

## STANDARD SPECIFICATION (GENERAL)

FIGURED DIMENSIONS TO TAKE PREFERENCE OVER THOSE SCALED. ALL DIMENSIONS/LEVELS MUST BE CHECKED PRIOR TO COMMENCEMENT OF WORK ON SITE

ALL WORK IS TO BE IN ACCORDANCE WITH LATEST BUILDING REGULATIONS & RELEVANT BRITISH STANDARDS/CODES OF PRACTICE.

ANY DISCEPANCIES OR OMISSIONS ARE TO BE REPORTED TO PROJECT SUPERVISOR BEFORE PROCEEDING.

ALL COMPONENT SIZES AND REFERENCES TO BE CHECKED PRIOR TO ORDERING MATERIALS. MANUFACTURERS RECOMMENDATIONS WITH REGARDS TO HANDLING, STORAGE AND INSTALLATION MUST BE STRICTLY ADHERED TO.

ALL SERVICES POSITIONS AND ROUTES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK.

DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION

THE REQUIREMENTS OF THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 1994 WILL NOT APPLY TO THIS PROJECT

### CONSTRUCTION NOTES

#### SUBSTRUCTURES/FOUNDATIONS

Foundations are to be constructed in grade C20P concrete to comply with BS. 5389, 1981. All foundations are to be located centrally under walls with a minimum of 150mm from face of wall to edge of foundation in all cases. Minimum thickness shall be 200mm, and foundations are to be taken down to a suitable sub-strata to the satisfaction of the Local Authority Inspector, with a nominal invert of 750mm below finished ground level. All construction is to be in compliance with the current Codes of Practice and to the approval of the Local Authority.

#### EXTERNAL WALLS

New 300mm external cavity wall construction is to comprise 102mm facing brickwork outer leaf, 100mm cavity incorporating 100mm Crown Dritherm or similar, rigid mineral wool insulation batts, and 100mm blockwork to BS6073 with a mass of 120kg/m<sup>2</sup>, density of 4.0kn/m<sup>2</sup> and thermal conductivity of 1.6W/mC. Internal finish to comprise 9.5mm plasterboard on 10mm mortar dabs with 3mm thistle board skim. All to achieve U value less than current Building Regulations recommendations. Wall construction below DPC level is to be in concrete commons, except to outer leaf where 3no courses minimum of facing brickwork are to be provided. All exposed pointing is to be weatherstruck, colours of both brick and mortar are to be approved prior to commencement of work. Lateral restraint must be provided at each floor level by means of Bat or similar 30x5mm GMS ties at 2000mm centres fixed to floor slab units and down face of masonry.

Cavities are to have weak mix concrete cavity fill (Aggregate/cement Ratio 18:1), splayed to weepholes a minimum of 150mm below DPC level. Weepholes are to be formed by building in perpend vents (Glidevale Microvents ref. MV650), at 900mm maximum centres. Cavities are to be closed at eaves level and verge with non-combustible material. Cavity ties are to be stainless/galvanised steel cavity ties to comply with BS. 1243, 1981. The first run of wall ties is to be located at 600mm horizontal centres, and at a maximum of 750mm horizontal and 450mm vertical centres thereafter. Cavities around external openings are to be closed with Thermabate 100 insulated cavity closers to prevent cold bridging.

All work under construction must be protected overnight and during adverse weather conditions in accordance with BS 5628: Pat 3: 1985

#### INTERNAL WALLS

Internal walls to be of 75x45 studs with 13mm plasterboard & skim finish. Cavity to be filled with insulation to provide sound insulation.

#### DAMP PROOF COURSE

All new DPC's and cavity trays are to be Hyload or similar high performance pitch polymer damp proof course to BS743, inserted in accordance with manufacturer's recommendations in both leaves of external wall, a minimum of 150mm above ground. All new internal masonry walls are to incorporate a DPC at a suitable level above the finished floor level, a minimum of 150mm above finished ground level. Horizontal DPC's shall be 112.5mm wide and vertical DPC's 225mm minimum wide. Horizontal and vertical DPC's are to be provided around all external openings. Horizontal D.P.C.'s to be lapped at joints for a minimum 150mm. Flashings to be Code 4 milled lead sheet to BS1178 treated with raw linseed oil.

#### LINTELS

All lintels to openings in external wall are to be IG L1S/100 (LHD/100 below floor joists), or similar three course, galvanised steel lintels to suit opening and having 150mm minimum bearing each end. Lintels are to be installed with a flexible DPC in accordance with BS 5628 which should extend to the edge of the front toe, a minimum of 100mm beyond each end of the lintel in accordance with BS. 5977, and have stop ends. Weepholes are to be incorporated at 900mm centres as noted above. Internal lintels are to be IG INT100 or similar to suit. where indicated steel beams are to be inserted, and supported on 3course deep concrete (1:2:4) padstones.

#### GROUND FLOOR

Ground floor to comprise, 20-25mm T&G flooring on 200mm SC3 treated timber joists on min 2 course brick sleeper walls (sleeper walls to provide through ventilation) with continuous 100mm Polyfoam Floorboard Extra (or similar) extruded polystyrene rigid board insulation which is to be laid between the brick subwalls on 150mm deep concrete slab, on 1200 gauge Visqueen damp proof membrane, linked and lapped with horizontal DPC. All over 50mm sand blinding, with 200mm MOT type 1 hardcore on 6F2 material well consolidated to level on proof rolled formation. Floor construction is to achieve minimum U value or less than current Building Regulations recommendations. A continuous strip of 25mm rigid insulation is to be provided vertically against the subwalls to the depth of the screed to avoid cold bridging around perimeter. Concrete to be grade C20P, with minimum cement content 300kg/m<sup>3</sup>. All laps to reinforcement to be 400mm with all laps to DPM 150mm min and sealed.

#### UPPER FLOOR

First floor construction is to be 18-22mm tounge and groove moisture resistant chipboard 200x63mm SC3 grade floor joists @ 400mm centres. Joists to be braced at mid-span. Ceiling to comprise 12.5mm Gyproc Wallboard with taped joints and 3mm Thistle board skim to form imperforate finish, with 100mm Crownwool laid between joists to provide resistance against airborne sound. Double joists below bathroom walls

#### WINDOWS

uP.V.C. frames to be fitted with 28mm factory sealed double glazing with espagnolette lockable fasteners to opening lights and must provide for cleaning from inside. Glazing to windows up to 800mm above finished floor level must meet the 'Safe Breakage' requirements of BS6206, or be 'robust' as defined in Building Regulations 1991, Part N. Glazing below 800mm and within 300mm of openings is to be laminated/toughened safety glazing in compliance with BS. 6206, 1981. Glazing to front doors, bathrooms, cloakrooms etc is to be obscure. All small panes are to be 6mm annealed glass. Bedrooms and studies are to be provided with an escape window, which should have an unobstructed openable area of 0.33m<sup>2</sup> min and be at least 450x450mm size. The lower edge of the opening must be no more than 1100mm above floor level.

#### DOORS

All internal doors, frames, architraves, and skirtings are generally to be treated softwood. External doors shall be as anoted. Glazing to doors up to 1500mm above finished floor level (including 300mm zone adjacent doors) must be laminated/toughened safety glazing in compliance with BS. 6206, 1981 Class C. Doors are to fire rated where indicated on the applicable plans

#### EXTERNAL DRAINAGE

All drainage to be Hepworth Supersleve or similar flexible jointed pipes system laid to a minimum fall of 1:40 for both foul water and surface water in accordance with manufacturers recommendations and tested on completion. All drainage to be in accordance with B.S. 8301. Drains passing through walls are to have suitable lintels over, the pipe is to be bedded in mortar with a flexible joint within 150mm of wall face and adjacent pipework a maximum of 600mm long, with a flexible joint. Where drains are within 1000mm of foundations, drain trench is to be backfilled to the level of the underside of foundations with lean mix concrete, whilst drains passing under the building are to be encased in 150mm concrete. All gullies are to be roddable.

New inspection chambers are to be VC or UPVC up to 600mm deep, polypropylene units or similar up to 1m deep and constructed in pre cast concrete rings to B.S. 556 over 1m deep, back filled with min. 150 thick lean mix concrete to manufacturers details. Covers/frames are to be medium duty externally and double seal screw down internally. All manhole sizes are to support the invert of the drains found on site and agreed with the Building Inspector. If applicable, refer to separate drawings by others for external drainage layouts.

#### INTERNAL DRAINAGE

All wastes are to be in PVC-U to comply with BS. 4514, with separate connections to Svp as in BS5572 and sized as listed below. Wastes are to be accessible throughout their lengths and fitted with anti-vacuum traps. 32mm diameter waste with 75mm deep seal trap to wash hand basin. 40mm diameter waste with 75mm deep seal trap to sink, bath, shower, and washing machine. 50mm diameter waste with 75mm deep seal trap where serving more than one appliance.

Soil vent pipe to be 100mm diameter and terminate with 'bird cage' at 900mm above nearest opening light, and discharge into suitable Hepworth or similar rest bend with rodding access at base. Ground floor wastes to be fixed to proprietary waste adaptor with access for cleansing.

#### ROOFS

Pitched roof covering to be interlocking roof tiles to match existing with dry ridge and verge on treated 38 x 25mm battens, on untearable felt to B.S. 747, over timber rafters and trussed rafters to BS5268 Part 3 @ 600mm CS to Structural Engineers design. Rafters to are to be fixed to 100x75mm treated sw wallplate by means of galvanised steel framing clips to suit. Eaves and fascia to be all as detailed, and fixed in accordance with manufacturers instructions. 100x25mm binders and bracing rising from eaves at gable diagonally to ridge are to be incorporated and setting out shall be in accordance with specialist manufacturers design. Code 4/5 lead flashings are to be provided at all junctions, valleys, changes in level and upstands in accordance with good practice as applicable. 600 x 550mm access trap door to be provided to roof space.

Lateral restraint shall be provided to trusses by means of 30x5mm BAT or similar mild steel straps in accordance with manufacture's specification and BS. 5628, 1978. @ 1200mm maximum centres, screwed to 3 no trusses along pitch line and to bottom tie of truss, and taken 900mm down wall cavity. wall plates are to be strapped down inner face of external wall @ 2000mm centres.

Crownwool or similar, laid between trusses and 100mm second layer laid at right angles to first layer over 'joists'. Total depth 300mm. All to achieve U value of 0.20 W/m<sup>2</sup>K

Permanent ventilation to roof space is to be provided by means of proprietary soffit or over fascia vents to give 25mm continuous air gap in accordance with Approved Document F2 . 50mm clear space between insulation and covering is to be maintained. NOTE: Enclosed roof voids - ie no eaves - are to be ventilated with slate vents to provide requirement of F2.

#### FLAT ROOF

EPDM or similar waterproof membrane roof on 18mm exterior quality plywood roof decking, on 100mm rigid insulation (to engineers specification) with vapour barrier laid on 18mm decking (decking can be removed subject to Inspectors approval), furred to fall on 195 x 44mm joists at max 450mm cts (all joists are pressure impregnated with preservatives and are subject to engineers spec and calcs, to local inspectors approval. Ceiling to be underdrawn with 9.5mm or 12.5mm plasterboard and skim. Ventilation at eaves level to be equivalent to continuous strip 25mm side

All diagonal, longitudinal, and web wind bracing to be 100x25mm fixed in accordance with BS5268. Roof access hatches to be trimmed with 75.x75mm timber noggings

The areas of horizontal ceiling are to be insulated with 200mm

#### INSULATION

The design and construction of the new building and services shall achieve the following elemental performance requirements in accordance with Approved Document L1/L2:

Walls	U value max	0.35W/m <sup>2</sup> K
Roof	U value max	0.18W/m <sup>2</sup> K (horizontal), 0.18W/m <sup>2</sup> K (sloping),
Exposed floors	U value max	0.22W/m <sup>2</sup> K
Windows & doors	U value average	1.80 W/m <sup>2</sup> K (subject to confirmation).

*Note: Approved Document L1/L2 insulation performance requirements to take precedent over table above where required, all subject to local inspectors approval.*

#### GLAZING

To be in accordance with Part N - Any glazing less than 800mm above floor level in windows and 1500mm in doors to be toughened or laminated as defined in BS 6206 1981 Clause 5:3. Glazing to panels adjoining doors to be as above within 300mm of door and up to 1500mm high. These requirements do not apply to doors with small panes ie: 250mm wide or less.

#### RAINWATERGOODS

New rainwatergoods are to be black PVC-U with half round guttering (nominal size 115mm), and 68mm diameter downpipes discharging into back inlet gullies.

#### ELECTRICAL INSTALLATION

Electrical installation is to be in accordance with current IEE regulations, BS. 5266 and relevant Codes of Practice. All work must be undertaken by a registered electrical contractor who is to demonstrate that the installation is efficient and complies with the requirements of the current Building Regulations Part L. Quality quantity and position of fittings to be in accordance with clients requirements.

#### WATER INSTALLATION

Existing water service to be amended by approved body/authority

#### GAS INSTALLATION

Gas installation to be undertaken by an approved CORGI registered contractor who shall be responsible for the detailed design to conform to the Gas Safety (installation and use) Regulations 1984.

#### HEATING AND HOT WATER INSTALLATION

Existing heating and hot water installation to be amended by an approved heating contractor, who shall responsible for the detailed design with appropriate energy saving controls. All bedroom radiators are to have thermostatic radiator valves. All hot water pipe work is to be insulated in accordance with BS 5422: 2001, including the vent pipe, primary flow and return pipe work and hot water pipes within 1m of cylinder. The installation is to be in accordance with requirements of Approved Document Part L1/L2 and relevant British Standards/Codes of Practice.

#### VENTILATION

Ventilation to new habitable rooms shall comprise rapid ventilation by opening windows equal to 1/20th floor area, together with background ventilation of 8000mm<sup>2</sup> by means of air bricks at high level to avoid draughts, or trickle ventilators to windows. To kitchens, ventilation shall comprise an opening window, background ventilation of 4000mm<sup>2</sup> as previously noted, together with either mechanical extract ventilation of 60 L/second, which may be operated intermittently, or a cooker hood extracting not less than 30 l/s. Bathroom to have mechanical extract ventilation extract not less than 15 L/s with 15 min overrun.

#### FINISHES

New softwood is to be delivered to site, pre-treated by suitable method (double vacuum impregnation or equal approved), with any existing timber exposed by the works receiving two coats of Cuprinol or similar brush applied preservative.

Fascias soffits bageboards etc are to be white UPVC

External woodwork is to receive gloss painted finish, comprising one coat primer, two undercoats and one coat gloss.

Internal woodwork is to receive gloss painted finish, comprising one coat primer, one undercoat and two coats gloss.

All leadwork is to be in accordance with BS. 1148, and is to receive one coat of lead patination oil as soon as practical after fixing.

#### Notes:

- Contractor/sub-contractors to verify all dimensions on site before commencing work. Skribbl is to be notified of any discrepancies in dimensions and setting out of work prior to starting on site.
- Copyright of design shown is retained by this office. All rights reserved. This drawing must not be reproduced without prior permission.
- Do not scale from the drawings.
- All dimensions are in millimeters unless noted otherwise. All dimensions to be verified on site & approved by the engineer/contractor.
- This drawing should be read in conjunction with other relevant architectural, structural, mechanical and electrical drawings and all relevant sections of the specifications.

REV.	DESCRIPTION:	BY:	DATE:
STATUS: BUILDING REGS			

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CLIENT:	Ethan Ticehurst 9 Catchdale Close Blackley Manchester
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TITLE:	Building Regulation Specification / Notes
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