

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
All foundation designs to be in accordance with Structural Engineers details and specifications and to suit ground conditions.
Foundation walls to consist of an outer skin of engineered brick, an inner skin of blockwork and full fit insulation to sit in a 100mm cavity between the 2. The foundation walls are to sit on Mass concrete foundation underpinning block formed in grade C25/30 concrete. Max length of block 900mm.

NEW EXTERNAL WALLS (Refer to NCA section P300)
Above Ground

External Leaf: 102.5 New handmade brick

Cavity : 100mm Cavity filled with 90mm Kingspan Kooltherm K106 Cavity Board; Insulation to extend to 225mm below DPC. Cavities to have weak mix concrete from foundations to min 225mm below DPC with taper to external wall. Where cavity does not extend from 225mm below DPC to foundations/retaining walls weak mix concrete not to be used; Cavities to be continuous;

Wall ties: Ancon Staifix RT2 or RT3 or similar approved double triangle ties with insulation clips to be positioned at 450mm vertical spacing and not more than 750mm horizontal spacing or as otherwise specified by Structural Engineer;
DPC:Hyload DPC or similar approved to be built into wall min 150mm above finished ground level and lapped to all DPMs.All laps to be min 150mm;
Cavity Closers:All openings in external wall to have Type D Cavicloser DPC & Insulator by Cavity Trays;
Weep Holes: Not required in rendered walls in accordance with NHBC Standards. Weep holes to be kept tight to stone.
Finishing:12.5mm Gyproc Wallboard on dot and dab with skim finish;
U Value: 0.17 W/M2K;

GROUND FLOOR (REFER TO SE DESIGN AND DETAILS)

NEW EXTENSION GROUND FLOOR :
Floor finish with adhesive (allow 20mm);
65mm mortar screed;
150mm concrete slab;
Separation layer;
120mm Jablite Jabfloor 70;
Visqueen EcoMembrane DPM, or similar approved;
Hardcore;
U VALUE: to achieve 0.22 W/m2K or better.

INTERNAL WALLS (If required)

Stud walls
38x89mm timber studs to RML specification with 1no layer of Isover Acoustic Partition Roll, or similar approved. 12.5mm Gyproc Wallboard and a 3mm skim finish to be fixed to either side of studs.

ROOF CONSTRUCTION

Pitched Roof to infill extension to SE details
Forticrete SL8 Slate Effect
25x50mm softwood battens
Kingspan Nilvent breathable membrane, or similar approved
60mm Kingspan Kooltherm K7 PIR board over rafters, or similar approved
18mm marine ply
60mm Kingspan Kooltherm K7 PIR board between rafters, or similar approved
47x220mm timber rafters to RML detail
Visqueen Vapour Barrier, or similar approved
15mm Gyproc Wallboard
3mm skim finish

Wall plate:100x75mm treated SW secured to wall using using 30x5mm MS straps at max 1800mm ctrs plugged and screwed to blockwork;
Fascias: 25mm thick WBP timber notched to take 9mm soffit board;
Eaves Soffit: 9mm thick plywood secured to face of brickwork using 50x50mm battens screwed onto wall.
Ventilation: Allow eaves ventilation in accordance with NHBC 2011 Regulations. Breathable Membrane draped loosely over rafters.
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.

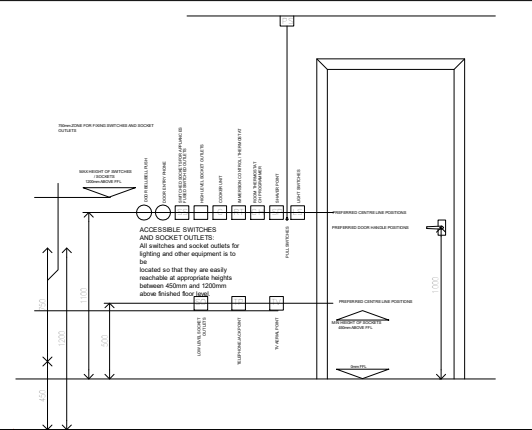
COMPETENT PERSONS SCHEMES (SELF CERTIFICATION SCHEMES)

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



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

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.
Covers to be appropriate duty weight with air-tight double seals to foul drains. All drains under buildings to have flexible joints bedded in pea gravel to the approval of the Building Inspector.

Drains passing through foundation brickwork to be bridged with 2 course reinforced concrete lintels with flexible joints within 150mm of wall faces.

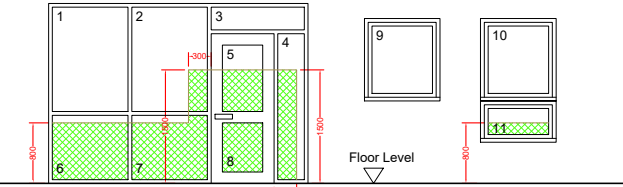
Where drain trenches are within 1m of load bearing foundations, drains to be encased in concrete. SVPs or air admittance valves where indicated to be provided at the head of foul drainage run.

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) have no provision of rapid ventilation;
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



PROJECT			
North End			POSTCODE
Weston House			L26 5QB
SITE ADDRESS			
North End Lane			
Halewood			
DRAWING			
Unit 5 Building Regulation Notes			
PROJECT NO.	DWG NO.	REV NO.	SCALE
18021	P-740		1 : 100
DRAWN BY	CHECKED BY		
MA	YWL		

BUILDING REGULATIONS

REV	DESCRIPTION	INTL	CHK	DATE
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