ELECTRICAL
The electrical installation to be designed constructed installed and tested such that it is in accordance with the recommendations in B.S. 7671 : 2018.
The electrical works to be signed off at completion by either a Select or NICEIC approved contractor.

ELECTRICAL FIXTURES
Sockets, Switches, Timer controls or Programmers:
Electrical sockets to be positioned at least 350 mm from any internal corner projecting wall or similar obstruction and not more than 1200 mm above floor level.
Light switches to be positioned at a height of between 900 mm and 1100 mm above floor level.
Standard switched or unswitched socket outlets and outlets for other services such as Telephone or Television should be positioned at least 400 mm above floor level.
Fixtures above worktops should be 150 mm above the projecting surfaces.
Where sockets are concealed separate switching should be provided in an accessible position to allow the appliance to be isolated.

SECURITY
New external windows and doors to meet the recommendations for physical security in section 2 of Secured by Design be tested and certified by a notified body as meeting a recognised standard for security such as B.S. PAS. 24 2007 for doorsets and B.S. 7950 : 1997 for windows.
UPVC units to be in accordance with B.S. 7412 : 2007.
Doorset to include a single point locking device to B.S. 3621 2007 and any lock cylinder will be in accordance with B.S. EN : 1303 : 2005.
Fixing will be in accordance with the recommendations in section 8 of B.S. 8213 : 4 : 2007.

SEALING FOR AIR INFILTRATION
Seal the gaps between dry linings and masonry walls at the edges of windows, doors and roof space openings and at the junctions between walls, floor and ceilings and seal vapour control membranes in timber frames and other timber framed panel constructions and seal at service penetrations of the fabric or around boxing for services including fitting draught seals to the openable parts of windows, doors and rooflights and sealing around joist ends built in to the inner leaf of the external cavity walls.

VENTILATION
Natural ventilation to be provided to the habitable rooms.
The opening windows to be of an area greater than 1/30th of the floor area of the room.
The windows to have a daylight area greater than 1/15th of the floor area of the room.
Trickle ventilation to be provided with an opening area of 12000 sq. mm.
Kitchen to have mechanical ventilation. Fan to be capable of an extraction rate of 60 no litres per second. Trickle ventilation to be provided with an opening area of 10000 sq. mm.

HEATING
Gas central heating to be installed throughout the house.
New radiators to be fitted with TRVs.
Pipework to be lagged in compliance with B.S. 5422 : 2009 and B.S. 5422 : 2001 in any unheated areas.

GAS INSTALLATION
The gas installation to be carried out by Gas Safe Register Engineers.

CARBON MONOXIDE DETECTOR
A carbon monoxide detector to be installed at a distance of between 1no. and 3no. metres from the boiler, wall mounted and 150 mm below the ceiling. The carbon monoxide detector to be installed in accordance with B.S. EN 50291: 2010.

FIRE DETECTION / SMOKE ALARMS
Smoke alarms to be installed on each level and along with the Heat detector in the kitchen all to be inter-connected.
The alarms to be permanently hard wired to a single final circuit.
Smoke alarms to be minimum 300 mm from any downstand beam and to minimum 300 mm from any light fitting.
Smoke alarms to be within 3000 mm of any bedroom.
The mains operated smoke and heat alarms to be provided with a standby supply of power.
The Smoke alarm installation to be in compliance with B.S. 5839 : Part 6 : 2019
The heat detector to be installed in the Kitchen area to conform to B.S. 5446 : Part 2 : 2003.

ENERGY
75% of light fittings and bulbs to be of the low energy type.

DRAINAGE
All drainage to be to the satisfaction of the Local Authority.
1) External drainage to be in accordance with B.S. EN 12056 : 1 : 2000 and B.S. EN 752 : 2008 and B.S. EN 1610 : 1998.
2) Sanitary Pipework to be in compliance with B.S. EN 12056 : 2 : 2000.
3) Surface water drainage to be in compliance with B.S. EN 12056 : 3 : 2000
Any existing drain under the new works to be fully exposed and the drain surrounded in pea gravel.
Any traps below the extension to be removed and replaced elsewhere.
Any drain passing through a wall to have a concrete lintel over for protection.
Waste pipe from the Kitchen sink to be 50 mm dia. PVC and to be laid at a gradient of 1 in 20 and connected to the swvp stack.
Rodding access points to be fitted on all soil and waste drain pipes.
Vertical stack to be fitted with a Durgo Air Admittance Valve.
Alternatively any SWVP terminal to the external air to be a minimum of 3000 mm from any opening or to be located
A minimum of 900 mm above the highest part of the opening.
All rainwater pipes to be trapped.
Gutter and downpipes to be white PVC to match existing.

WATER EFFICIENCY
Sink flow rate to be not more than 6 no. L/M
WC – Dual flush to have an average flush volume of not more than 4.5 litres.

EXTENSION AND ALTERATIONS
TO HOUSE AT:
169 NITHSDALE ROAD
POLLOKSHIELDS
GLASGOW G41 5QS

drg.no. 9