

WARM FLAT ROOF CONSTRUCTION

Sika Sarnafil G410-15EL 1.5mm thick bonded with Sarnafil contact adhesive (if ballast to be laid over membrane then Sarnafil T-fleece protective coat must be used to ensure 10 year guarantee) on 120mm EcoTherm Eco-Torch insulation board on vapour Permanite control layer on 15mm external quality plywood laid to falls on roof joists (size + grade on drawings) supported on approved galvanised joist hangers or supported on 100 x 50 SW timber wallplate. All fixed in accordance with each manufacturer instructions and recommendations. New purlins in accordance with structural engineers design and details. Overall combined roof construction to achieve a minimum of 0.18w/m2 deg C.

FLASHINGS

Provide Code 4 stepped lead flashings, with stepped cavity trays at all roof / wall abutments. All lead flashings to have a minimum of 150mm upstand at abutments.

DRAINAGE - RAINWATER

Provide 100mm dia. half round, deep flow black upvc gutters, with 68mm dia. rainwater pipes discharging into new trapped gulley with rodding access, connected to 100mm diameter clay pipe laid to a minimum fall of 1 in 80, and to connect into existing system. To be approved on site with Building Inspector.
125mm H.R. mm UPVC gutters laid to fall of 1 in 600 to outlet with 68mm dia. UPVC rainwater pipes.

DRAINAGE - FOUL WATER

All drainage to be 'supersleve' or 'hepsleve' pipes laid and bedded in accordance with manufacturers' instructions and recommendations. Inspection chambers to be 'hepworth' type polypropylene installed according to manufacturers' specification. Manholes to be constructed in 225mm class 'b' engineering brickwork or proprietary concrete rings on 150mm thick sulphate resisting concrete base with step irons to b.s. 539 - 150mm average benching laid to falls.
Below ground 100mm dia. soil pipes laid at 1:80 minimum gradient. Soil pipes and accessories to B.S. 4514, 100mm dia. soil and vent pipes to be positioned externally with mesh covered outlet positioned 900mm above any opening light. SVP to discharge directly into inspection chamber via 100mm dia. rest bend. SVP to be encased in sound insulated duct (see internal wall spec.) where it passes through living room or bedroom if internally located. Include lead slate and saddle where SVPs pass through the roof.
Sink, Bath, Bidet & Shower = 76mm deep seal trap, 40mm dia. UPVC waste pipe @ 18 to 90mm/m fall.
WC = 50mm deep seal trap, 100mm dia. UPVC waste pipe @ 18mm/m min. fall connected directly to SVP.
Washbasin = 76mm deep seal trap, 32mm dia. UPVC waste pipe @ 20 to 120mm/m fall. Provide anti-syphonic traps & 50mm dia. UPVC waste pipes where pipe run exceed 2.0m. Where common waste pipe is used for one or more appliances it must be a minimum of 50mm diameter and connected to SVP or back inlet gully. Rodding eyes to be provided at head of all drains. All gullies and SVP's to have rodding access. All stub stacks to have an AAV (Air Admittance Valve) fitted and rodding access.

DRAINAGE - GENERAL

All new drainage to route and connect into existing drainage runs and to be approved on site with Building Inspector. All below ground drain pipes should have minimum of 150mm cover below slab level and be encased in 100mm minimum of concrete. All drains passing under buildings to be tested and approved by building inspector and bridged over (see intel spec.) where passing through walls. All existing drainage lines shown on drawings are assumed and must be checked / verified on site by contractor prior to commencement of works / new drainage construction.

ELECTRICAL INSTALLATIONS

All switches and socket outlets for lighting and other equipment in habitable rooms to be located at appropriate heights between 450mm and 1200mm from finished floor level. In the areas affected by building work, provide fixed energy efficient light fittings that number not less than the greater of: one per 25m2 of dwelling floor area (excluding garages) or, 1 per 4 fixed light fittings. External lighting to be fitted with a lamp capacity not exceeding 150 Watts per fitting with light and motion sensors. All electrical work must be designed, installed, inspected and tested by a competent professional to comply with I.E.E regulations, Part P of the building regulations and Electrical Safety, Quality and Continuity Regulations 2005. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. Prior to completion the local authority must be satisfied that either:-
An electrical installation certificate issued under a competent person scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) 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 within the building regulations and employ adequate testing equipment.

HEATING SYSTEM INSTALLATIONS

All installations to be carried out by a 'Corgi' registered professional to comply with Part J of the building regulations. All fittings to comply with British Standards. Heating and hot water services should be installed in accordance with NDHCV Guide. All new space and hot water heating systems to have full zone control, thermostats, timers and thermostatic radiator valves fitted in accordance with manufacturers instructions and recommendations. 'Corgi' registered professional to fit all relevant notice tags and issue all relevant certificates on completion of works.

FLUES

Any new heating appliance to be installed by a Corgi registered professional checking the following:-
- Prior inspection and approval of flue with J4 notice.
- Heating appliance specification approved for acceptable use with flue.
- Flue flow and spillage test executed and submitted.

SERVICES

All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the "Inspector". Any meters being relocated to new position must be executed by a registered specialist subcontractor.

COMMISSIONING CERTIFICATES / OPERATIONS AND MAINTENANCE INSTRUCTIONS

Copies of the commissioning certificates for the heating and hot water systems are to be submitted to the Local Authority on completion. Operating and maintenance instructions for the heating and hot water systems should be given to the owner and / or occupier of each dwelling.

STANDARD ASSESSMENT PROCEDURE (SAP) ENERGY RATINGS SAP

SAP calculations will be required for each dwelling and should be prominently displayed within each dwelling as soon as is practicable. An air permeability and pressure test should be carried out on each dwelling, or dwelling type in compliance with Approved Document Part L and in conjunction with the local building control officer. Dwellings should be constructed using 'Acredited Construction Details' as published by BRE. The Local Authority should be given notice of the SAP energy ratings for each house at least five days prior to the occupation of each dwelling.

SMOKE / HEAT DETECTION

Smoke detectors installed at ground & first floor in hall & landing, both detectors to be permanently wired in on a separately fused circuit with a secondary battery backup. Where more than one smoke alarm is installed they should be linked so that the detection of smoke by one unit operates the alarm signal in all of them. The manufacturers instructions about the maximum number of units that can be linked should be observed. Alarms to be positioned 7m max from kitchen or lounge doors & max 3m from bedroom doors, minimum 300mm from any wall or light fitting. Where a kitchen is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector or heat alarm in the kitchen in addition to whatever smoke alarms have been specified.

STEELWORK

All to structural engineers design, details and Laid / supported on 2 no. Course deep concrete padstones. To be encased in Fireline board with all joints staggered and taped to achieve 1 hour fire resistance, all to manufacturers instructions and recommendations.

STRUCTURAL ENGINEER

All calculations provided to be based on full survey carried out by structural engineer.