

E RILEY ASSOCIATES

All work is to comply with the current Building Regulations and to be local authority satisfaction. Materials to be in accordance with appropriate British Standard were existing
Dimensions are to be checked on site by contractor prior to commencing any excavation works.

SMOKE DETECTION:

Mains operated and interlinked smoke detectors, to **BS5446 Pt.1** to be installed in positions marked SD, (to include battery as a secondary power supply). To be provided to hall and landing areas and interconnected (with colour coded wire), separately connected to fused box or connected to a single lighting circuit (with a means of isolating the detector power without isolating the lighting) with battery back up, to be min 300mm from walls and light fittings, not over stairs and within 7.5m of doors to each habitable room.

SMOKE ALARM: To be installed to comply with **BS5839**.

MEANS OF ESCAPE IN CASE OF FIRE :

DOORS: New doors marked FR3C to be half hour fire resistant, with self closers, to FD30 standard. Existing doors marked 1 to be fitted with *Gibraltar* type self closers. Any glazing to existing doors to be in 6mm Georgian wired glass and fanlights above doors to be panelled over on both sides using 12.5mm plasterboard and plaster skim.

ESCAPE WINDOWS:

Each habitable room on the new floor level is to have access to an escape window with an opening area of at least 0.33m² (and at least 450mm high and 450mm wide). In the case of an escape window set in the sloping section of the roof (Velux GPL-308E 780x 1400mm or equivalent MOE window installed in accordance with manufacturer's specification), the bottom of the open able area should be between 600mm and 1100mm, measured from floor level. In addition, the maximum should be 1700mm. Rafter each side of new windows to be doubled up by the addition of one no. 50 x100mm rafter in each in each case, bolted to the existing with M10 bolts at 600mm centres. Trim around openings with 100 x 100mm C16 timbers with Jiffy hangers at trimmer connections.

WINDOWS

New windows to be designed and installed to meet a U value of 1.8W/M²K, installer to provide of u value compliance prior to installing windows. New Double glazed window with 16mm air gap and a "soft" low E coating or double glazed 12mm air gap argon filled and a "soft" low E coating. All new doubled glazed windows to have Trickle Vent. Window to have maximum U-value of 1.6.

GLAZING

New windows to be K-type double glazing (1.6W/M²degC). Glass to doors and low level glazing below 1500mm to be safety type to BS6206. If applicable, the new stair window cill to be sited at least 900mm above the highest adjacent stair tread. No new opening window to be less than 800mm above floor level.

ELECTRICAL WORKS

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of **BS7671**, the IEE 17th edition wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an Electrical self Certification scheme authorised by the Secretary of State. The competent person is to send to the Local Authority, a self-certification with 30days of the electrical work completion. The client must receive both copy of the self-certification and a copy of the **BS7671** Electrical Installation Test Certificate.

Smoke detectors fitted to be intermitted electrical mains operation with battery back up to **BS 5446 pt. 1**

GAS APPLIANCE:

All work on gas appliances to be carried out by CORGI registered person. Gas boiler to be repositioned or replaced by CORGI registered Plumber New radiators to have trus thermostatic radiator valves.

CENTRAL HEATING

All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V)

LIGHT FITTINGS

All new light fittings to be energy efficient in accordance with Part L1.

FOUL DRAINAGE:

To be to **CP 301** and be incased in 150mm min concrete where passing under building. Drainage passing through or under walls to be protected by precast concrete lintel 75mm minimum between soffit of lintel and top of drain. All new gulliew to be **B1** type with number of inlets to suit number of wastes. Bend at base of soil strack to be long radius type 100mm diameter vitrified clay pipes, falls to be agreed with Local Authority surveyor. Bed and surround in 150mm concrete new inspection chamber 750mm x 700mm width minimum internal formed from 225mm thick engineering brick to **BS 1301** in English bond. 150mm thick concrete base extending 150mm outside brick walls. Benching to rise vertically from edge of channel to height not less than soffit of outgoing drain then sloped upwards to wall of chamber. Finish with light weight cover and frame.

WASTES:

To be of approved manufacture and have solvent welded joints and clearing eyes at all bends. All new plumbing to be to **BS 5572 : 1978** 40mm dia basin and bath wastes to 50mm common waste discharging to 100mm soil vent pipe, 40mm dia sink waste to discharge to new back inlet gully.

DRAINS:

Existing drains and new drains to be suitably bridged where passing through footings. Minimum fall 1:40. All sanitary fittings to be fitted with 75mm deep seal trap. Above ground Drainage to be in accordance **BS EN 12056:2000**. All new drainage connect to have rodding eye and be roddable in accordance with BS8301 for underground drainage.

VENTILATION

New loft room to have 5% of floor area in ventilation openings for rapid ventilation and 8000mm² of background ventilation. Shower to have opening window and an additional 15litres per second mechanical extractor fan ducted to external air 400mm² of background ventilation. Ventilation to be 1 20th of floor area 1 10th openable window.

MECHANICAL VENTILATION

The loft shower room to be fitted with Mechanical Extractor Fan with 15min. over run and extract filters/second. The Mechanical Extractor Fan to be controlled by the operation of the light switch. The door to be installed with 10mm gap under it

LATERAL RESTRAINT STRAP:

Heavy duty restraint strap made from 30mm x 5mm galvanised edge coated steel for lateral restraint of roof trusses, rafters and joints tied into masonry walls. Designed to The Building Regulations, **BS5268 part 3** and other building standards for horizontal restraint when connecting timber floor and roof systems to masonry walls. Fix straps to joists/rafters/ties with not less than four 50mm x 8 gauge sheradized countersunk screws evenly spread.

GAS APPLIANCES

All work on gas appliances to be carried out by a GORGI registered person.

CENTRAL HEATING

All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V).

LIGHT FITTINGS

All new light fittings to be energy efficient in accordance with Part L1

ALL WORK IS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND TO BE TO LOCAL AUTHORITY SATISFACTION.

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS			
Ref.	Revision	Date	By
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Project title: LOFT CONVERSION		Project Address: 188 BRIDS FOOT LANE LUTON LU3 2DL	
Drawing title: SPECIFICATION NOTES 2		Client: MR LULI TAFASI	
Date: APRIL 2021		Date: APRIL 2021	
CAD & Drawn by: BB		Scale: 1:20 & 1:10	
Drawn & Checked by: ER		Drawing No: @A3	
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