipped to joists at max 1000mm ctrs at min 140 fall. Provide an insulated access trap for the purpose of maintenance and rodding points repair. - Rodding access points within the roof void to be positioned as per building inspectors' instructions, No opposed waste connections within 200mm of wc branch, kitchen sink to be provided with 75mm deep seal anti vac trap to discharge below grnd level of big and above water line

All fittings to have traps in ABS plastic conforming to British Standards. Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to falls. All plumbing shall be installed in accordance with approved manufacturer's instructions

All domestic supply and space heating pipework is to be thermoplastic with demountable or slim-line fittings to the British Standard, except in exposed locations above floor levels and where visible in airing cupboards containing hot water cylinder, where it is to be copper to British Standard with compression or Brass push fit fittings

SUBSTRUCTURE

Ground floor construction and foundations on drawings are illustrative and are to be confirmed with the Structural Engineers details and specifications. Should any of the following conditions be present on site then advice must be sought from the engineer: trees located on or around the site: this will affect the overall floor construction

Presence of ponds etc. may affect the water table and ground movement. Signs of contamination such as waste etc. remediation works, and strategy may be required. Knowledge or discovery of mines, quarry workings, basements sloping ground and sudden changes in level etc. overall engineering solutions may be required

FOUNDATIONS GENERALLY

Excavate to form new strip foundations min 200x600mm wide to struct. Eng details and or building inspector's satisfaction

For tendering purposes to be considered not less than 1000mm below GL
 APP doc Section 1E projecting min 200mm on each side of the supported wall with min 750mm cover to finished ground level taken down below invert level of any adjacent drainage to suitable strata and to a depth agreed with the Local Authority Building Inspector dependant on site conditions
 All concrete to be ready mixed, grade C16 to strip and C24 to slab
 Foundations min 900mm below GL depth to invert of drain if within 1 mtr of foundations
 Min 600x200 concrete strip with A 142 mesh, 50mm min cover, depth to be determined on site between builder and DBS to full satisfaction of the LA inspector, any drains passing through foundations to be encased in 200mm concrete, provide RC lintel over drains passing through walls, provide rodding access points
 All work to comply in every respect and entirely with the building regulations new edition
 Foundations shown on drawings are illustrative, foundations generally to engineer's design with 350mm thermalite Trench blocks laid in 1 4 mortar Facing brickwork to extend min 2 courses below ground level Plinth course to be brought up in 100mm med density blockwork
 Formation level of foundations should be no less than 1000mm in clay soil and 650mm in sand

EXISTING FOUNDATIONS

To be exposed for inspection by the LA inspector and or structural engineer and any works to be carried out strictly in accordance with inspectors / engineer's report and recommendations Trench to be excavated along side of the wall and footing to be underpinned with concrete in 1mtr lengths as indicated on drawings to prevent collapse of wall

OVERSITE BELOW FLOOR

All topsoil and vegetable matter removed and surface to be covered with min 50mm crushed stone or gravel

UNDERPINNING

Allow a PC sum for underpinning existing foundations if during investigation by the LABC officer deems existing foundations to be inadequate
 Underpinning to be carried out in lengths in numbered sequence 1,4,2,53 etc, depth of underpinning to be determined on site and subject to sufficient sub strata bearing capacity

GROUND FLOOR SLAB

Ground floor 150mm thick RC - A142 mesh reinforcement min 50mm cover, 25mm sand blinding on 110mm Kingspan TF 70 insulation / Jablite 120 insulation to entire floor area On min 200mm blinded and crushed hardcore in layers 'U' value 0.20w/m2 Visqueen 1200 DPM to be dressed up vertical sides of concrete onto DPC min 150mm overlaps
 All horizontal and vertical DPC (to doors, windows, lintels and 150mm above GL etc to be Andersons Hi Load or similar approved)
 Insulation below floor to be dressed to perimeter and vertical sides of concrete min 25mm thick including where floor slab touches outside walls (at door thresholds)
 At 900mm ctrs allow for MV 250 Maxi vent MV255 sleeve and MV vent adaptor, all as by Glidvale of similar approved to be cast into slab to maintain ventilation of existing floor void
 Note if asphalt finish required to floor DPM to be omitted to avoid sweating of concrete

Solid Ground floor construction (0.20 W/m2k minimum 'U' value required)
 Excavate all topsoil and contaminated fill material from under floor slabs and back fill with stone and dust (M O T) in 150mm max compacted layers 50mm sand blinded to receive dpm If filling exceeds 600mm under floor slab, slab to be changed to a suspended concrete mesh reinforced type - details to be agreed with Building Control
 Lay 1200-gauge dpm onto sand blinding and fit perimeter insulation Celotex-T-Break TB4030 (30mm) insulation around slab perimeter Lay 100mm Celotex Tuff -R GA4000 insulation (thickness to comply with manufacturers P/A table and to give 0.20 'U' value) to insulate slab - additional vapour control layer 1000g dpm laid directly over insulation 100mm min thick concrete slab cast over reinforced with A142 mesh - level to match existing allowing for any floor finishes
 Floor dpm to lap new and existing walls dpcs Dpm joints to be taped and sealed using proprietary jointing tape (NOTE - refer to slab detail for methane or radon protection provisions which may be necessary to project)
 Any airbricks covered by proposal to be ducted via 100mm dia ducts to new external walls and insert telescopic airbricks sleeved with cavity trays over to connect to outside air

GAS MEMBRANE

Install gas membrane below ground floor - MONOFLEX -or similar approved gas retardant membrane sealed in accordance with manufacturers details and recommendations complete with vent outlets within cavity, gas sealed to prevent ingress of methane or similar gases

GENERAL DETAILS – FLOORS and FOUNDATIONS

Where existing sub floor ventilation air bricks are covered by new build solid floor construction - Duct air under the proposed floor via 100mm min diameter UPVC pipes Extended into existing sub floor void and connected to external air via telescopic air brick end adaptors Any contaminants found under the proposed extension to be adequately dealt with in accordance with Approved document C – (section 2) Where a drain through or under a load bearing wall, a RC lintel must be provided
 All drainage within 500mm of the works to be exposed, protected and back filled in accordance with the building inspector's instructions

CEILING FINISHES

Ceilings to underside of trusses / rafters are to be finished with 15mm foil backed plasterboard and finished off with 3mm skim coat of plaster

TRIMMERS & TRIMMING POSITIONS

Provide required trimmers and trimming around

- a) Stairwell openings Staircase Manufacturer to confirm size prior to fabrication of staircase
- b) Openings for soil stacks
- c) Ducts for extractor fans or waste pipes
- d) Void

EXTERNAL WALLS

Brickwork to match existing as near as possible, 100mm facing brick, 100mm block inner leaf 125mm cavity with halfen or similar st st wall ties at 450mm staggered ctrs 250mm ctrs at quoins, Brickwork only below DPC, block bond new walls to existing and maintain cavity, close cavities at eaves with 2 layers of slate, close cavity at reveals with DPM or proprietary cavity closer, 100mm thick Kingspan K8 / TW 100 rigid insulation within 125mm cavity fixed to inner leaf to give min 'U' value of 0.18 w/m² deg C

Blockwork 100mm thick Celcon Solar or similar, aerated thermo blockwork in accordance with BS 6073 Pt1, 440 x 215 x 100mm block to receive 37mm insulated plasterboard on dabs (U- Value 0.18 W/ W/m²K) Maximum length of internal wall not to exceed 6000mm without movement joint Min 7n/mm² crushing strength, flush pointed and to receive 12mm plaster board and dabs finish internally) as by Thermalite or similar approved, skim finish to board to receive client's decorative finish

Facing brick and pointing to match existing as near as possible and to commence min 4 courses below DPC All brickwork above and below DPC to be solid or frogged to BS 3921, below DPC to be class B engineering brick, flush pointed or similar approved, Allow for lean mix concrete cavity fill to GL splayed to outer face

Allow for weep holes every 4th perpend

All wall ties to be st st safety pattern to BS 1243, 1978 or fish tailed type at 5 No / m²

Allow for weep holes as above and building in cavity trays as by Glidevale or similar approved to lintels etc

St St wall ties to be HRT4 type to engineer's specification Wall to be finished with 13mm plaster (min 10kg/m² both sides)

All sockets' switches, piped services etc are to be fitted within boxes / ducts of 22kg/m² plasterboard with mineral wool as main wall

All new brickwork to be bonded to existing and cavities to be maintained – alternatively use proprietary bolted starter anchor system together with inserted insulated V d p c (installed in strict accordance with manufacturers recommendations)

All return corners to be min 550mm unless otherwise indicated

Proprietary stainless steel double triangle wall / vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres – staggered across wall elevation 225mm max vertical centres at reveals Ties to be long enough to have 50mm minimum embedment into wall Proprietary insulation clips to be provided to suit cavity insulation system

All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing

Steel beams to bear onto concrete pad stones min 300mm X 250mm x 150mm deep Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader pad stones Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild Steel beams to be bolted to pad stones via M12 bolts

Cavities to heads of wall to be closed with mineral wool quilt and dressed over wall plate to prevent cold bridging

WALL TIES

To be stainless steel ties or similar fixed at 450mm centres vertically and 750mm centres horizontally staggered At jambs reveals ties to be at 225mm centres vertically and within 150mm of the opening & to be embedded min 50mm into the joint

DAMP PROOF COURSE

Main horizontal damp proof course to be bituminous fibre based laminated with lead core to BS 6398, BS 743 Type Door E to be laid min 150mm above ground level with lap joints 150mm, Other damp proof courses / membranes to be polythene to BS 6515 vertical DPM of 225mm width to be used at all cavity closers and project min 25mm beyond wall face

Cavities to be closed at all openings using insulated cavity closers with lintels acting as closers to head of openings, alternatively cut brick or block to eaves and verge

Cavity closers to BBA 2648

THERMAL BRIDGING AND AIR LEAKAGE

Thermal bridging and Air leakage to be limited by compliance with Robust Construction Details for dwellings and similar buildings Provide Air Leakage-Measures designed to reduce air leakage from the building Air tightness measures will depend on the form of construction and level of workmanship The objective being to form a definable, continuous air leakage barrier around the dwelling

Ways of preventing air leakage to be considered at every penetration of this barrier Particular care on site should be paid to

- 1) Joints between structural components e.g. wall to floors

- 2) Joints around components and opening within walls
- 3) Services penetrations - plumbing, electrical, and ventilation

In General

Close any vertical ducts at floor level, top and bottom (e.g. boxing in to SVPs) Seal any service penetrations. Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated. Pipes over 40mm in diameter passing through compartment walls & floors are to be fitted with intumescent collars.

LINTELS

Lintels to be to BS 5977, pt 2 1983 existing lintels to be checked for stability.

New lintels type IG L1/ HD 100 or similar approved, min 150mm minimum bearing and galvanised steel or pre-painted finish with cavity trays or DPC's over as required, allow for ½ hr fire protection to soffit and other surfaces of lintels as necessary by fixing 12mm plaster board /master board or similar approved, fixed with proprietary fixings, cavities to be closed and insulated.

Lintels complete with integral insulation by intel manufacturer.

Lintels to be suitable for loading and spans, complete with cavity tray over with stop ends and weep holes at 900mm ctrs min, 2 per cavity tray.

SEE CONSULTANT ENGINEERS DRAWINGS and CALCS

All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.

Steel beams to bear onto concrete padstones min 300mm X 250mm x 150mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams to be bolted to padstones via M12 bolts.

Steel beams RSJ's UB's etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers at 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers 12.5mm plasterboard and skim support on 50 x 50mm cradle to give half hour fire resistance (web flanges packed with mineral wool to reduce cold bridging).

Lintels over openings to be proprietary insulated steel lintels e.g. Catnic or I G etc – intel type to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at max 900mm c/s – min 2 per cavity tray. Where 100mm cavity is specified ensure, correct intel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance.

Internal door openings (max 1200mm opening size) to have 150mm x 100mm reinforced concrete lintels over or proprietary steel lintels of approved manufacture - min 150mm end bearing.

Closed lintels to be lined with 22.5mm insulated plaster board to prevent thermal bridging. Plaster board must not affect trickle vents.

STEEL BEAMS

All RSJ/U BEAMS to be wire brushed, hand chipped and receive 2No coats of zinc rich oxide paint prior to fixing. Provide 2 layers of 12mm Fire line board linings with skim finish to give half hour fire resistance. For size position and fixing instructions SEE CONSULTANT ENGINEERS DRAWINGS and CALCS.

CAVITY BARRIERS

Provide Rocksil cavity stop sock or similar approved to fully fit the cavity, to be friction fitted as required by designer, vertical barriers to have all joints closely butted & horizontal barriers to be fixed side by side at their joints with a lap of at least 150mm, the junctions between vertical and horizontal barriers should be closely butted for horizontal applications a d.p.c. cavity tray with a min upstand of 100mm must be installed immediately above barrier. Barriers to be installed within cavity adjacent to all separating walls and floor positions.

INTERNAL WALLS.

Stud partition walls at ground/first floor are to be faced with plaster board and skim finish both sides, studs at max 600mm ctrs and incorporate all necessary noggins and fixings. All stud walls to be fully insulated using Celotex / Rockwool or similar insulation.

63x38mm timber studs at max 600mm c/c with 15mm Gyproc 'sound block' plaster board fixed to each side with 3mm skim finish. DPC to be fixed to u/s of timber studwork to ground floors. Fix 15mm ply battressing where additional fixing is required.

Partitions to bathrooms and WC, s should incorporate a sound deadening insulation quilt to achieve a min sound reduction of 30db at a frequency range of 100-3150 kHz.

Skirting boards to be 100x25 sw bull nosed or to match existing, plugged and screwed to walls spaced off wall's min 25mm spaced of floor min 5mm.

DEMOLITION

Remove existing windows, frames doors as directed, make good to floor, walls etc.

Remove brickwork/blockwork below cills.

Remove all defective wiring, sockets switches etc.

Remove all defective plumbing /sanitary appliances.

Remove all defective timbers to floors walls ceilings etc.

Remove existing kitchen fittings as necessary.

Allow for making good of all surfaces prior to reconstruction and fitting of new appliances.

Remove existing wall tiles

Strip out all existing timber screens, doors, windows, frames, architraves, walls and ceiling plaster and any redundant timber works. Walls to be left in a suitable condition to receive new wall and ceiling finishes as specified

CHECK EXISTING

All existing beams/lintels to be checked for stability, replaced as indicated. Renew all defective beams, check all brickwork below beams and cut out and replace defective areas of brickwork

FLOOR FINISH

To client's requirements. Slip resistant finish, adhesives in accordance with manufacturers details and recommendations. Seam weld all joints as necessary

Concrete floors/timber floors to receive clients specified finishes to be confirmed by client

Carpets on manufactures recommended adhesive

Sheet vinyl / tile finishes to be applied on manufactures recommended adhesive, seam welded joints and coved skirtings

Ceramic tile / quarry tile finish applied on adhesive / s/c bed, provide moisture resistant grouting flush pointed

Remove all amisses from timbers prior to priming and painting one undercoat two coats gloss finish

RAFTER ROOF

ROOF

Concrete interlocking tiles mechanically fixed with terracotta ridge laid broken bond with min head lap of 75mm to match existing as near as possible on 40x25 softwood tanalised roof batons, (wire cut or improved nails) gauge and lap as per manufacturers recommendations for a pitch of 30 degrees on Andersons Twin Plex type 1F reinforced under slating felt (breathable) (or similar approved to BS 747) Breathable Felt to be fixed with second galvanised nails 20mm into rafters with minimum 150mm overlaps and 50mm dressing into gutters, Flashings to be Code 4 with laps and per felt fixed into brickwork with lead wedges

Roof timber sizes as follows

150x50mm C16 rafters at 400mm centres back clipped to C16 purlins – Not required (FLAT ROOF)

150x50mm C16 ceiling joists

175x75mm C16 binders at 1500mm centres

50x25mm C16 ceiling hangers at 1500mm centres along binders

150x50 roof joists (Rafters) at 600mm centres and BAT clipped to 100x75mm wall plate. NOTE wall plate to be strapped down to wall at minimum 2metre centres. Hip timbers 275x75 spliced to wall plate complete with 100x100 dragon ties secured to wall plate. 150 x50mm ceilings joists and 600mm centres built into wall, under draw ceiling in 12mm plaster board and skim, provide and lay minimum 300mm Rockwool insulation or similar approved (300mm Kingspan) to entire roof area, (to achieve min U value of 0.15 w/ms deg C). Provide 2x air bricks within gable walls at high level minimum 225x150mm

Andersons Roofing grade felt to be dressed over roof joists and Glidevale Eaves Vent into gutter, 150mm laps to felt no vertical joints. 125mm half round PVC gutter seamless, 19mm EQ plywood fascia and soffit to line with existing fascias and soffits

Allow for softwood stud bracing between joists at mid span fit eaves/rafter ventilator spaces at abutment detail with existing side elevations. Fit FV 250 ventilators all as by Glidevale. Provide 0.3metre % ventilation to roof void by inserting eaves vent gills (fitted with insect guards). Ceiling incorporating vapour barrier to be foiled backed 12mm plasterboard with taped and skimmed finish. Ceiling height above finished floor level to be approximately as existing. Wall plate 100x75mm softwood. NOTE - proposed eaves are nominal only and may be amended on site as necessary to suite site conditions

Areas of sloping ceilings to be insulated between rafters with min 150mm Kingspan therma pitch TP10 / Kooltherm K7 and under drawn with 75mm thick Kingspan thermawall TW56 board on 75x50 sw counter battens with 12mm thick foil backed plaster board. 50mm airgap to be maintained above insulation to ensure adequate cross flow ventilation to roof void (to achieve min U value of 0.15 w/ms deg C)

Proprietary eaves sleeving provided to maintain unrestricted roof ventilation. Facia/soffit provided to match the existing, packed off brickwork to provide cross ventilation with 25mm air gap fitted with insect mesh. Rainwater to discharge via a 125mm seamless gutter to match existing to discharge via a 75mm black square section PVC rainwater pipe into a newly formed and existing trapped gully as per proposed plan, into existing drainage system

Roof penetrations to have lead slates or proprietary slate vents. All roof coverings to be fixed in accordance with manufactures written specification

ROOF RESTRAINT STRAPS:

30x5mm MS straps (galvanised) at 2000mm max ctrs fixed over inner leaf of external wall and screwed to 3 No. Trusses at both ceiling and roof level, and in accordance with A D Section A1/A2 Part CC33-37. 75x50 sw noggins are to be fixed below all gable peak and ceiling line straps

PLASTERBOARD EDGE FIXINGS:

50x38mm sw noggins fixed between trusses or perimeter edge fixing 50x38mm sw noggins at 600mm ctrs for partition head fixing with 125x19mm board fixed central over partition head rail for plasterboard fixing

VALLEY AT ROOF INTERSECTIONS:

Form Code 4 lead valley or install proprietary GRP preformed valley trough on 255x19 softwood valley boards fixed to main roof trusses and diminishing trusses/sw rafters. Provide 175x32 sw lay boards fixed to main roof trusses to support ends of diminishing trusses/rafter feet

EAVES:

Preservative treated 200x25 sw fascia with 12mm WBP quality ply soffit board 25x25 sw framing

VERGE:

Preservative treated 200x50 sw bargeboard on sw gable ladder fixed to last truss

ROOF LIGHT

VELUX or similar approved

Velux roof lights incorporating proprietary flashings, seals weather and finishing strip covers to be fixed within trimmers set out to suit size of windows, Velux windows by specialist manufacturer complete with all necessary flashings, seals vents and trimmings as standard, trim out roof timbers to receive roof light and make good to surrounds, insulate voids around trimmings. Roof light to be manually operated, (allow for electrically operated window operated by weather sensors wired to mains supply and complete with emergency cut off, - wire to smoke alarm system)

Glazing to be Pilkington's Antisun K glass as general specification for glazing

Glazing to be double glazed hermetically sealed units pinned and beaded to frames as per manufacturers recommendations

Frames to have trickle vents

U value of roof light to be 1.4 w/m² deg C

RAINWATER GOODS

Gutters generally to match existing

Marley UPVC rainwater gutters discharging via 65x65 upvc down pipe square section/dia. Semi universal gullies

Rainwater system designed in accordance with marley extrusions rainwater system design guidance and the min requirements are indicated, any alterations must have the flow capacity of at least 2 l/sec

Gutters to Dormer roofs and hipped ends to discharge to main roof

125mm UPVC gutter fixed to fascia and laid to falls at 1:600 into 75mm UPVC down pipe fixed to wall face to be black. All connected to BIG below gnd level and above water line, discharge to main drains

LEAD WORK

All lead flashings to be installed in accordance with Lead Association details and recommendations, all joints and seals to be checked for water penetration prior to completion of the works. Lead to be treated with protective Paternation oils solution as recommended by Lead Association. Flashings and cavity trays to be Code 4 lead to BS1178 and overlap minimum 150mm above abutments. Code 5 lead to be used for valleys with non-woven polyester isolation underlay provided underneath (all lead work to CP143 Part 2). Cavity trays to be installed at abutments in roof/walls, sited minimum 150mm above any such abutments trays to be installed over lintels as required, provide weep holes every 4th purpen with proprietary weep vents. Lead to be complete with all necessary wetting, fillets and minimum 150mm lap joints as recommended by Lead Association.

Code 4/5 lead apron, code 5/6 lead back gutter and code 4/5 lead stepped flashing to chimney stacks / walls

Flashings and valley gutters- milled sheet lead to BS 1178 to the size recommended in BS 6915, solder to BS 219 grade J or D, copper clips to be cut from 0.6mm sheet to BS 2870 hard temper

St St clips to be cut from strip to BS 1449 (grades as BS 6915) min 375mm thickness min 50mm wide

Copper nails at 75mm ctrs to BS 1202 Part 2 jagged shank min 20mm long with large flat heads, screws to be brass or stainless steel to BS 1210] coat backs with bitumen any lead in close unventilated contact with concrete, mortar or other alkaline materials to BS 3416 type 1

STAIRS

Stairs to Part K of the Current Building Regulations

Timber staircase to be generally soft wood construction to BS585 and BS5395 and comply with Building regulations K1 AND K2/3

Rise-176 Going 250 Pitch 42 degrees

Handrails to be minimum 900mm above nosings. 1100mm above landing levels, minimum 2 metres clear headroom above nosings. Timber stairs 25mm softwood treads, 19mm WBP risers, 25mm softwood strings minimum 900mm clear opening between string and handrails, under draw soffit of stairs in 2x9mm layers of fire line board or similar approved. Stairs by specialist supplier to be in accordance with manufacturer's recommendations and details. Minimum 99mm spacings between vertical balustrades, 99mm spacing between bottom rail of balustrade and string/nosing. Balustrade should be able to resist a horizontal force of 0.36KN per metre. Any stair winders are to be formed in three tapered steps with a minimum 50mm tread at the newel post. Staircases to have a minimum headroom of 2000mm clear. Landings to be at least equal to width of staircase 2000mm clear vertical head room over whole of staircase width and height.

GUARDING: TO STAIRCASE / LANDING / VOID

Provide Handrail 900mm above pitch line to staircase together with 900mm minimum high guarding as required Provide 1000mm high balustrade (1100mm to common areas) and guarding to staircases and landings All balusters to be vertical and be so constructed to give 99mm maximum gap between any balusters in open balustrades Guarding to withstand 0.36Kn/mm horizontal force

WINDOWS

All windows to be double glazed, frames set back 65mm from wall plates, DPM pinned to perimeter of frames and sealed with Poly Sulphide mastic sealant, flush pointed Escape window to each habitable room to be incorporated, minimum 450mmx750mm opening, glazed area of window minimum 1/10th of floor area opening light 1/20th of floor area Glazing below 800mm (doors/windows) to be toughened/laminated glass New windows in existing openings to match existing style as near as possible Windows in new openings to comply with Part L of the current Building Regulations All windows/doors to be installed in accordance with FENSA Registered installer Allow for building in of frames Windows to have trickle ventilation, 4000mm squared vents by Glidevale or similar approved (night vents) in head section Double glazing to have 20mm air gap and low E coating or double glazing 20mm air gap (argon filled) and soft low E coating Planitherme Low E heat reflective glass to all doors, windows / roof lights etc fixed with security tape and beads to BS 5713

Patio doors to have minimum 10,000mm squared ventilated area, trim vents to provide 5,000mm squared to habitable rooms, 6,000mm squared over all structure MDF boards sill, U value of proposed windows to be better than 1.6W/m² to compensate for solid or half glazed doors, one window in each floor habitable room and bedrooms to have a clear unobstructed opening The bottom of the openable area to be no more than 1100mm above floor level, sashes lower than 1350mm from floor level to be fitted with restrictor stays restricting openings to 100mm All opening sashes in ground floor windows to have lockable handles, all top hung vents minimum 450mm deep All windows over paths are to have child proof restrictor stays fitted

Glazing in critical areas to comply with Part N1 / K 4 of the current building regulations Glazing within 1500mm of floor to be Toughened / laminated glass (tempered) to Class C BS 6206, BS 6262 and Part N1 / EN 1250, Glazing to be permanently marked and visible on glass, double glazed units to both panes apply

Obscure glazing to be 'Pilkington's Cotswold' or similar approved

Double glazed units through out are 6 4/20/4mm K glass

Provide 50x25mm sw curtain battens with 150mm overlaps to reveals

New replacement windows to achieve min U value of 1.4 w/m² deg C

Band C certificate of compliance to be provided to building control on completion of the works

New and replacement doors with less than 50% glazing and solid doors to be fully draught proofed and double glazing to achieve min 1.4 w/m² – certificate of compliance to be issued to building control on completion of the works

Windows and doors to be safety glass to a) glass below 800mm above floor level b) to doors and side panels within 300mm of door edge

ESCAPE WINDOW

All escape windows to have a minimum unobstructed opening of 850x500 wide with the bottom of the opening no more than 1100mm and no less than 800mm above floor

EXTERNAL DOOR & WINDOW FRAMES

Windows and doors are to be designed by manufacturer Constructions to give maximum U value 1.6 W/msq/K All external door and window frames to be fully draught proofed All dimensions to relate to nominal structural opening sizes Manufacturer is responsible for checking structural opening sizes prior to component fabrication

Door and window frames to be set back min 65mm from wall face Frames secured to perimeter reveals and sealed with polysulphide mastic sealant flush pointed Cavities at reveals to be closed and insulated Using proprietary cavity closers

JOINERY

Doors to be half hour fire resistant, style/patter and hardware of doors and windows to clients on site specification (assumed to match existing frames) Floor to sill heights to be not less than 800mm Total area of glazing to be not less than 1/10th proposed floor area and opening lights 1/20th Window sizes shown are nominal only and may be amended on site as necessary, allow for toughened glass to BS6206 to all critical locations as indicated Paint finish to woodwork to be 1x primer, 1x under/coat and 2x coats gloss/mat finish

SKIRTING BOARDS AND ARCHITRAVES

25 x 175mm skirting boards and 25 x 75mm architrave's, Taurus profile all neatly mitred, knotted, primed, under coated and glossed (finish and colour to be confirmed with client prior to ordering)

MORTAR

For external walls at 7N blockwork only use Class (ii) 1 5 4 5 cement lime sand mix The mixing and use of mortar shall be in accordance with BS5628 Part 3 Plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer For internal walls only use Class (ii) 1 5 4 5 cement lime sand mix the mixing and use of mortar shall be in accordance with BS5628 Part 3 plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer

DRY LINING

Minimum 63x38mm treated softwood battens at 600 centers fixed short face to walls using Fischer Hammerfix N Item No 50347 at 450 centers, 60 thick, RS45 Rocksill slab fitted between battens, faced with polythene vapour barrier and 12mm thick plasterboard, joints to be skimmed

STUD PARTITIONS

Form stud partition walls out of 75x50mm sw components. Stud spacing to be up to 400mm max centres. Finish walls with 12.5mm plasterboard fixed to studs with Drywall screws. All joints to be taped and finished with 3mm-plaster skim. All partitions without a doorway are to have 75mm Rockwool RWA45 or equivalent mineral wool insulation fixed between studding and face of partition to habitable room side and to be finished with 12.5mm 10kg/msq board and sealed with two coats of drywall sealer. Note these walls to incorporate additional horizontal and vertical studs or 12mm plywood secured to noggins prior to receiving plaster board as required to take heavy fixtures such as sanitary fittings and base and wall units. Where stud walls are to be finished with wall tiling they are to include two horizontal rows of studs for additional support to the boards. Partition head fixing 50x38mm sw noggins between joists for plasterboard edge fixing, and dry partition head fixing at 600mm centres where partitions run parallel with joists. All studs sat directly onto screeded finish are to incorporate a DPM. All arises to have galvanized steel angle beads prior to plastering. Moisture resistant plasterboard to bathroom areas.

Note plaster board to be scribed and sealed to perimeter walls floor and ceilings and sealed with silicone sealant flush pointed. Double joists under all stud walls where possible or practicable.

FIRE PROTECTION

All structural steelwork in boundary conditions to receive intumescent paint finish (colour to match existing) to all faces to achieve one hour fire resistance in accordance with approved Document B appendix A table A2. Intumescent paint system to be Bowlem Fire Shield or similar manufactured by Bowlem Fire Protection Unit 7, King William Enterprise Park, King William Street, Salford, M5 2UP. Tel 0161 876 4849. All fire protection systems to be installed in strict accordance with the manufacturers instructions.

PREVENTION OF FIRE SPREAD

All elements of structure to have a minimum half hour fire resistance. First floor joists to be under drawn with minimum 12mm plaster board and 5mm skim plaster. Roof covering designated AA, cavities to be closed at wall plate level and above all external openings. All walls to have a minimum Class 1 surface spread of flame characteristic. Compartment walls and separating walls should be taken to the underside of the roof covering and fire stopped in accordance with BRE defect action sheet No 8.

FINISHES

Block walls to be finished in traditional render and set plaster finish.

Stud walls are to be faced with plaster board and skim. Plaster board thickness is to be as recommended by manufacturer to suit the stud work. Ground floor and ceilings are to be underlined with plasterboard and skim. Under line the bottom chord of truss at first floor with plasterboard and skim, the ceiling is to incorporate a continuous vapour barrier with all joints constructed as recommended by the manufacturer. The thickness of the plaster board is to be as recommended by the manufacturer to suit the joist centres.

Walls to receive 2 coats emulsion paint (eggshell / silk).

Ceilings to receive 2 coats emulsion paint (eggshell / silk).

Wet areas to receive 2 coats moisture resistant eggshell finish.

Timber work – remove all arrises from timbers apply 1 undercoat, 2 coats gloss paint to all surfaces.

Provide 3 course (150x150) ceramic tiles above kitchen work tops.

2 course ceramic tiles above WHB and taken across bath and full height to all 3 sides to the bath.

Fully tiled behind cooker and washer space.

Floors to receive slip resistant sheet vinyl to kitchen and bathroom as noted, colour and type to client requirements.

VENTILLATION

Mechanical extract ventilation to the kitchen is to be provided capable of extracting at a rate of 60 litres per second (or incorporated within a cooker hood and capable of extracting at 30 litres per second which may be operated intermittently for instance during cooking). Mechanical extract ventilation to bathroom and WC to be provided capable of extracting at a rate of not less than 15 litres per seconds with a minimum of three air changes per hour operated by light switch with a 20-minute override. Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation.

Ventilation equal to 5% of floor area is to be provided to all habitable rooms, background controllable ventilation to be provided by means of window mounted trickle vents, 35k (mm2) per 3 bed type, 30K per 2 bed type.

Mechanical ventilation to be achieved via Passivent / vent axia passive system or similar approved comprising -

Bathroom- Wall mounted heat recovery centrifugal fan, ducted to outside air with humidistat control fitted not to conflict with passivent solution.

Kitchen – Wall mounted heat recovery axial fan, ducted to outside air with switched spur operation, not to conflict with passivent solution. Note cooker hood to be re-cycling type hood and is not part of the ventilation.

Extract fans vented to external air.

All doors to be undercut by minimum 10mm to permit airflow.

Air Pressure test – The building regulation approved system 1 background ventilators and intermittent extract solution is to be utilized to achieve building regulation part F compliance.

CONTROLLED SERVICES

Where fixed building services are to be provided or extended – Contractor is to ensure that they comply with the Domestic building services compliance guide. Ensure system is commissioned with all parts working adequately – Regulation 44 requires installer to provide a notice confirming that the fixed building services have been commissioned in accordance with the Domestic heating compliance guide procedures on completion of the works

BOILER

Any new domestic installations or replacement domestic boiler to be a condensing boiler. Any new boilers to have a min SEDBUK rating of 90%. Condensing wall mounted with a balanced flue / stainless steel guard to outlet.

Oil fired boilers to have a minimum SEDBUK rating A.

Solid fuel boilers efficiency rating to be not less than that recommended for its type in HETAS Ltd certification scheme.

Your Gas Safe registered installer to be certified in energy efficiency for domestic heating or an equivalent certificate.

If the registered installer establishes that it would be unreasonable or too costly to install a condensing boiler, they must complete a standard declaration form in accordance with the guide to condensing boiler installation.

Assessment procedure for dwellings, copies of the assessment to be issued to building control for approval before installation commences, copy to be retained by house holder.

Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.

A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.

Where exceptional circumstances exist, the following minimum SEDBUK ratings apply MNC /LPG 78% Oil 85%

Boiler to be installed in strict accordance with manufacturer's instructions, installer to consider siting of the flue to avoid visible plume/wetting of surfaces causing nuisance to neighbouring properties.

Liquid condensate to discharge to a suitable foul drain (not surface water). Condensate pipe work to manufacturers instructions generally max 3.0 mts long. Installed where external with 75mm deep condensate trap to prevent smells entering the building. Flues discharge in accordance with manufacturers instructions and to meet building regulation approved document J.

Copy of boilers building regulation compliance certificate from the Gas Safe registered installer to be provided to building control and house holder as evidence of compliance.

If there is notifiable electrical works to be undertaken as part of the boiler installation and the plumber /electrician is not registered with the governments (ODPM) Electrical competent persons scheme a building regulation application will be required for the electrical works.

Boiler model to be used WORCESTER BOSCH condensing boiler or similar approved or Glow worm Flexicom 30 CX wall mounted gas fired condensing boiler with standard horizontal flue.

Controls RWB27 two channel programmers to full 7 day control, 2 or 3 daily on/off's, manual override and boost facility.

Radiators Rettig/ Stelrad compact style radiators complete with top grilles and end panels. All radiators to have TRV's except in rooms where thermostats are to be fitted.

NOTE

Provide hot and cold taps for washing machine in kitchen layout.

Provide isolating valves to all services at accessible location adjacent to the fittings for maintenance purposes.

EXTRACTOR FANS: VENTILATION PROVISION SEE

LAYOUT DRAWINGS FOR LOCATIONS –

Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation.

Fans to be suitable and to be wall mounted and ducted to external air grilles. Vertical ducts through roof to be fitted with a condensation trap and outlet pipe laid to fall.

KITCHEN-COOKER HOOD:

Kitchen to be fitted with a mechanical extractor vent providing not less than 30 litres / second intermittent ventilation.

Ceiling mounted extractor to kitchen to be switch controlled. Lo watt U/kh REF 45 91 25

BATHROOMS:

Ceiling or wall mounted extractor vent providing min 15 litres / second intermittent ventilation with pull switch control & 15 min run on. Duct outlet to be insulated when routed through roof spaces to tile outlet. Lo watt WCBH REF 45 90 51

Note any ducting from extractor fans to the outside air that run between joists to be wrapped around with acoustic sound deadening quilt.

BOILER FLUE

To discharge to external air or ducted below ceiling line boiler and installation by registered engineer installed in accordance with manufacturers details and recommendations. Boiler to have a SEDBUK rating of minimum 90%.

Extension works to heating system to be carried out by a Gas safe approved contractor. Pipe insulation to ADL, RADS to have thermostatic valves fitted.

Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.

A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.

SELF CONTAINED SMOKE ALARMS

Self contained smoke alarms to be mains operated with a secondary power supply and to be interconnected to all common areas and permanently wired to a separate fused circuit to a IEE wiring regulations and to be positioned within 7000 mm from a kitchen, lounge, living room and within 3000mm of a bedroom door, measured horizontally. Any corridor over 15000mm long to have an additional detector.
Detectors to BS 5446-1: 2000 or BS5446-2: 2003

SMOKE / FIRE DETECTION

Provide a hard-wired interconnected smoke detection system wired directly to consumer unit in accordance with BS 5446 / BS 5839. Position of detector heads as detailed.
Mains powered battery backup smoke detectors (EI 156 TI with lithium cells) to be fitted to each property, sited in the hallway and upper floor landing areas and to be interlinked.
Heat detectors to be installed as above to kitchen areas, all systems to be Grade D LD 3

KITCHENS

Kitchen units by specialist contractor installed in accordance with manufacturers details, recommendations etc kitchen by-Client's choice.
Sink waste 40mm diameter UPVC with 75mm deep seal anti-vac trap to discharge to BIG below grid level and above water line

TILING

Ceramic tile splash backs to kitchen / bathroom walls, water resistant grouting, flush pointed, tiling on manufacturers recommended adhesive. Contractor to allow for providing and fixing 150mm x 150mm ceramic glazed wall tiles client's choice to the following areas
-Floor to ceiling to the whole of the shower area
-Tiled cill to window
-Two course of tiles above whb. Include for waterproof grout and adhesive

Provide and lay new ALTRO MARINE 20 or similar approved safety flooring to entire shower / Bathroom / kitchen (colour to be agreed with Client). Safety flooring to be min 2mm thick. Allow for taking flooring up all four walls, including pipe boxes to a minimum of 150mm high using 20R cove former to form a self cove skirting and supply and fix a C8 captile fixed at a height of 150mm. Note the Altro flooring is to run within the new captile C8 the new wall tiles are to rest on the new captile this forming a watertight joint at the intersection of the wall tiles and safety flooring

SAFETY OF STRUCTURES

Provide props, struts, scaffolding and shores etc as necessary to ensure the stability of the existing structure. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the works and existing structures unless expressly made the responsibility of others

SERVICES

Disconnect, divert, seal off or remove existing services before commencing site operations, personnel within the working area mark and protect existing services, which are to remain.
Report any benchmarks and other survey information found on structures to be demolished. Do not remove or destroy unless instructed by the architect.
An electrical installer's completion certificate and a competent person's electrical test certificate to comply with Part P of the current building regulations will be supplied on completion of the works

SERVICES

All work and installation to comply with regulations and recommendations of the relevant board or authority to the satisfaction of their inspection. Water main to be 750 below ground level and sewer to slab to be fitted with an insulation sleeve. Gas main to have a minimum 375mm ground cover, electricity main to have 460mm ground cover and electrical installation to comply with IEE Regulations. Any pipe work running outside insulated shell of building to be insulated. All hot water pipes in roof space and hot water cylinder should be adequately insulated if central heating system is to be provided. Room thermostats or radiator thermostatic valves to be fitted

SITE CLEARANCE

The site is to be cleared of all buildings, rubble debris and vegetation to a reasonable sub-soil level agreed with Building Inspector. Any underground chambers to be demolished, filled and compacted as Structural Engineers Specification

ELECTRICALS

Check all electrical wiring and replace as necessary by registered electrical engineers. Install new sockets located as directed by client or architect

Provide efficiency light fittings which will only accept lamps with luminous efficiency greater than 45 lumens per circuit. Watt locations of proposed fittings as indicated on service drawings. Switches and sockets are to be positioned between 450mm and 1200mm from finished floor levels. Lighting to all external and vulnerable areas to be operated by photo

electric cell time switch or PIR detectors Power provision for installation for intruder alarms to comply with BS4737 or BS6799 All electrical works are required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so Prior to completion the Local Authority must be satisfied that

- a An electrical installation Certificate issued under the competent person scheme has been issued, or
 - b Appropriate Certificates and Forms defined in BS7671 have been submitted that confirm that the work has been inspected and tested by a competent person A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment
- Smoke and heat detectors to be wired to mains supply complete with battery backup and to be located as indicated on drawings within kitchens, hallways and landings
- Electrical installations are to be undertaken by a Part P registered competent person
- The heights of all switches and sockets are to be in compliance with part M of the building Regs with switches and socket outlets for lighting and other equipment in habitable rooms located between 450mm and 1200mm above finished floor level
- All light fittings are to be low energy fittings in accordance with the SAP calculations as required
- Smoke detection is to be in accordance with part P of the building regulations

ELECTRICAL WORKS

Electrical works by a competent person scheme member

Full details of all notifiable electrical works to be carried out, including earthing provisions and wiring diagrams must be provided to building control – where an existing installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included

All wiring and electrical work will be designed, installed and inspected and tested by a person qualified to do so in accordance with the requirements of BS 7671, the IEE 17TH edition wiring guidance and building regs Part P electrical safety On completion of the works a copy of installers electrical installation certificate compliant with BS 7671 is to be provided to the local authority and prior to covering of all wiring / cables the installation is to be inspected by building control This could include a second check and testing of the installation by a competent person scheme member Any defective works found will be corrected at the owner's expense

Electrical works by a competent person scheme member

Lighting (energy saving provisions)

To any new wiring system or when rewiring an existing lighting system – install light fittings as follows - (note fluorescent or compact fluorescent light fittings must meet this standard GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable)

Fixed internal lighting install energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit – watt (power consumed) as indicated below i.e. pin base fittings only, to ensure only energy efficient fittings can be replaced

Provisions a) 1 per 25m² of dwelling floor area (excluding garages) or part thereof of b) 1 per fixed lighting fittings

Note a) a light fitting may contain more than 1 lamp, b) energy saving fittings provided to cupboards/ storage areas cannot be counted, c) Energy efficient lights can be installed in locations that are not part of the works, i.e. replace landing fittings when creating new bedroom in a loft

Fixed external lighting (Excludes flats common areas and other communal access-way lighting)

Provisions a) Either lamp capacity not to exceed 150watts per light fitting and fittings to have automatically daylight and motions sensors fitted Or

b) Fittings to have sockets capable of only using lamps with an efficiency greater than 40 lumens per circuit – watt.

ELECTRICAL INSTALLATION BRIEF / PERFORMANCE SPECIFICATION.

Rewire as per the electrical brief below - all fittings to be agreed

/Located with the Architect and Client on site

Note that this is a performance specification for information only in the unlikely event that a full rewire will be required Existing system to be extended wherever possible to include only the fixtures and fittings noted on the electrical legend within drawing number M2331.43

All fittings to be located in strict accordance with the Lifetime Homes Living Standards

SCHEMATIC LAYOUT supplied only for tender purposes

Electrical installation to be completely rewired and to include new light fittings, switches, power sockets, etc as indicated on drawings Include also for 33% low voltage light fittings

All works to be in accordance with the latest IEE regulations and Part P B REGS

Light switches and power sockets to be set at heights to be agreed with OT and end user on site

Provide and fix new consumer unit with RCD protection to power circuits located as indicated on the drawing

Provide linked mains smoke and heat detectors with battery back up where indicated

Provide new wall mounted extract fan in BATHROOM (15 l/sec) connected to light switch with 15 min over-r grille as shown on plan to manufacturers recommendations

Any security lighting to be energy efficient and controlled and have a maximum voltage of 150w, i.e. fitted with movement detection, shut off device (PIR) and fitted with photo cell for dusk to dawn operation

Provide isolation switch with fused spur including neon indicator light over work top to the socket serving for washer/ fridge/freezer under work top

Provide isolation switch fused spur to extraction fans, new boiler and within lobby for intruder alarm

Provide Low energy efficient light fitting in roof space with switch adjacent to loft access hatch

Allow for builders works in connection with the above installations

Kitchen

6 Double sockets with indicating lights
2 Single Sockets with switched spur above WT
2 One-way light switch
1 Cooker Point with one electrical socket outlet
1 Switched spur for heating boiler (if one installed)
1 Extract fan with switched fused spur (60 litres/second) connected to light switch
1 Heat detector linked to smoke detectors
Consult Client for requirement of feature lighting to kitchen units and extractor hood

Security Rear of Dwelling

1 2D low energy bulkhead light fitting adjacent door with night sensor and switch internally

New Consumer Unit

1 Consumer unit controlled by RCD and MCB's

Electrical Earth Bonding

Kitchen, Bathroom, Airing Cupboard

Dwelling Earth

Earth Rod and cabling

CONSERVATORY

By specialist contractor TAME VALLEY WINDOWS or similar approved, installed in accordance with manufacturer's details and recommendations

Doors between conservatory and dwelling to remain or be renewed

Provide separate ON/OFF controls for any heating to conservatory area roof to be Double-glazed self-cleaning ICE blue glass by Pilkingtons Triple wall plastic or similar approved

All conservatory to be white or brown (wood grain) to client's approval, upvc to match existing and to provide a minimum opening light of 1/20th of the floor area to the room they serve. The opening light must have some part, which is not less than 1750mm above ground floor level. All windows to be double glazed and to incorporate 8000mm² minimum controllable background ventilation. Any glazing situated within 800mm of the adjacent floor level to be toughened glass. Any door glazing situated within 1500mm of adjacent floor level including any glazing within 300mm of each side of any door, (if a glazed panel is adjacent) – to be fitted with toughened glass

STRUCTURAL STEEL WORK

Where steel UB are to be utilized calculations are to be provided to the satisfaction of the LABCS. All RSJ / UB's to be encased in two layers of 12mm plaster board and skim wire bound at 100mm ctrs. Beam to bear onto minimum two coarse deep concrete pad stones unless other wise specified. Steel beams to be bolted together using M12 bolts and spacer bars. The contractor is reminded of the dangers involved in lifting and placement of steelwork. Where necessary craneage will need to be catered for in the tender. All steel to be provided in accordance with the structural engineer's recommendations

MATERIALS FOR RE-USE

Brick rubble or other hard materials arising from the demolitions may be re-used as hardcore providing it is free from rubbish and other deleterious matter and properly graded so that when compacted filling is dense and without voids. Existing slates to be salvaged, sorted cleaned and neatly stacked on site for re-use. Contractor shall be responsible for ascertaining from the employer whether any materials or equipment shall be required for salvage or re-use. Materials not required by the employer or for re-use shall become the property of the contractor and cleared away from site as work proceeds

SITE ACCESS / SAFETY

Prevent access of unauthorized persons to partly demolish structures. Site to be left secure at end of every working day. Report to Architect, details of any underground chambers, vaults, wells storage tanks etc discovered during demolition works and deal with as instructed