BUILDING REGS: PROPOSED FLOOR PLANS

DIXON ROAD, LONGRIDGE, PRESTON PR3 3JE

SCALE m 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0
1:50



⚠ STOP THINK!
Heavy object.
Risk assessment for manual handling to be carried out based on the total weight of materials used and if necessary the use of mechanical means for movement + placing on site, where appropriate.



⚠ STOP THINK!
Risk of falling.
Provide suitable working platform+/or fall protection measures (relevant to the technique used for installation - e.g. if installed from the floor or from the scaffold working platform)

GENERALLY:
ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS & ANY RELEVANT BRITISH STANDARDS OR CODES OF RRACTICES, TO COMPLETE SATISFACTION OF THE BUILDING CONTROL OFFICER.

DO NOT SCALE THE DRAWING: ALL DIMENSIONS TO BE CHECKED ON SITE BY ALL CONTRACTORS BEFORE MANUFACTURING OR ORDERING OR WORK IS PUT IN HAND -IF IN DOUBT, ASK.

PROVIDE FOR ANY & ALL PROTECTION, NEEDLING, STRUTTING, PROPPING, SHORING, SUPPORTING ADJACENT WORK, ETC., AND ANCILLARY WORKS ASSOCIATED WITH OPERATIONS EXCECUTED IN THE NORMAL COURSE OF EVENTS & GOOD BUILDING PRACTICE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT WORK IS CARRIED OUT IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT, COSHH REGULATIONS AND THE REQUIREMENTS OF THE CDM REGULATIONS.

THE REQUIREMENT FOR (PRE-CONSTRUCTION) SAP (DOMESTIC) DESIGN EMISSION RATING CACLUATION ENERGY PERFORMANCE CERTIFICATION IS TO BE CONFIRMED BY THE BUILDING CONTROL OFFICER, AND AS STIPULATED IN BUILDING REGULATIONS APPROVED DOCUMENT 'L' (RELEVANT VOLUME) 2010. ANY CALCULATIONS TO BE PROVIDED FOR APPROVAL BY BUILDING CONTROL BEFORE BUILDING WORKS START ON-SITE.
R MORE LAMPS.

FIRE SAFETY (LININGS)
THE SURFACE LININGS OF WALLS AND CEILINGS SHOULD BE IN ACCORDANCE WITH TABLE 1 OF APPROVED DOCUMENT B OF THE BUILDING REGULATIONS...SMALL ROOMS OF AREA NOT MORE THAN 4M² AND DOMESTIC GARAGES NOT MORE THAN 40M² - CLASS 3. OTHER ROOMS AND CIRCULATION SPACES TO BE CLASS 1.

ACCESS AND FACILITIES FOR THE FIRE SERVICE:
THERE SHOULD BE VEHICLE ACCESS FOR A PUMP APPLIANCE TO WITHIN 45M OF ALL POINT POINTS WITHIN THE DWELLING HOUSE

PRIOR TO EXCAVATIONS
LOCATE ALL INCOMINING GAS, ELECTRIC AND WATER MAINS (CONTACT STATUTORY DEPARTMENTS) AND ANY STATUTORY SEWERAGE/ DRAINAGE CONNECTIONS (CONTRACTOR TO INVESTIGATE ON-SITE) PRIOR TO COMMENCEMENT OF EXCAVATIONS.
ALL WORK AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE 'BOARD' OR 'AUTHORITY' TO THE SATISFACTION OF THE INSPECTOR. METER CUPBOARDS AND INCOMING SERVICE POSTIONS TO COMPLY WITH CURRENT BOARD STANDARDS.

SITE PREPARATION, RESISTANCE TO CONTAMINANTS AND MOISTURE
EXTERNAL OPENINGS IN THE BUILDING FABRIC SHOULD ADEQUATELY RESIST THE PASSAGE OF MOISTURE. FLOORS NEXT TO THE GROUND SHOULD:
- RESIST THE PASSAGE OF GROUND MOISTURE TO THE UPPER SURFACE OF THE FLOOR
- NOT BE DAMAGED BY MOISTURE FROM THE GROUND.
- NOT BE DAMAGED BY ANY GROUND WATER.
- RESIST THE PASSAGE OF ANY GROUND GASES.

FOUNDATIONS (TO BE CONFIRMED BY STRUCTURAL ENGINEER)
BUILD-UP EXTERNAL WALLS OFF MIN.200MM THICK GRADE C30P CONCRETE FOUNDATIONS TO BS5328, WIDER FOOTINGS NEED TO BE THICKER - DEPTH, SIZE AND TYPE TO BE AGREED ON SITE WITH THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. LAP FOR FOUNDATIONS STEPPED ON ELEVATION SHALL BE 300MM OR 2 X THICKNESS - WHICHEVER IS GREATER STEPS NOT MORE THAN THICKNESS AND TO COURSE IN WITH WALL .ANY REINFORCEMENT TO BE SUPPORTED AND POSITIONED 75MM FROM BOTTOM CENTRE-LINE OF WALLS NOT MORE THAN 25MM OFF-CENTRE, AND ANY DAYWORK JOINTS IN REINFORCEMENT BARS OR MESH OR SPLAYED OR CORRUGATED END PROFILES OR EXPANDED METAL LATHING FOR TRENCH FILL. SOFT SPOTS AND DRIED OR WETTED BOTTOMS TO BE DUG OUT AND FILLED WITH WEAK MIX CONCRETE FOUNDATIONS ON POOR GROUND, LOCATED NEAR ANY TREES, OR ANY OTHER ABNORMAL CONDTION MAY REQUIRE A STRUCTURAL ENGINEER AND/ OR DEEP TRENCH FILL FOUNDATIONS (TO BE AGREED WITH/ CONFIRMED BY THE BUILDING CONTROL OFFICER)

GROUND FLOOR CONSTRUCTION...ACHIEVES 0.12W/m²K U-VALUE : TO BE CONFIRMED BY SAP ASSESSORS.

SUSPENDED BEAM AND BLOCK GROUND FLOOR SLAB
FLOOR SLAB (TO PROVIDE A MIN U-VALUE OF 0.11 W/M2.K).
PCC BEAMS TO BE SUPPLIED AND FIXED TO BEAM MANUFACTURERS DESIGN. TYPICALLY 155MM DEEP X 125MM WIDE AT 520 MAX CENTRES WITH 100MM BEARING ONTO DPC COURSE AND LOAD BEARING WALLS. CLEAN ALL BEAM EDGES AND LAY ABUTTING 100MM THICK X 225MM WIDE X 440MM LONG 3.5KN CONCRETE BLOCKS TO BS 6073 PT. 1, WET AND GROUT ALL JOINTS WITH 1:4 CEMENT/SAND MIX. DOUBLE UP BEAMS BELOW LOAD BEARING PARALLEL PARTITIONS.

INTERMEDIATE SUPPORT REQUIRED, BLOCKWORK WALLS FORMED OFF RC SLAB TO ENG. DETAILS. LAY 100MM RIGID KINGSPAN KOOLTHERM K103 INSULATION OVER THE 2000G DPM. LAY 500 GAUGE SEPARATING / VAPOUR CONTROL LAYER OVER INSULATION AND LAY 75MM SAND/CEMENT SCREED OVER AND PREPARE FOR FLOOR FINISHES.

SUB-STRUCTURE -BUILD-UP MIN.350MM WIDE WALL BASE, SUITABLE FOR FIXING DOWN TIMBER FRAME (140MM INNER-LEAF) AND BUILDING-UP 100MM (NOMINAL) FACING BLOCKWORK OUTER-LEAF. IF A CAVITY IS BUILT-UP FROM THE FOUNDATION, INSERT A WEAK MIX CONCRETE FILL CAVITIES BELOW (AND UPTO 150MM OF) GROUND LEVEL TO NEGATE SUBSIDENCE OF CAVITIES.

STRUCTURAL STEELWORK: BY OTHERS (IF REQUIRED)
- BEAMS SUPPORTING UPPER LEVEL TO BE EITHER CONCEALED WITHIN THE FLOOR VOID OR PLASTER BOARDED WITH 12.5MM PLASTERBOARD AND SKIM PLASTER FINISH ALL TO GIVE 30 MINUTES FIRE RESISTANCE.

FIRE SAFETY/ SMOKE DETECTION & ESCAPE STRATEGY:
FORM A 30-MINUTE PROTECTED ESCAPE ROUTE, I.E. FD30 DOORS TO HABITABLE FIRE DOORS

FIRE SAFETY

FIRE RESISTANCE OF STRUCTURAL ELEMENTS
GENERALLY, A 30-MINUTE STANDARD IS SUFFICIENT FOR THE PROTECTION OF MEANS OF ESCAPE (GF ESCAPE CORRIDORS). WHERE GLAZED ELEMENTS IN FIRE-RESISTING ENCLOSURES AND DOORS ARE ONLY ABLE TO SATISFY THE RELEVANT PERFORMANCE IN TERMS OF INTEGRITY THE USE OF GLASS IS LIMITED. BETWEEN A PROTECTED STAIRWAY AND PROTECTED CORRIDOR, THE AMOUNT OF GLAZING IN THE WALL IS UNLIMITED ABOVE 1100MM FROM FLOOR. THE AMOUNT OF GLAZING IN THE DOOR LEAF IS UNLIMITED ABOVE 100MM FROM FLOOR.

FIRE DOORS
IN GENERAL, DOORS ON ESCAPE ROUTES (WHETHER OR NOT THE DOORS ARE FIRE DOORS), SHOULD EITHER NOT BE FITTED WITH A LOCK, LATCH OR BOLT FASTENINGS, OR THEY SHOULD ONLY BE FITTED WITH SIMPLE FASTENINGS THAT CAN BE READILY OPERATED FROM THE SIDE APPROACHED BY PEOPLE MAKING AN ESCAPE. THE OPERATION OF THESE FASTENINGS SHOULD BE READILY APPARENT; WITHOUT THE USE OF A KEY AND WITHOUT HAVING TO MANIPULATE MORE THAN ONE MECHANISM. THIS IS NOT TO PREVENT DOORS FROM BEING FITTED WITH HARDWARE TO ALLOW THEM TO LOCK ROOMS WHEN THEY ARE EMPTY. WHERE A DOOR ON AN ESCAPE ROUTE HAS TO BE SECURED AGAINST ENTRY WHEN THE BUILDING OR PART OF THE BUILDING IS OCCUPIED, IT SHOULD ONLY BE FITTED WITH A FASTENING OR LOCK WHICH IS READILY OPERATED, WITHOUT A KEY, FORM THE SIDE APPROACHED BY PEOPLE MAKING THEIR ESCAPE. SIMILARLY, WHERE A SECURE DOOR IS OPERATED BY A CODE, COMBINATION, SWIPE OR PROXIMITY CARD, BIOMETRIC DATA, OR SIMILAR MEANS, IT SHOULD ALSO BE CAPABLE OF BEING OVERRIDDEN FROM THE SIDE APPROACHED BY PEOPLE MAKING THEIR ESCAPE. ELECTRICALLY POWERED LOCKS SHOULD RETURN TO THE UNLOCKED POSITION ON OPERATION OF THE FIRE ALARM SYSTEM/ ON LOSS OF POWER OR SYSTEM ERROR/ ON ACTIVATION OF A MANUAL DOOR RELEASE UNIT TO BS EN 54-11:2001.

ALL ELEMENTS OF STRUCTURE WILL REQUIRE A MINIMUM PERIOD OF 30-MINUTES FIRE RESISTANCE. THE SURFACE LININGS OF WALLS AND CEILINGS SHOULD BE IN ACCORDANCE WITH TABLE 1 OF APPROVED DOCUMENT B OF THE BUILDING REGULATIONS...SMALL ROOMS OF AREA NOT MORE THAN 4M². OTHER ROOMS AND CIRCULATION SPACES TO BE CLASS 1.

SMOKE DETECTION (SD)

MAINS OPERATED SELF-CONTAINED SMOKE DETECTORS TO COMPLY WITH BS 5839-6:2004.
SMOKE DETECTION UNITS TO BE PERMANENTLY WIRED TO A SEPERATELY FUSED CIRCUIT AT DISTRIBUTION BOARD AND INSTALLED IN ACCORDANCE WITH BS5839:PART 1 -DITTO, HEAT DETECTORS. WHERE MORE THAN ONE SMOKE ALARM IS INSTALLED, THEY SHALL BE INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY ONE UNIT OPERATES ALARM SIGNAL IN ALL OF THEM. EXACT POSITONS TO BE AGEED ON-SITE, GENERALLY; ONE UNIT SHALL BE WITHIN 3M OF BEDROOM DOORS, AWAY FROM AND NOT ABOVE SOURCES OF HEAT, FIXED TO CEILING AT LEAST 300MM FROM ANY WALL OR LIGHT FITTING.

PART 'M' COMPLIANCE: LEVEL ACCESS
ALLOW FOR LEVEL ACCESS TO PRINCIPLE ENTRANCE BY GRADING-UP EXISTING EXTERNAL GROUND LEVELS TO FORM A MIN.1.2M SQUARE LANDING (ON PLAN). ALLOW FOR MAX.25MM LEVEL DIFFERENCE BETWEEN TOP OF LANDING AND FINISHED FLOOR LEVEL. ENSURE THE LANDING IS LAID TO A CROSS FALL, OR A (CONCEALED LEVEL ACCESS THRESHOLD DRAIN) DRAINAGE CHANNEL IS INSTALLED AND CONNECTED TO THE SW DRAINAGE SYSTEM TO PREVENT THE INGRESS OF WATER.

IF RAMPED ACCESS IS REQUIRED TO OVERCOME LEVELS; CONSTRUCT RAMPS WITH AN UNOBSTRUCTED WIDTH OF AT LEAST 1.2M AND WHOSE FLIGHTS NOT LONGER THAN 10.0M FOR GRADIENTS NOT STEEPER THAN 1:15, OR 5.0M FOR GRADIENTS NOT STEEPER THAN 1:12. EACH RAMP MUST HAVE A TOP AND BOTTOM LANDING, EACH OF WHOSE LENGTHS IS NOT LESS THAN 1.8M, EXCLUSIVE OF THE SWING OF ANY DOOR OR GATE WHICH MAY OPEN ONTO IT.-ALL LANDINGS ARE LEVEL SUBJECT TO A MAXIMUM GRADIENT OF 1:60 ALONG THEIR LENGTH AND A MAXIMUM CROSS FALL OF 1:40

EXTERNAL WALL CONSTRUCTION...ACHIEVES 0.14W/m²K U-VALUE
(SPECIFICATION, INCLUDING BEST ACHIEVABLE U-VALUE TO TO BE CONFIRMED BY THE TIMBER FRAME MANUFACTURER/OTHERS):

INSULATED TIMBER FRAME WALL INNER-LEAF
140MM STRUCTURAL TIMBER FRAME WALLING TO BE FULLY DESIGNED, MANUFACTURER AND ERECTED BY NOMINATED TIMBER FRAME CONTRACTOR. ERECT, SECURE, FIX AND BRACE FRAMES ON TIMBER SOLE PLATE, TO BE STRAPPED AND (CONCRETE) SCREWED DOWN TO DENSE BLOCKWORK SUB-STRUCTURE (REFER TO SECTION) AT REGULAR CENTRES, AS RECOMMENDED BY THE MANUFACTURER/ STRUCTURAL ENGINEER. ALL DETAILS TO BE PROVIDED BY THE TIMBER FRAME MANUFACTURER.

25MM HORIZONTAL TIMBER BATTEN ON THE INSIDE FACE AT EQUAL CTRS SUPPORTING 15MM WALLBOARD, TAPED AND SKIM COAT FINISH.

INSULATION (BETWEEN STUDS) ACHIEVES (TO BE CONFIRMED BY SAP CONSULTANT)

120MM ECOTHERM OR EQUIVALENT FOIL FACED PIR INSULATION K= 0.022 WITHIN 140MM TIMBER STUD WALLING FRAMES

BREATHER MEMBRANE
FIX 10MM OSB SHEATHING BOARD TO OUTSIDE FACE OF 140MM STUDS AND STAPLE/ NAIL PROTECT GLIDEVALE THERMO TF RELECTIVE MEMBRANE, AS RECOMMENDED BY THE KIT SUPPLIER - IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. THE VPBM SHOULD BE LAPPED SO THAT EACH JOINT IS PROTECTED WITH UPPER LAYERS LAPPED OVER LOWER LAYERS TO SHED WATER AWAY FROM THE SHEATHING. GENERALLY HORIZONTAL LAPS SHOULD BE AT LEAST 100MM WIDE AND THE MEMBRANE SHOULD EXTEND BELOW THE LOWEST TIMBER MEMBER. VERTICAL LAPS SHOULD BE AT LEAST 150MM AND STAGGERED.

CAVITY
50MM CLEAR CAVITY FORMED USING THE SURE-CAV-50 SYSTEM AS RECOMMENDED BY THE MANUFACTURER WITH 175MM ANCON STAIFIX-THOR HELICAL TIMBER TIE, TIM6 BS 5268-6.1 TYPE 6* TIE THE

STAIFIX-THOR HELICAL TIM6 OR EQUIVALENT APPROVED TIMBER FRAME WALL TIES SYSTEM, EVENLY SPACED @750MM HORIZONTALLY AND @450MM CTRS. VERTICALLY, STAGGERED IN ALTERNATE COURSES AND WITHIN 225MM OF REVEALS OF OPENINGS AT EVERY BLOCK COURSE.

CLOSING CAVITIES
FIX AND BUILD-IN VERTICAL (INSULATED) DPC'S, AS REC'D BY THE MANUFACTURER. ALLOW FOR FIXING A TREATED SOFT WOOD CAVITY BATTEN/ CAVITY CLOSER WITH DPC LAPPED INSIDE OPENING. EDGE OF BATTEN TO BE LEFT OPEN TO VENTILATE, AS REC'D BY THE MANUFACTURER -SIMILARLY, UNDERSILL CAVITRAYS WITH STOPENDS, PERP JOINT INSECT-RESISTANT BEAK/EUROWEEP-VENTS.

BLOCKWORK OUTER-LEAF
100 MM FACING BLOCKWORK OUTER-LEAF TO BE TIED TO TIMBER FRAME IN A RANDOM CONFIGURATION. ALLOW FOR MIN.150MM ART STONE HEADS TO OPENING LESS THAN 910MM, AND 225MM FOR OPENINGS GREATER THAN 910MM. 150MM ART STONE SILLS (PROFILE TO BE CONFIRMED) .

FINISH
20MM K-REND RENDER FINISH (COLOUR TO BE POLAR WHITE AND CONFIRMED WITH CLIENT PRIOR TO COMMENCEMENT) APPLIED TO MEDIUM CONCRETE BLOCKWORK OUTERLEAF.

TIMBER STUD INTERNAL WALLING: (TIMBER STUDDING BY OTHERS)
INTERNAL WALLS AND FLOORS WITHIN THE DWELLING ARE REQUIRED TO ACHIEVE MIN. 40dB FOR AIRBORNE SOUND INSULATION: ERECT NEW MIN.89X38MM TIMBER FRAMES AT MAX.600MM CENTRES VERTICALLY AND 1200MM CENTRES HORIZONTALLY, INCORPORATING HEAD AND SOLE PLATE NOGGINGS AND FRAMING FOR OPENINGS. INSERT MIN.63MM THICK ISOWOOL APR1200 WITHIN THE CAVITY AND LINE WITH 12.5MM THICK GYPROC WALLBOARD AND (3-5 MM) SKIM FINISH ON EACH SIDE.USE MOISTURE RESISTANT PLASTERBOARD WITHIN BATHROOM AND EN-SUITE AREAS.

PLASTERBOARDED WALLS CEILINGS/ FLOORS, GENERALLY
APPLY VAPOUR CHECK PLASTERBOARD (PLASTERBOARD WITH SEPERATE POLYTHENE VAPOUR CONTROL LAYER) TO INSIDE FACE OF EXTERNAL WALL, AND FLAT CEILINGS/FLOORS AND FIRST FLOOR STUDS PARTITIONING (OMITTING VCL FOR CEILING/ FLOOR AND INTERNAL STUD WALLS). ALL BOARDS TO HAVE STAGGERED TAPED JOINTS WITH 5MM SINGLE-COAT BOARD FINISH AND PLASTERBOARD NAIL {40 X 2.5 X 7MM} EDGE DISTANCE TO BOARDS, MIN.13MM/6MM FROM JOIST EDGE @MAX.150MM CTRS., AS RECOMMEDNED BY THE MANUFACTURER. ALL STRUCTURAL BEAMS AND OR/ STEELWORK (IF REQUIRED) IS TO BE CLAD USING MIN. 2 LAYERS OF 12.5MM GYPROC WALLBOARD OR 1 LAYER OF 15MM GYPROC FIRELINE AS RECOMMENDED BY THE MANUFACTURER TO ACHIEVE MIN. 30 MINUTES FIRE RESISTANCE.

WINDOWS AND DOORS: 1.4W/m²K U-VALUE OR LOWER TBC
(SOLID COMPOSITE DOOR TO BE 1.0W/m²K U-VALUE OR LOWER, HALF GLAZED DOOR TO BE 1.2W/m²K U-VALUE OR LOWER)

EXTERNAL WINDOWS AND DOORSETS SHOULD BE INSTALLED IN ACCORDANCE WITH GUIDANCE SET-OUT IN BUILDING REGULATIONS APPROVED DOCUMENT Q: SECURING AGAINST UNAUTHORISED ACCESS.

WINDOWS AND DOORS: TO ACHIEVE MINIMUM 1.4W/m²K U-VALUE
WINDOWS AND DOORS TO BE VEKA MATRIX 70 INFINITY UPVC WINDOWS , INCORPORATING 6-12-6MM DOUBLE-GLAZED UNITS; 6MM THERMALLY EFFICIENT GLAZING WITH 12MM ARGON FILLED CAVITY OR EQUIVALENT APPROVED SPECIFICATION TO ACHIEVE MIN.1.5 U-VALUE.

GLAZED (FULL-HEIGHT) SCREENS: ACHIEVE MINIMUM 1.2W/m²K U-VALUE
TO BE VEKA MATRIX 70 INFINITY UPVC WINDOWS , INCORPORATING 6-12-6MM DOUBLE-GLAZED UNITS; 6.8MM THERMALLY EFFICIENT (LAMINATED) GLAZING (INNER AND OUTER) PANES WITH 20MM ARGON FILLED CAVITY OR EQUIVALENT APPROVED SPECIFICATION TO ACHIEVE MIN.1.5 U-VALUE.

WINDOWS
- ALL WINDOWS TO BE FITTED WITH DRAUGHT-PROOF SEALS.
- UNITS TO BE PROVIDED WITH VENTILATION UNITS AND SAFETY GLAZING AS INDICATED IN VENTILATION SECTION OF THIS SPECIFICATION.
- ALL WINDOWS TO BE FITTED WITH OPENABLE LIGHTS AS INDICATED ON THE ELEVATIONS. ALL OPENING LIGHTS TO OPEN TO AT LEAST 30O.
- CONTRACTOR TO CONFIRM OPENING SIZES WITH MANUFACTURER PRIOR TO MANUFACTURE BUT OPENING LIGHT MUST BE EQUAL TO 1/20TH OF THE FLOOR AREA OF THE ROOM IN WHICH IT IS LOCATED.
- CONTRACTOR TO CONFIRM STRUCTURAL OPENING SIZES PRIOR TO CONSTRUCTION OF BUILDING.

DOORS
- ALL EXTERNAL DOOR UNITS TO ACHIEVE A U VALUE OF 1.6 W/M2K OR BETTER.
- ENTRANCE DOOR TO BE 932MM WIDE WITH A DISABLED THRESHOLD. ENSURE DOOR HAS A MINIMUM CLEAR OPENING OF 775MM.
- ALL DOORS TO BE FITTED WITH DRAUGHT-PROOF SEALS.
- UNITS TO BE PROVIDED WITH VENTILATION UNITS AND SAFETY GLAZING AS INDICATED IN VENTILATION SECTION OF THIS SPECIFICATION.
- CONTRACTOR TO CONFIRM STRUCTURAL OPENING SIZES PRIOR TO CONSTRUCTION OF BUILDING.

INTERNAL DOORS
- ALL INTERNAL DOORS ON THE GROUND FLOOR ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 750MM
- ALL INTERNAL DOORS SHOULD HAVE A 10MM GAP UNDER THE DOOR TO ENSURE GOOD AIR TRANSFER THROUGHOUT THE DWELLING.

SECURITY (WINDOWS & DOORS):
EASILY ACCESSIBLE WINDOWS AND DOORS SHOULD BE SUFFICIENTLY SECURE AND ROBUST TO PREVENT UNAUTHORISED ACCESS. ONE WAY IN WHICH THIS COULD BE DEMONSTRATED IS TO INSTALL WINDOWS AND DOORSETS THAT HAVE BEEN MANUFACTURERED TO A DESIGN THAT HAS BEEN SHOWN TO MEET THE SECURITY STANDARDS OF BRITISH STANDARD PUBLICATION PAS 242012. ALTERNATIVE METHODS CAN BE FOUND IN PARAGRAPH 1.2 APPROVED DOCUMENT 'Q'.

PART Q COMPLIANCE (SECURITY)
REASONABLE PROVISION MUST BE MADE TO RESIST UNAUTHORISED ACCESS TO ANY DWELLING AND ANY PART OF A BUILDING FROM WHICH ACCESS CAN BE GAINED TO A FLAT WITHIN THE BUILDING. DESIGN, SPECIFICATION AND CONSTRUCTION/ INSTALLATIONS TO COMPLY WITH THE REQUIREMENTS OF BUILDING REGULATIONS APPROVED DOCUMENT Q1: SECTION-1 (DOORS) AND 2 (WINDOWS)

PART Q: SECURITY - DWELLINGS
- WINDOWS AND DOORWAYS, ANY PART OF WHICH IS WITHIN 2M VERTICALLY OF AN ACCESSIBLE LEVEL SURFACE, TO COMPLY WITH PAS 24:2012
- WHERE WINDOWS CONTAIN GLASS AND NON-KEY HARDWARE, WITHIN 2M VERTICALLY OF AN ACCESSIBLE LEVEL SURFACE, EACH GLAZED AREA SHALL CONTAIN AT LEAST ONE PANE OF LAMINATED GLASS MEETING THE REQUIREMENTS OF BS EN 356:2000, CLASS PIA, AND BE GLAZED IN ACCORDANCE WITH BS6262.
- LETTER PLATE TO EXTERNAL DOOR WILL HAVE MAXIMUM APERTURE OF 260X40MM AND BE LOCATED/DESIGNED TO HINDER ANYONE ATTEMPTING TO REMOVE KEYS WITH STICK OR BEING ABLE TO INSERT THEIR HANDS
- THE PRINCIPAL DOOR ENTRANCE SHOULD HAVE A DOOR VIEWER.
- THE PRINCIPAL DOOR ENTRANCE SHOULD HAVE DOOR CHAIN OR DOOR LIMITER

ESCAPE WINDOWS - E/W ALL INNER ROOMS WHERE APPLICABLE AND ALL FIRST FLOOR HABITABLE ROOMS TO BE PROVIDED WITH AN ESCAPE WINDOW (OR EXTERNAL DOOR) WHICH COMPLIES WITH APPROVED DOCUMENT B1 SECTION 2 PARAGRAPHS 2.8 & 2.9 OF THE 2006 BUILDING REGULATIONS:

-ENSURE ALL BEDROOM WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33SQ.M AND AT LEAST 450MM HIGH AND 450MM WIDE -THE ROUTE THROUGH THE WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH AND THE BOTTOM OF THE OPENABLE AREA SHOULD NOT EXCEED 1100MM FROM THE FLOOR. ESCAPE WINDOWS TO HAVE NON-LOCKABLE FASTENERS AND HINGED TO ACHIEVE THE MIN. OPENING REQUIRED.

ROOFLIGHT WINDOWS - VELUX ROOFLIGHT
INSTALL 1 NO. CENTRE-PIVOT WINDOW WITH VERTICAL GLAZING BAR AND FLASHING PER DWELLING. TO BE CONTROLLED EITHER BY ROD . INSTALLED WITH VAPOUR COLLAR, INSULATION COLLAR AND UNDERFELT COLLAR. EXTERIOR FRAME SIZE C04 550X978MM WITH 0.33M2 VENTILATION WHEN OPENABLE AND MEASURED TO EN 13141-1 STANDARDS. REFER TO MANUFACTURERS DETAILS AND SPECIFICATION . VELUX TO ACHIEVE A U-VALUE OF 2.0 W/M2K OR BETTER.

SAFETY GLAZING
GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALL AND PARTITIONS, AND/OR BETWEEN FINISHED FLOOR LEVEL AND 1500MM ABOVE THAT IN A DOOR OR SIDE PANEL CLOSE TO EITHER EDGE OF THE DOOR SHALL BE PILKINGTON TOUGHENED SAFETY GLASS TO BS 36206:1981, KITEMARKED. BEDROOM WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33SQ.M AND AT LEAST 450MM HIGH AND 450MM WIDE -THE ROUTE THROUGH THE WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH AND THE BOTTOM OF THE OPENABLE AREA SHOULD NOT EXCEED 1100MM FROM THE FLOOR.ALL GLAZING WITHIN 800MM OF FLOOR LEVEL (I.E. BOTTOM PANEL GLAZING TO PATIO DOORS) WITHIN CRITICAL LOCATIONS SHOULD BE TOUGHENED/ LAMINATED (TO BE CONFIRMED BY BUILDING CONTROL)

VENTILATION
HABITABLE ROOMS OPENING LIGHTS TO BE A MINIMUM 1/20TH OF THE FLOOR AREA PLUS (MIN) 8000MM2 OF BACKGROUND VENTILATION (I.E. TRICKLE VENTS AND AIR BRICKS). NON-HABITABLE ROOMS I.E. KITCHEN, UTILITY ROOM, BATHROOM TO HAVE OPENING WINDOW (NO MINIMUM SIZE) PLUS A MINIMUM OF 4000MM2 OF BACKGROUND VENTILATION. KITCHEN AREAS TO HAVE MECHANICAL VENTILATION RATED AT A MINIMUM OF 60 L/S OR 30 L/S IF AN INTEGRAL COOKER HOB IS USED. UTILITY ROOMS TO HAVE A MINIMUM MECHANICAL VENTILATION OF 30 L/S AND BATHROOMS/EN SUITE TO HAVE 15L/S. EXTRACTOR FANS TO ALL ROOMS WITHOUT WINDOWS TO BE OPERATED BY LIGHT SWITCH AND TO HAVE A 15-MINUTE OVERRUN.

MECHANICAL VENTILATION ☒
VENT-AXIA SLIMLINE OR EQUIVALENT APPROVED THROUGH WALL VENT, DUCT AND GRILLE INSTALLED AS REC'D BY THE MANUFACTURER. ALLOW FOR USING FLEXIBLE DUCTWORK BETWEEN JOISTS, TO PROVIDE ADEQUATE EXTRACT TO OUTSIDE.

REFER TO NOTES COLUMN: PROVISIONS FOR COMPLYING WITH BOTH PART 'F' AND 'J'

BATHROOMS: OPENABLE WINDOW INCORPORATING TRICKLE VENTILATION AND 41db100MM FAN WITH TIMER FOR MECHANICAL VENTILATION GIVING 15L/S.

KITCHENS: OPENABLE WINDOW INCORPORATING TRICKLE VENTILATION AND MECHANICAL VENTILATION GIVING 30L/S ADJACENT TO HOB OR 60L/S ELSEWHERE

UTILITIY: OPENABLE WINDOW INCORPORATING TRICKLE VENTILATION AND MECHANICAL VENTILATION GIVING 30L/S ADJACENT

STAIRCASE
- PROVIDE NEW STAIRCASE COMPRISING OF 13 RISERS @ 203.84MM AND MIN 220 MAX 300 GOING. (2650MM FLOOR TO FLOOR) MAX STAIR PITCH TO BE 42 DEGREES. EXACT DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE. BALUSTRADES 900MM HIGH ABOVE FLIGHTS AND 1100MM HIGH ABOVE LANDING AREAS. BALUSTRADE RAILS AT MAX. 100MM CENTRES. MINIMUM OF 2000MM HEADROOM TO BE PROVIDED MEASURED ABOVE THE PITCH LINE OF THE STAIRS. STAIRCASE TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH BS 585 PT 1: 1989 AND APPROVED DOCUMENT PART K. UNDERDRAW STAIRCASE WITH 12.5MM FIRELINE PLASTERBOARD AND SKIM FINISH. STAIRCASE MANUFACTURER TO ADJUST TO SUIT ON SITE CONDITIONS.

CARBON MONOXIDE ALARMS SHOULD BE FITTED IN THE SAME ROOM AS THE APPLIANCE:
- ON THE CEILING AT LEAST 300MM FROM ANY WALLOR, IF IT IS LOCATED ON THE WALL AS HIGH UP AS POSSIBLE (ABOVE DOORS AND WINDOWS) BUT NOT WITHIN 150MM OF THE CEILING
- BETWEEN 1.0M AND 3.0M HORIZONTALLY FROM THE APPLIANCE

OUTLETS FROM CHIMNEY/ FLUES:

THE OUTLET FROM A FLUE SHOULD BE ABOVE THE ROOF OF THE BUILDING IN A POSITION WHERE THE PRODUCTS OF COMBUSTION CAN DISCHARGE FREELY AND WILL NOT PRESENT A FIRE HAZARD WHATEVER THE WIND CONDITIONS. FLUE OUTLET POSITIONS WHICH CAN MEET THE REQUIREMENTS DIAGRAM 17 OF BUILDING REGS AD PART 'J' (PAGE 31). FOR FLUES THAT PASS THROUGH THE WEATHER SURFACE AND WITHIN 2300MM OF AN ADJOINING OR ADJACENT BUILDING; THE CLEARANCE TO THE FLUE OUTLET MUST BE AT LEAF 600MM ABOVE ANY PART OF THE ADJACENT BUILDING WITHIN 2300MM.

TEST ON COMPLETION
- THE FLUE MUST BE CHECKED ON COMPLETION TO SHOW THAT IT IS FREE FROM OBSTRUCTIONS, SATISFACTORILY GAS TIGHT AND CONSTRUCTED OF MATERIALS AND COMPONENTS OF SIZES WHICH SUIT THE INTENDED APPLICATION.
- A CERTIFICATE CONFIRMING THE ABOVE HAS BEEN UNDERTAKEN MUST BE SUPPLIED TO BUILDING CONTROL ON COMPLETION.

DRAINAGE
CONTRACTOR AGREE POSITIONS AND LAYOUT OF PROPOSALS ARE COMPATIBILE AND/OR ADVISE OTHERWISE, SUBJECT TO APPROVAL ON SITE BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

EXCAVATE TO LAY, BED AND CONNECT 100MM DIAMETER HEPWORTH OR EQUIVALENT APPROVED DRAINAGE SYSTEM TO BS5750/ BS4660/ BS2494/ BS4962/ BS7158/ BS EN 1610 ON CLASS-1 BEDDINGS TO BS5955/8301, INCLUDING FITTINGS, ADAPTORS, JUNCTIONS, TRAPS, BENDS, RODDING POINTS AND GULLIES, AS RECOMMENDED BY AND IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. A BRANCH DISCHARGE PIPE SHOULD NOT DISCHARGE INTO A STACK LOWER THAN 450MM ABOVE THE INVERT OF THE TAIL OF THE BEND AT THE FOOT OF THE STACK. ALLOW FOR POLYPIPE OR EQUIVALENT APPROVED BS7158 NON-MAN ENTRY INSPECTION CHAMBERS WITH SCREW DOWN SEALED COVERS, AS RECOMMENDED BY THE MANUFACTURER. TERMINATE RWP'S USING HEPWORTH INLET GULLIES WITH REMOVEABLE TRAP FOR FULL BORE RODDING AND SET IN CONCRETE -DITTO, FOR INTERNAL VERTICAL WASTE CONNECTION WITH HORIZONTAL BACK INLET

FOUL WATER TREATMENT:
100MM DIA PIPE LAID AT MIN. 1:80 FALL TO CONNECT TO EXISTING FOUL SEWER MAIN IN ACCORDANCE WITH DRAINAGE STRATEGY.

SURFACE WATER TREATMENT:
100MM DIA. PIPE LAID AT MIN. 1:100 FALL TO CONNECT IN ACCORDANCE WITH DRAINAGE STRATEGY.

FOR FULL PROPOSED SITE DRAINAGE LAYOUT, REFER TO SITE PLAN...

WC............... 100MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-90MM/M

WHB............ 40MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-44MM/M

SINK............ 40MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-90MM/M

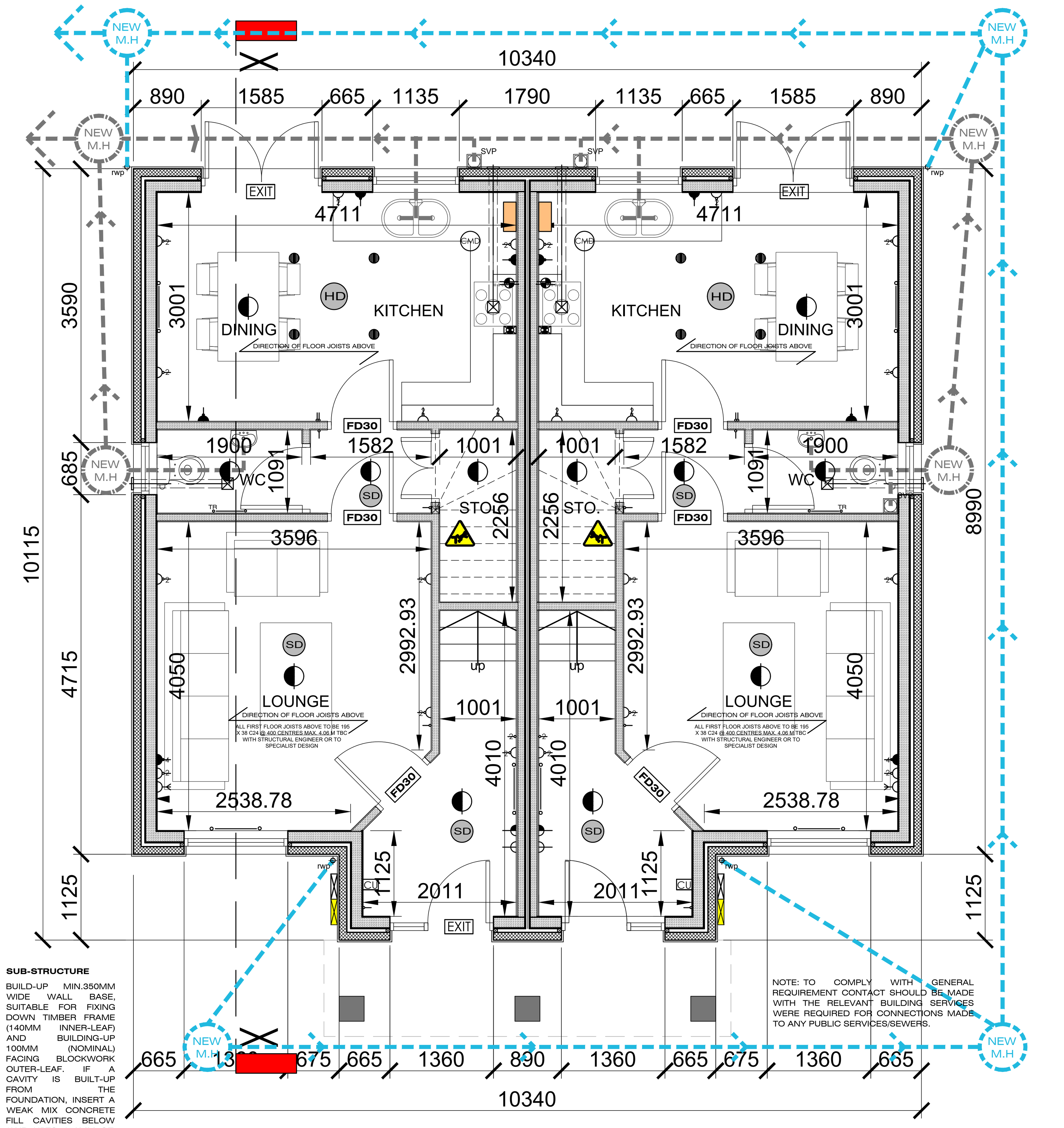
SHOWER.... 40MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-90MM/M

A BRANCH SHOULD NOT DISCHARGE INTO A STACK LOWER THAN 450MM ABOVE THE INVERT OF THE TAIL OF THE BEND AT THE FOOT OF THE STACK. CONTRACTOR TO CONFIRM POSITIONS AND LAYOUT OF PROPOSALS ARE COMPATIBILE AND/OR ADVISE OTHERWISE, SUBJECT TO APPROVAL ON SITE BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

UPON COMPLETION OF DRAINS THE CONTRACTOR IS TO TEST ALL NEW DRAINAGE RUNS: TEST PIPELINE FOR WATER TIGHTNESS USING APPROVED MANOMETER OR SIMILAR APPROVED.

NOTE: CAVITY BARRIERS SHOULD BE PROVIDED AT THE EDGES OF CAVITIES, JUNCTIONS (BETWEEN AN EXTERNAL CAVITY WALL AND A COMPARTMENT WALL THAT SEPERATES A BUILDING) AND AROUND ANY OPENINGS FOR EXAMPLE WINDOWS/DOORS ETC.

NOTE: DIMENSIONS ARE SHOWN FOR BUILDING REGS PURPOSES REFER TO TIMBER FRAME MANUFACTURERS DRAWINGS FOR EXACT SIZES.



SUB-STRUCTURE
BUILD-UP MIN.350MM WIDE WALL BASE, SUITABLE FOR FIXING DOWN TIMBER FRAME (140MM INNER-LEAF) AND BUILDING-UP 100MM (NOMINAL) FACING BLOCKWORK OUTER-LEAF. IF A CAVITY IS BUILT-UP FROM THE FOUNDATION, INSERT A WEAK MIX CONCRETE FILL CAVITIES BELOW (AND UPTO 150MM OF) GROUND LEVEL TO NEGATE SUBSIDENCE OF CAVITIES.

SEPARATING (PARTY) WALL BY OTHERS
REQUIRED TO ACHIEVE 43DnTw + Ctr RESISTANCE TO THE PASSAGE OF SOUND AND 1-HOUR FIRE RESISTANCE;

TIMBER STUD INCORPORATING RESILIENT BAR (ONE SIDE) SYSTEM: SUBJECT TO APPROVAL FROM THE SOUND CONSULTANT ACHIEVES 48 Rw+Ctr AND 1-HOUR FIRE RESISTANCE:

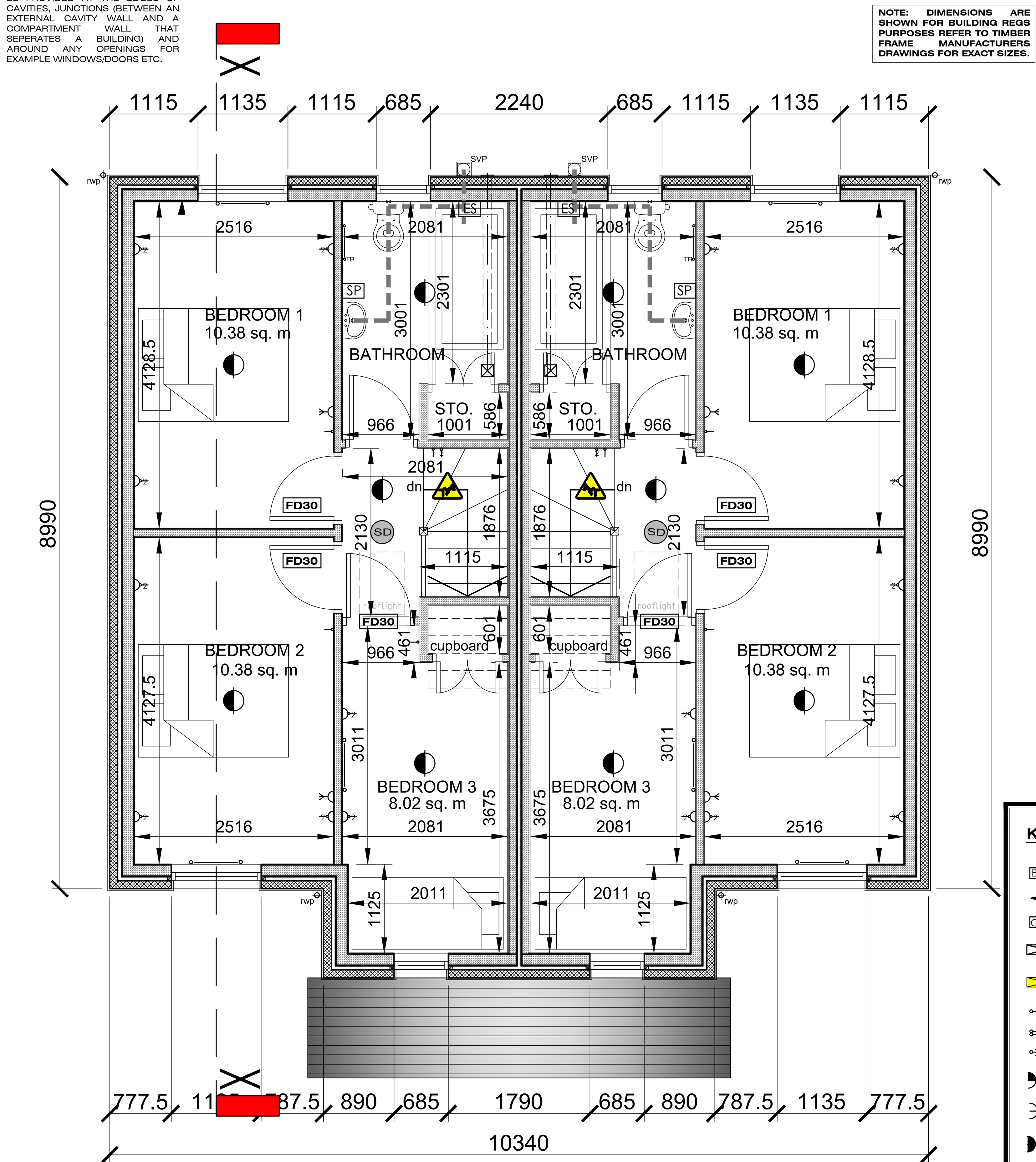
(TWIN LEAF PARTY WALL, E-WT-1 OR E-WT-2) ERECT MIN.89X38MM TIMBER STUDS AT MAX.600MM CENTRES WITH GYPFRAME RB1 RESILIENT BAR FIXED HORIZONTALLY ON ONE SIDE AT 600MM CENTRES.FIX 10MM OSB SHEATHING BOARD TO OUTSIDE FACE OF 90MM STUDS AND STAPLE/ NAIL PROTECT TF200 THERMO BREATHABLE MEMBRANE, AS RECOMMENDED BY THE KIT SUPPLIER . INSERT MIN.63MM THICK ISOWOOL APR1200 WITHIN THE CAVITY. LINE WALLS ON ONE SIDE USING 2 LAYERS OF 12.5MM GYPROC SOUNDBLOC AS RECOMMENDED BY THE MANUFACTURER.

SOUND TESTING
PRIOR TO ISSUING A FINAL CERTIFICATE FOR THE PROJECT, SOUND TESTING WILL BE REQUIRED BETWEEN SEPARATING CONSTRUCTIONS (WALLS/ FLOOR BETWEEN UNITS), AS REQUIRED TO FULLY COMPLY WITH PART 'E' OF THE BUILDING REGULATIONS (RESISTANCE TO THE PASSAGE OF SOUND). PRIOR TO ISSUING A FINAL CERTIFICATE THE PROJECT WILL REQUIRE CONFIRMATION THAT THE FIXED BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE. IT IS RECOMMENDED THAT THE M&E ENGINEER/ INSTALLER UNDERTAKES THE COMMISSIONING AND TESTING. THE CONTRACTOR IS REQUIRED TO PROVIDE A SIGNED DECLARATION (REGARDING THE QUALITY OF CONSTRUCTION) TO DEMONSTRATE THE CONSTRUCTION OF THE BUILDING FABRIC IS CONSISTENT WITH THE DESIGN

ENERGY PERFORMANCE CERTIFICATES MUST BE PROVIDED FOR ALL UNITS

UPPER FLOORS
22MM FLOORING GRADE TYPE P5 MOISTURE RESISTANT (V313) TG CHIPBOARD DECK TO BE PROVIDED WITH A MINIMUM 10MM EXPANSION GAP AT WALLS ON 253 METAL WEB JOIST/POSI JOIST (TO OTHERS DETAILS) AT MAXIMUM 600MM CENTRES (ENG TO CONFIRM). 15MM 'GYPROC WALLBOARD 10' AND SKIM FINISH TO THE SOFFIT.

FLOOR TO BE INSULATED WITH 100MM GENERAL PURPOSE ROCKWOOL ROLL BETWEEN JOISTS. PROVIDE WIRE MESH FIXED SNUG TO UNDERSIDE OF INSULATION TO CREATE A MODIFIED 30MM FIRE RESISTANT CEILING. JOISTS TO BE HUNG ON STAINLESS STEEL JOIST HANGERS WITH LATERAL RESTRAINT STRAPPING AT MAX 2000MM CENTRES. 38 X 38MM HERRINGBONE STRUTTING OR 38MM BY DEPTH OF JOIST SOLID STRUTTING TO BE PROVIDED AT CENTRAL SPAN FOR SPANS OVER 2500MM AND AT 1/3 POINTS OVER 4500MM. OVERLAPPING JOISTS TO BE CUT SO THAT THEY DO NOT PROJECT MORE THAN 100MM PAST THE LOAD BEARING SUPPORT. JOISTS TO BE DOUBLED UP AND SPIKED UNDER NON-LOADBEARING PARTITIONS RUNNING PARALLEL WITH THE JOISTS AND ALSO UNDER BATH SUPPORT POSITIONS. WHERE FIXING TO STEELWORK BLOCK OUT WEB WITH TIMBER AND PROVIDE SS JOIST HANGER. 38MM X DEPTH OF JOIST SOLID STRUTTING TO BE PROVIDED IMMEDIATELY ADJACENT TO THE FIXING TO PREVENT TWIST AND ROTATION.



GROUND FLOOR PLAN (1:50)

FIRST FLOOR PLAN (1:50)

KEY:

EXIT PIR	TV AERIAL POINT
BT TELEPHONE POINT	PENDANT LIGHT FITTING
CONSUMER UNIT AT HIGH LEVEL	SPOT LIGHT
METER BOX(INSET IN BLOCK)	ELECTRIC SHOWER
INCOMING GAS SUPPLY SEMI CONCEALED BOX	SHOWER POINT
1 GANG LIGHT SWITCH	COOKER CONTROL BOX
2 GANG LIGHT SWITCH	EXTRACTOR
1GANG 2 WAY LIGHT SWITCH	SMOKE DETECTOR
FUSE SPUR FOR INTRUDER ALARM	HEAT DETECTOR
FUSE SPUR FOR STAIR LIFT FUSE SPUR AT HIGH LEVEL	CARBON MONOXIDE DETECTOR
SINGLE SWITCHED WALL SOCKET UNDER WORK TOP	RADIATOR
DOUBLE SWITCHED WALL SOCKET	TOWEL RADIATOR
FOUR SOCKET MEDIA PLATE	BOILER

- ENSURE THAT LOCALISED OBSTRUCTIONS SUCH AS RADIATORS ETC, ARE NOT LOCATED OPPOSITE TO OR NEAR DOORWAYS ON THE ENTRANCE LEVEL OF THE BUILDING TO ENSURE ACCESS IS NOT IMPEDED.

- AN ACCESSIBLE APPROACH IS REQUIRED FROM THE POINT OF ACCESS TO THE PRINCIPAL ENTRANCE, THE PREFERRED SOLUTION IS FOR A LEVEL APPROACH WITH A GRADIENT OF 1 IN 20 OR SHALLOWER.

- THE ENTRANCE SHOULD HAVE A MINIMUM CLEAR WIDTH OF 775MM AND AN ACCESSIBLE THRESHOLD. THIS USUALLY REQUIRES A STRUCTURAL OPENING OF 1000MM.

- ENSURE SWITCHES AND SOCKET OUTLETS ARE ACCESSIBLE AS PER THE RECOMMENDATIONS IN AD M

ELECTRICAL REQUIREMENTS
BASEC CERTIFIED CABLES, CONSUMER UNIT{S} WITH RCD'S AND CIRCUIT BREAKERS TO BS7671/5486, INCLUDING EARTH ELECTRODE, TERMINAL, CIRCUIT PROTECTIVE CONDUCTORS AND EQUIPOTENTIAL BONDING, SEPERATELY CONTROLLED CIRCUITS, SUBDIVISIONS AND NOTICES, ETC., AS REQUIRED.

ELECTRICAL CONSUMER UNITS TO BE SITED 1350-1450MM ABOVE FFL

PROVIDE FIXED INTERNAL LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT (I.E. THE POWER CONSUMED IN LIGHTING CIRCUITS AND THEIR ASSOCIATED CONTROL GEAR AND POWER FACTOR CORRECTION EQUIPMENT).

SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER EQUIPEMENT IN HABITABLE ROOMS SHOULD BE APPROPRIATE HEIGHTS BETWEEN 450MM AND 1200MM FROM FINISHED FLOOR LEVEL.

APPROVED DOCUMENT 'P' ELECTRICAL SAFETY:

ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO... PRIOR TO COMPLETION, THE COUNCIL MUST BE SATISFIED THAT EITHER:

A AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SCHEME HAS BEEN ISSUED,

B AN APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY COMPETENT PERSON WHO WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND THE TECHNICAL STANDARDS SET-DOWN IN BS 7671, BE FULLY VERSED IN THE INSPECTION AND TESTING

PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT

IN THE CASE OF OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA. IN ADDITION, IN TH CASE OF MINOR WORKS (SEE PART 'P' FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY & GUILDS 239 IS CONSIDERED TO BE COMPETENT PERSON TO INSPECT THE IS CONSIDERED TO BE A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

HEATING AND HOT WATER SYSTEM:
GAS-FIRED COMBINATION BOILER (SPECIFICATION TO BE AGREED) WITH MINIMUM SEDBUK/ EFFICIENCY RATING OF 89.2% OR HIGHER

TO BE FULLY SPECIFIED AND DESIGNED BY THE HEATING ENGINEER/ CONTRACTOR. DETAILS TO BE FORWARDED TO THE ENERGY ASSESSOR FOR SAP CALCULATION/ ENERGY PERFORMANCE CERTIFICAION AND APPROVAL BY BUILDING CONTROL. UNDERFLOOR HEATING SYSTEM WITHIN SCREED (GROUND FLOOR) THE SYSTEM IS TO BE CONNECTED TO HIGHLY EFFICIENT BOILER AND ON ZONAL THERMOSTATIC CONTROLS, ALL DESIGNED AND INSTALLED BY THE PLUMBING AND HEATING ENGINEER/ SPECIALIST SUB-CONTRACTOR TO MEET THE HEATING DESIGN REQUIREMENTS - THE INSTALLATION SHOULD PROVIDE AN INTERNAL ROOM TEMPERATURE OF 21C TO INDIVIDUAL ROOMS AND 19C TO BATHROOMS WITH AN OUTSIDE TEMPERATURE OF -1C

FIRST FLOOR HEATING REQUIREMENTS (RADIATORS WITH THERMOSTATIC RADIATOR VALVES/ ROOM THERMOSTATS & HEATING CONTROLS). ENSURE NEW BATHS ARE FITTED WITH AN APPROPRIATE TEMPERATURE CONTROL DEVICE WHICH WILL NOT ALLOW HOT WATER SUPPLY TO EXCEED 48°C TO PREVENT SCALDING.

HEATING CONTROLS - TIME AND TEMPERATURE ZONE CONTROL WITH BOILER INTERLOCK AND WEATHER COMPENSATOR.

WATER HEATING - FROM MAIN HEATING SYSTEM WITH A FOAM INSULATED WATER CYLINDER.

ENSURE NEW BATHS ARE FITTED WITH AN APPROPRIATE TEMPERATURE CONTROL DEVICE WHICH WILL NOT ALLOW HOT WATER SUPPLY TO EXCEED 48°C TO PREVENT SCALDING.

UPON COMPLETION, THE HEATING AND HOT WATER SYSTEM IS TO BE COMMISSIONED BY A PERSON WITH A RECOGNISED QUALIFICATION, WHO IS TO PROVIDE A CERTIFICATE WHICH CONFIRMS THE INSTALLATION FULLY COMPLIES WITH THE REQUIREMENTS OF PART L1A.

POST CONSTRUCTION:
PRIOR TO ISSUING A FINAL CERTIFICATE FOR THE PROJECT WILL REQUIRE CONFIRMATION THAT THE FIXED BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE. IT IS RECOMMENDED THAT THE M&E ENGINEER UNDERTAKES THE COMMISSIONING AND TESTING.

TESTING TO BE CARRIED OUT ON THE INSTALLED WINDOWS, DOORS, MECHANICAL EXTRACT FANS AND BACKGROUND VENTILATORS WILL PROVIDE THE REQUIRED VENTILATION FLOW RATES. IT IS RECOMMENDED THAT THE GOVERNMENT APPROVED TESTING IS CARRIED OUT BY THE MECHANICAL HEATING AND ENGINEERING ENGINEER AS OUTLINED IN SECTION 5 OF THE DOMESTIC VENTILATION COMPLIANCE GUIDE.

FOLLOWING COMPLETION OF THE CONSTRUCTION PHASE AN AIR LEAKAGE/ PERMEABILITY TEST IS TO BE UNDERTAKEN AND MEET THE PERMEABILITY VALUE USED IN THE DESIGN STAGE SAP CALCULATION. PROVIDE A FINAL SAP CALCULATION WHICH DEMONSTRATES THE 'AS-BUILT' BUILDING DOES NOT EXCEED THE TARGET EMISSION RATE

THE CONTRACTOR IS REQUIRED TO PROVIDE A SIGNED DECLARATION (REGARDING THE QUALITY OF CONSTRUCTION) TO DEMONSTRATE THE CONSTRUCTION OF THE BUILDING FABRIC IS CONSISTENT WITH THE DESIGN

THE CONTRACTOR IS TO ARRANGE FOR AND ENSURE THAT ALL BUILDING SERVICES INSTALLTIONS ARE PROPERLY COMMISSIONED AND SUFFICENT INFORMATION WILL BE PASSED ONTO THE OCCUPIER OF THE BUILDING TO ENABLE CORRECT AND MOST ENERGY EFFICENT OPERATION AND MAINTENANCE OF ALL FIXED BUILDING SERVICES.

REDUCING THERMAL BRIDGING AND AIR LEAKAGE - A SUCCESSFUL TEST OF 10M3/H/M2 OR LESS IS REQUIRED.
ENSURE INSULATION WITHIN ROOF SPACE IS CONTINUOUS WITH CAVITY WALL INSULATION BY OVERLAPPING OVER THE HEAD OF THE WALL. INSULATION WITHIN THE ROOF SPACE TO BE PACKED INTO THE GAP BETWEEN THE FIRST TIMBER AND GABLE WALL. ENSURE INSULATION AT BASE OF CAVITY WALLS HAS A MIN 150MM LAP WITH INSULATION UNDER FLOORS. ALL PLASTERBOARD PERIMETERS, INCLUDING AROUND SERVICE ENTRIES TO BE SEALED WITH CONTINUOUS BAND (I.E. NOT INDIVIDUAL DABS OF PLASTERBOARD ADHESIVE. SKIRTING BOARDS TO BE SET ON A CONTINUOUS BED OF ADHESIVE AND SEALED AGAINST FINISHED FLOOR SURFACE WITH EXPANDING FOAM TAPE APPLIED TO UNDERSIDE. SEALANT TO BE APPLIED AROUND INTERNAL AND EXTERNAL DOOR AND WINDOW FRAME PERIMETERS. EXTERNAL SEALANTS TO BE GUNNED INTO JOINT BETWEEN FRAME AND MASONRY. INTERNAL SEALANT TO BE APPLIED AS FILLER BETWEEN FRAME AND FINISHED WALL SURFACE. WHERE SERVICE PIPES PASS FROM ROOMS INTO ROOF-SPACES, SVP BOXINGS OR OTHER SIMILAR VOIDS THE PIPE PENETRATIONS MUST BE SEALED WITH EXPANDING FOAM OR OTHER SUITABLE SEALANT. ALL PENETRATIONS TO INNER LEAF TO BE SEALED (WINDOWS, PIPES AND CABLES ETC.) INSULATION SHOULD BE FITTED TIGHT AND SEALED WITH FOAM, JOINTS OF BOARDS TO BE TAPED.

WATER SUPPLY AND USAGE
THE POTENTIAL CONSUMPTION OF WHOLESOME WATER BY PERSONS OCCUPYING THE DWELLING MUST NOT EXCEED 125 LITRES PER PERSON PER DAY, AND THIS CAN BE ACHIEVED BY INSTALLING WATER FITTINGS, I.E SANITARYWARE / APPLIANCES WHOESE MAXIMUM CONSUMPTION DOES NOT EXCEED VALUES SHOWN IN TABLE 2.1 OF PART G OF THE APPROVED DOCUMENTS. THE BUILDING CONTROL BODY ARE TO BE NOTIFIED AFTER COMPLETION FOR THE DWELLING THAT THE CALCULATED CONSUMPTION RATE OF WHOLESOME WATER DOES NOT EXCEED THIS RATE AS DETERMINED IN ACCORDANCE WITH THE METHODOLIGY OUTLINED IN THE WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS.

TO COMPLY WITH PART R OF THE CURRENT BUILDING REGULATIONS, PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS. ENSURE THAT NEW DWELLINGS ARE EQUIPED WITH THE IN-BUILDING PHYSICAL INFRASTRUCTURE TO ENABLE HIGH SPEED BROADBAND (>30MBPS)

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