

Client	Mr & Mrs Cruden
Address	20 Park Terrace East Lane
Project	Internal alterations

SPECIFICATION

INTERNAL PARTITIONS

Timber stud partitions and door infills 47x97mm studs at 600mm cts. finished both sides with 12.5mm plasterboard both sides with all joints taped and filled. Stud partitions to be securely fixed to the upper and lower floor joists during erection of framing using min. 100x 4.5 rwns @ 200 c/c dwang between joists if necessary. 100mm quilt between studs. Walls to be demolished to be free of cracking, plumb and crack free. New stud walls to be insulated with 100mm Crown wool.

ELECTRICAL

Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and unless the need for a higher location can be demonstrated not more than 1.2m above floor level. This would include fixtures such as sockets switches, fire alarm call points and timer controls or programmers within this height range.

Light switches should be positioned at a height of between 900mm and 1.1m above floor level.

Standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface.

Smoke detector to be fitted to new hallway and hardwired back to mains complying with BS 5839: part 6 2019. Smoke alarms and heat alarms should be ceiling mounted and located such that their sensitive elements are in the case of a smoke alarm, between 25mm and 600mm below the ceiling, and at least 300mm away from any wall or light fittings and in the case of a heat alarm, between 25mm and 150mm below the ceiling. Heat alarm to comply with BS 5446: Part 2: 2003.

Carbon Monoxide detector fitted to comply with BS EN 50291-1:2010.

GENERAL NOTES

The building will be constructed in accordance with the provisions of BRE report BR 262:1994. Infiltration of air into the building must be limited as far as reasonably possible by sealing the gaps between dry linings and masonry walls at the edges of windows, doors, skirtings and roof.

Air infiltration and thermal bridging to be to BRE report 262: 2002

All dimensions to be checked on site

No HAC

All demolition's and downtakings to BS 6187 1982 and HASW.

All work to be finished to a good decoratable standard.

All builderwork to the satisfaction of the Local Authority, in accordance with relevant British Standards and in accordance with manufacturers written instructions.

This specification is to be read in conjunction with the accompanying drawings.

Prior to the removal of any loadbearing or supporting walls, the existing structure must be adequately propped and remain so until all the alteration work is complete and cured.

These plans are for the purpose of Planning Permission and Building Control Approval

All work to be carried out only from stamped approved plans.

All electrical to the current edition of the I.E.E. regs, B.S. 7671 2018

All drainage to the entire satisfaction of the Local Authority

Heating controls to be TRV's on all radiators

All structural work as directed by the structural engineer. All steelwork to be enclosed with 2 layers of 12.5mm plasterboard and skim coat finish to give medium fire resistance

No notching of joists

Fire separation is unaffected by proposals

Activity spaces no worse than existing

