

SPECIFICATIONS...

ELECTRICAL:

All electrical work to be installed, designed, tested and constructed in accordance with BS 7671:2018 (4.5) fitted with RCB's. Any recessed lights fitted with fire hoods to maintain fire resistance of 30 minutes.

Switch outlets positioned min. 350mm from internal corners projecting walls or similar and obstructions and not more than 1.2m above floor level. Light switches positioned between 900 & 1100mm above floor level. Sockets min. 150mm above worktops, 400mm above floor level. Isolation switches for below counter sockets in kitchen only

Isolation switches for MEV to utility, toilet, bathroom, kitchen at high level on walls.

New lights to be 112hour fire rated recessed light unit with LED lighting.

It is proposed to install on the house roof Photo Voltaic panel with minimum 2kw rating .

HEATING:

Heating is to be by extension of gas fired boiler located in basement of existing house.

Towel radiators in bathroom, en-suite throughout

SMOKE DETECTORS/FIRE ALARM UNITS:

Electrically operated smoke detectors/fire alarms wired to independant circuit electrically protected consumer unit. Units to be mains powered complete with battery backup.

All detectors to be interconnected to ensure all operate when activated.

Smoke detectors located maximum 3m from bedrooms and 7m from lounge, 300mm from light fittings.

Supply and fit Grade D fire detection and fire alarm sytem in accordance with BS5839: Part 6:

2004 comprising at least 1 powered smoke alarm and at least 1 mains powered heat alarm in kitchen.

PLUMBING & DRAINAGE:

100mm dia. deep flow PVC gutters with brackets at 600mm ctrs screwed back to fascia

& 68mm dia. PVC downpipes with holderbats at 1800mm crs, 100mm dia.

Internal drainage pipe sizes to be as follows:-

WC.....100mm uPVC, WHB.....32mm dia. ABS

BATH.....40mm dia. ABS SINK.....50mm dia. ABS

SHOWER.....40mm dia. ABS...fit removable grate for cleaning, 75mm deep seal trap.

All drainage pipework exceeding 6.0m to be vented with internal access for rodding purposes located 1.0m above floor level

All foul drainage pipework fed to new septic located in front garden as noted on site layout plan with a bulb typ tank bedded in concrete. Size of tank for 8 persons. Allow for pvc frame and cover at ground level to allow for cleaning as required. Outflow from septic tanks to connect to soakaway as per Engineers design.

Surface water drainage is to be fed into the existing combined drainage system in the street using all existing pipeworks. Basement toilet to be pumped to ground floor drainage system.

Hot and cold water extended from existing in house to outlet taps as necessary in extension

Hot water for shower from central heating system

Discharge from sanitary fittings to prevent scalding should not exceed 48 degree C.

If thermostatic mixing valves are used then the above temperatures apply to

BS EN 1111:1999 or BS EN1287: 1999 and fitted as close as possible to outlet.

S&VP to rise min 900mm above any window within 3.0metres.

All hot and cold water heating pipes and hot water pipes to be insulated to comply

with BS:5422 : 2001. Thermostatic mixing valve limited to max 48degree C and comply

with BS5422: 2009

New drainage sytem is a separate system and located entirely within the grounds of the house.

See separate specification drawings for foul and surface water drainage to existing combined

system on site as noted on floor plan for routes of pipewrk

All drainage to the rear of existing premises are to be renewed with new drainage

all round as required for surface and foul drainage to be installed.

MECHANICAL VENTILATION:

Mechanical extract fan capacities ducted to external air wired to independant switch :-

Kitchen, Shower & wc...30l/sec

Vertical ducts to be fitted with condensation trap.

All ducted to extract vents as noted on elevations.

Trickle vent to apartments 12,000sq.mm fitted in window head frames.

Infiltration of air into buildings is to be prevented as far as reasonably practicable by:

A...sealing dry lining junctions between walls and ceilings and floors and at window, door and roof openings.

B...Sealing vapour control membranes in timber framed and other framed panel construction.

C...Sealing at services pipe penetrations through the fabric of the building and around pipe and other service boxing.

D...Fitting of draught exclusion strips in the frames of opening sections of windows, external doors and rooflights..

WINDOWS /DOORS: ...

Double glazed high performance pvc framed windows + adjustable trickle vents in head frame.

New screens to ne double glazed aluminium profiles.

All safety/ toughened glazing to be designed to BS6262: Part 4 : 2005

External doors to be high performance with double glazed panels. Clients specification.

Trickle vents to apartments to be 12,000sqmm, all other rooms 10,000sqmm. Trickle

vents should be min 1.75m above finished floor level.

Timber cills/ apron internally to be 19mm thick.

Windows to have opening sections as per elevations with internal locking mechanism.

External doors and screens to have 5 lever locking mechanism and flush fitted threshold bar.

Restrictor stays to be fitted to all new windows opening over access routes.

All doors and windows to have U-value of 1.4 max

WATER EFFICIENCY...

Water efficient fittings should be provided to all WCs and WHBs within a dwelling.

Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single

flush WC cisterns should have a flush volume of not more than 4.5 litres.

Taps serving wash or hand rinse basins should have a flow rate of not more than 6 l/min.

When specifying water efficient fittings consideration should be given to the operational flow rates

that some heating or hot water appliances, such as combination boilers, need to activate their

water heating function.

When installing low volume flush WCs, the pipe diameter, discharge and gradient interrelationship

of the drainage system is critical in order that the new and any existing sections of the drain

operate as intended.

Plumbing and associated water installations should be carried out and commissioned by persons

who possess sufficient technical knowledge, relevant practical skills and experience for the nature

of the work undertaken.

An approved Certifier of Construction, who has been assessed to have the professional skills

and relevant experience, can certify compliance of plumbing, heating or drainage installations

LEADWORK:

All leadwork code 5 to BS EN 12588 ragged into walls with min. 150mm upstand fixed in place with proprietary fixing clips to BS 6915 at max. 450mm ctrs. Lead sealant applied to raggles.

Lead forming valley gutters to be dressed vertically 150mm above slate and under timber wall

linings and under roof finish to sides by 150mm over 45x25mm battens

GLAZING:

All glazing below 800mm to be toughened safety glass to BS6262: Part 4 2005

All glazing below 1500mm in doors and side lights to be toughened safety glass to BS

6262:2005


Protective barrier fitted in front of all glazing below 800mm above floor level capable

of resisting loads specified in BS 6399:Part 1:1996

GENERAL...

- 1 All electrical work to be to the latest IEE rules and regulations with electrical work undertaken by contractor who can sign electrical completion certificate.
- 2 The building owner is responsible for notifying the Local Authority when the works are due to start on site. Any change however minor should be discussed with the Local Authority prior to carrying out any works as any unspecified works may require an amendment to building warrant.
- 3 All service position on drawings are indicative only. The building owner should contact all services agencies to locate exact positions of all services required.
- 4 All apartments to have translucent glazed openings with area of at least 1/15th of the floor area of the apartment located in an external wall or in a wall between the apartment and conservatory.
- 5 Construction and work carried out to ensure there are no substantial thermal bridges or gaps of insulation occur within building elements.

Client	Mr Tariq Purvaze	Address	71 Henderland Road, Glasgow G61 1JF
Project	House extension	Dwg	A1568.23.16
Title	Specification ... services	Date	23.10.23
		Scale	

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