

SPECIFICATION NOTES : PART L1B
CONSERVATION OF FUEL AND POWER IN
EXISTING DWELLINGS

GENERAL WORKMANSHIP
All workmanship in all aspects and stages of construction from start to completion to be of the highest reasonable quality and to be within approved tolerances as set out in the relevant British Standards.

FOUNDATIONS/UNDERPINNING
All foundation designs to be in accordance with Structural Engineers details and specifications and to suit ground conditions.

NEW GROUND FLOOR
Floor finish with adhesive (allow 20mm);
65mm mortar screed;
150mm concrete slab;
Separation layer;
60mm Jablite Jabfloor 70 insulation to prevent dissipation of heat;
Visqueen EcoMembrane DPM, or similar approved;
105mm Hardcore;
U VALUE: to achieve 0.22 W/m²K.

EXTERNAL WALLS
As existing

INTERNAL WALLS
Stud walls:
1 no layer of Isover Acoustic Partition Roll, or similar approved to be laid between 38mm x 89mm timber studs and 12.5mm Gyproc Wallboard using drywall screws @300mm centres, or similar approved finished with a 3mm skim finish to be fixed to either side of studs.

ROOF CONSTRUCTION
Build up as existing. Roof tiles to be replaced with new slate tiles.

Wall plate: As existing
Fascias: As existing
Eaves Soffit: As existing
Ventilation: As existing
Rainwater goods: 112mm dia HR cast aluminium gutters connected to 75mm dia cast aluminium downpipes all by approved manufacturers. Gutters and downpipes to be powder coated black.

COMPETENT PERSONS SCHEMES (SELF
CERTIFICATION SCHEMES)

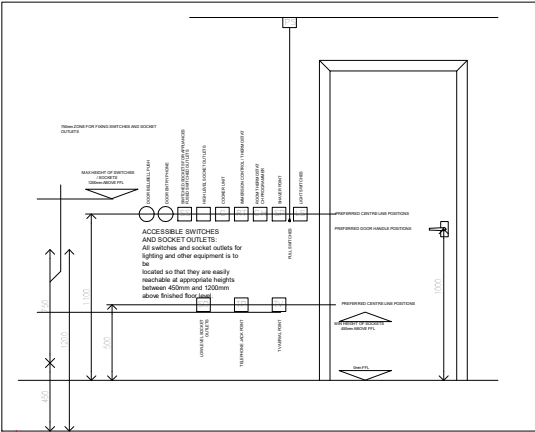
All Mechanical Contractors to be registered with GasSafe;

All Electrical Contractors to be registered with NICEIC Group Ltd;

All Window and Glazing Contractors/Manufacturers and Installers to be registered with FENSA;
HETAS (Heating Equipment Testing and Approval Scheme) certification will be provided to be provided on completion;
All registration details to be made available if required and installation certification provided on completion.

SOCKET AND SWITCH POSITIONS

Services and Controls: Switches and sockets, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above finished floor level as shown on Diagram 1.5. Consumer units to be mounted so that the switches are 1350-1450mm above finished floor level.



NOTES: All works are to be undertaken in accordance with the Building Regulations, and the current British Standards. All proprietary materials and products are to be used and installed in strict accordance with the manufacturer's recommendations. Figured dimensions to be followed in preference to scaled. All dimensions to be checked on site, in the event of any discrepancy refer to the Architect. This drawings remains the copyright of the Architect and may not be copied in whole or in part without prior written consent.
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HOT WATER TEMPERATURE

All hot water delivered to baths will be limited to a temperature of 48°C

WINDOWS - U-Value 1.6 W/M2K

Window WG 01: Aluminium, black or grey block colours. To Client's Specification and LPA approval;
Utility Doors: TBC to Client's Specification and LPA approval;
Glazing: 28mm double-glazed units made up of soft Low 'E' coating and argon-filled cavity. All glazing to BS 6262;
Headers: Within masonry walls, to match existing (New headers above existing window openings to be fully flashed and new dpcs);
Cills: Painted MDF ledge or similar approved (New cills to existing window openings to be fully flashed and new dpcs);
Note:
All windows to have Trickle Ventilation in accordance with Approved Document F 2010;
Where required, Concealed Safety Restrictors to be fitted to windows to comply with Approved Document K and positioned to allow an air-gap no greater than 100mm.

LIGHTING - DOWNLIGHTERS

All downlighters mounted on ceilings to be fire rated. All ceilings to have a min fire rating of 30 minutes.

NB: Generally, a dwelling is considered to be a single compartment with regards to fire (Part B of the Building Regulations) unless it has an integral garage or has a protected stairway leading to a third floor. In the case of 3-storey dwellings, it is advisable to fit fire protection to downlighters installed in intermediate floors, especially where the integrity of flooring above has been compromised (e.g. gaps between floor boards, etc.).

FIRE PROTECTION

Every cavity barrier should be constructed to give at least 1/2hr fire resistance which is to be provided in all cavities except internal partitions. Structural frame and building fabric to have at least 1/2 hr fire resistance.
All internal doors along escape routes to be FD30 and to conform to BS 476-22&23:1987;
Test certificates to be provided for all fire doors.
Smoke detectors to be Grade D2 Category LD2 located in escape routes and habitable rooms in accordance with BS 5839-6:2019 and to comply with BS 5446-1:2000.
Heat detector to be located in kitchen and to be linked to smoke detectors and to conform to BS 5446-2:2003.
Smoke detection to be mains operated with a standby power supply.
For surface spread of flame, walls and ceilings in common circulation areas to achieve class '0'.
All other areas to achieve class '1'.Surface spread of flame to conform to BS 476-7:1997.

BELOW GROUND DRAINAGE

As existing.

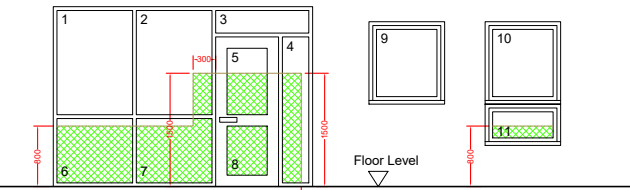
All below ground drainage components to be uPVC by Hepworth Drainage Ltd or similar approved laid in accordance with manufacturer's details, specifications and recommendations in compliance with the current Building Regulations, Part H, and BS EN 1401-1:1998, BS EN 1295-1:1998 and BS 4660:2000
A **CCTV** drainage survey to be undertaken by specialist to establish existing drain runs. Drainage rodding eyes, access fittings, inspection chambers and Manholes to have approved construction and sized accordingly to suit invert levels and connections. All drainage runs to have full rodding access.

All internal drainage and waste fittings to be approved uPVC type fitted to manufacturer's details,specifications and recommendations and in accordance with BS EN 274:1993 and to have full rodding access.

GLAZING IN CRITICAL AREAS

Glazing in critical locations between FFL and 800mm above that level in internal and external walls and partitions, and between FFL and 1500mm above that level in a door or in a side panel, close to either edge of door to be robust (toughened or laminated) or in small panes in accordance with Para 1.4, 1.5 and 1.6 of Approved Document N of the Building Regulations and as shown on diagrams 2 and 3 of AD N. Where glazing is robust,annealed glass should be used in accordance with glass thickness as shown on diagram 2 Part N.Where small panes are used, dimensions of the panes should not exceed 250mm and an area not exceeding 0.5sqm annealed glass in small panes should not be less than 6mm in nominal thickness.
All glazing to BS 6262
All safety glass to BS 6206

Glazing in critical locations in internal and external walls to be designed as per Diagram 5.1 of Approved Document K4 as below:



ELECTRICAL

All electrical installation works to be carried out by an NICEIC approved contractor and certificates provided upon completion of works.
NICEIC Contractor registration details to be forwarded to Building Control in accordance with Approved Document P.
All light switches and sockets to be positioned on walls between 450mm and 1200mm above FFL.
At least two light fittings to be installed per dwelling to take lamps having a luminous efficiency greater than 40 lumens per circuit watt.
At least 75 % of all lighting fittings to be energy-efficient fittings.

VENTILATION: TO COMPLY WITH
APPROVED DOCUMENT F 2010

Habitable Rooms:
Purge Ventilation: Openable windows equal to 1/20th of the floor area.
Background Ventilation: Trickle ventilators above windows equal to 8000sqmm.

Bathrooms and Ensuites (with or without WC):
Purge Ventilation: Openable windows (no minimum opening size)
Background Ventilation:Trickle ventilators above windows equal to 2500 sqmm.
A gap of 10mm be to provided under door where bathrooms or ensuites have no provision of rapid ventilation;
Mechanical Extract: Extraction at 15 litres/sec activated by light switch with 15 minute overrun.

Kitchen and Utility:
Purge Ventilation: Openable windows (no minimum opening size)
Background ventilation: Trickle ventilators above windows equal to 5000 sqmm;
Mechanical Extract: Extraction at 30 litres/sec if located adjacent to a hob or 60 litres/sec if located elsewhere and may be operated intermittently for instance during cooking.

Extract rates:	
Room	Intermittent extract rate (l/s)
Kitchen (cooker hood extracting to the outside)	30
Utility room	30
Bathroom	15
Sanitary accommodation	6

Note:
Total equivalent area of Background Ventilation to achieve 5,000 sqm or better;
All windows to have Trickle Ventilation in accordance with Approved Document F 2010;
Where required, Concealed Safety Restrictors to be fitted to windows to comply with Approved Document K and positioned to allow an air-gap no greater than 100mm.

LINTOLS

All openings in external and internal walls to have lintels in accordance with SE details with minimum 150mm end bearing.

CARBON MONOXIDE ALARMS

Where new or replacement fixed solid fuel appliance is installed in a dwelling, a carbon monoxide alarm should be provided in the room where the appliance is located. Carbon Monoxide alarms to comply with BS EN 50291:2001 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device. Carbon monoxide alarm should be located in the same room as the appliance on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible above any doors and windows but not within 150mm of the ceiling. It should also be between 1m and 3m horizontally from the appliance.

SPACE HEATING

Primary (Main) System Heating:
Existing heating system to be assessed. If required new LPG boiler TBC;
Glow Worm or other approved to be specified by client's M&E Consultant. SEDBUK efficiency 91.5%, rating A. To be in accordance with manufacturer's details and specifications and to the approval of the L.A Building Control;
Existing heating system to be checked and confirmed by M&E Contractor and Client.
Any new New Radiators/Underfloor heating:to be specified by Clients M&E Consultant.

Limiting U-values for new fabric elements in existing dwellings:

Fabric Element	U-Value (W/m²K)
Roof	0.15
Wall	0.18
Floor	0.18
Swimming Pool Basin	0.25
Windows & Doors	TBC

ABOVE GROUND DRAINAGE

All internal drainage fittings to discharge into 100mm SVPs as indicated on the drawing. All fittings to have 75mm deep seal traps or as specified by manufacturers and in accordance with ADH of National Building Regs.
Waste pipes to connect into SVPs 200mm above lowest waste connection.
Waste pipes to be uPVC to the following sizes:
WHB: 32mm diameter;
Showers,baths and sinks: 40mm dia with 75mm deep seal traps;
WC: 110mm dia hepselve pipe via Hunter S200 or similar approved manifold;
Cistern:19mm overflow pipe;
Washing machines and Dishwashers: 40mm with 75mm deep seal trap;
SVP to be located internally and to terminate at plastic cage minimum 900mm above top of any opening lights with new 110mm uPVC connection to existing drainage system;
Branch connections exceeding 1700mm to be fitted with Hunter or similar approved anti-syphon air admittance valves.

INTERNAL DOORS

STANDARD DOORS
Material of all internal single standard doors to be manufactured/supplied TBC. Door leaves to be in standard metric size to manufacturer's details
BESPOKE DOORS
Material for any internal single bespoke doors to be manufactured/supplied TBC. Door leaves to be in standard metric size manufacturers details.

Gaps under all doors to be consistent and uniform at no more than 6mm (10mm for doors to Bathrooms, WCs and Ensuites without openable windows). Dimensions of doors to be consistent with BS 4787-1:1980.

FLASHINGS

All flashings to be Code 4 Lead generally with 150mm effective upstands and covers provided with cavity trays with minimum rise of 150mm and weepholes at 450mm c/c over and back painted with appropriate acrylic non-hardening mastic.All external leadwork to be treated with approved pagination oil.



PROJECT Weston House - Plot 03			
SITE ADDRESS North End Farm Weston House Liverpool		POSTCODE L26 5QB	
DRAWING Unit 3 Building Regulation Notes			
PROJECT NO. 18021	DWG NO. P-720	REV NO.	SCALE 1 : 100
DRAWN BY MA	CHECKED BY YWL		

BUILDING REGULATIONS

REV	DESCRIPTION	INTL	CHK	DATE
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