

Heating Alterations to the existing heating system or the provision of any new heating installation (including flues) to be carried out by a qualified Gas Safe engineer. Certification to be provided within five working days of completion and submitted to the relevant Building Control body. All new radiators to be fitted with TRV's. Fire Protection All lintels and beams to have a minimum of 30 minutes fire protection - 15mm fire rated plasterboard and skim. Smoke alarms to be fitted within new bedroom, entrance lobby and lounge. All alarms to be mains wired, interlinked and provided with battery backup. Heat detector to be provided within kitchen area. Below Ground Drainage Any drainage located within the area of the extension to be encased in concrete. Any manholes located within the area of the extension are to have a double seal cover. Lintels to be provided where drains pass through walls. Manholes / rodding eyes are to be positioned over any point in which the drain changes direction. All new drainage to be laid to falls no less than 1:40 and to be 100mm diameter plastic. Separate drainage system to be maintained where possible. Above Ground Drainage WHB : 32mm diameter waste pipe, 75mm deep seal anti-syphon trap, connecting into the SVP. W.C : 110mm diameter waste pipe, 110mm diameter p-trap, connecting into SVP. 25mm diameter overflow pipe to discharge externally. Shower : 40mm diameter waste pipe, 75mm deep seal anti-syphon trap, connecting into SVP. All new drainage to connect into existing SVP. SVP to be 100mm diameter pvc and to extend 900mm above any opening within 3m when discharged externally. External Drainage Gutters to be 100mm half round pvc. Downspouts to be 65mm pvc.	Background Ventilation Habitable Room: Rapid Ventilation to be a minimum of 5% of the floor area within each habitable room. Background Ventilation 8000mm2. Mechanical Ventilation Kitchens - 60 l/s or 30l/s where close to cooker hood. Bathroom / WC's - 15 l/s General General Items : All measurements to be checked on site Locations of electrical & heating points to be agreed with client prior to installation. All new windows and doors to be in accordance with PAS24:2012 General Note to contractors : All dimensions must be checked on site prior to any works commencing on site. All works are to comply with the relevant British Standards / EU requirements, and current Building Regulations. Local Building Control inspector to be contacted prior to enclosing any detail that may need to be inspected and approved. Any construction that may affect a neighbouring property is to be agreed under the Party Wall Act. Contractor to ensure that any materials / details are within the requirements of the Planning Application Approval and in accordance with any conditions that may be attached (i.e. brick colour or type). Any existing lintels that are subjected to additional loading are to be exposed, inspected and approved by Building Control Officer prior to the commencement of any works on site. Where elements are found to be inadequate, then remedial works to be carried out to the approval of the Building Inspector. All new lighting points to be fitted with energy saving bulbs. All finishings such as décor, skirtings etc to be agreed with owner. Any trees that are within influencing distance of a foundation are to be considered prior to any work commencing on site. Necessary details and depths are to be submitted to building control for approval.	Brickwork to be toothed in and all cavities to be continuous where new walls abut existing property. Internal non-load bearing walls 75mm x 50mm timber studs fully filled with insulation. Noggins at midspan. Plasterboard and skim to both sides. Openings All structural beams, fixings and supports to be as per engineers details - a conditional approval is requested for this item. New steelwork to be supported off concrete padstones. All new lintels are to be Catnic or similar with a minimum end bearing of 150mm. All new steelwork / lintels are to be boarded with adequate plasterboard or fire line plasterboard and skimmed in order to provide a minimum of 30 minutes fire protection. Cavity trays to be seated directly above external lintels and weep holes to be provided externally. 40mm thick internal ply faced flush doors size 926 x 2040mm. Thermabate (or similar) cavity closers to be installed to all jambs and cills of new openings (blockwork returns not permitted). Windows (Maximum U-Value : 1.6 W/m²K) All windows to be double glazed k-glass 4-16-4 argon filled. Toughened glazing to be installed to any windows and doors where the glass is below 800mm from finish floor level, within and adjacent doors. All windows to be fitted with trickle vents. Escape openings new windows. Min openable area 0.33m2 with no dimension less than 450mm. (please note: any existing window openings that are to be altered are to be made into escape windows). Cills to windows to be no lower than 800mm or any higher than 1100mm from finish floor level. Electrics Any new electrics or any alterations to the existing electrical layout are to be carried out by a certified electrician and be a member of an approved body such as NAPIT, Elecsa etc. Certification to be provided upon completion. This certification is to be issued to the relevant Building Control body within 5 working days of completion. All works to comply with the 18th Edition IET Wiring Regulations.
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	DWG: Specification - New wet room & bedroom extension	Revision: 2 Etruria Close 008
Scale: 1:50 @ A3L	House type:	Date: 18th August 2022 Drawn By: IRo