

# Specification To Be Read in Conjunction with Working Drawings for Single Storey Rear Extension for Mr and Mrs Pidd at 26 Ploughfields Westhoughton Nr Bolton BL5 3LG

## GENERAL NOTES

All workmanship and materials to comply with Building Regulations 2010 & British Standards All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the inspector" whether or not indicated on the drawing.

## FOUNDATIONS

200 mm thickness concrete strip foundations to project a minimum of 150mm either side of supported Wall (min 600 mm wide) .Minimum 750 mm depth below ground  
Foundations to be taken down to level below invert of any adjacent drainage.  
Foundations to suit conditions to the satisfaction of the Local Authority.

## WALLS BELOW DPC

"Approved" foundation grade block work/common brick below ground level.4 courses mm facing brick below DPC to outer leaf of external walls.

## D.P.C.

Horizontal DPC to BS 743 to all walls positioned minimum 150mm mm above finished ground level.

## GROUND FLOOR

19mm asphalt on membrane on 100mm concrete slab on 500g visqueen isolation DPM on 100mm KingspanK103 or similar rigid insulation board on 1200g visqueen membrane lapped under DPC on 150mm well consolidated blinded hardcore to achieve 0.18 W/m2 deg C insulation turned up slab edges min 25mm thick to avoid cold bridging on existing concrete slab.

## EXTERNAL WALLS

300 mm overall thickness, outer leaf facing bwk to match existing, 100mm min full cavity with thermal conductivity of 0.032W/MK, inner leaf 100mm "approved" load bearing, high insulating blockwork with thermal conductivity of 0.15W/M2K finished with 13mm plasterboard and 40mm PIR to give 'u' value 0.18 w/m2 deg C (Any alternative construction to be submitted to L.A. for approval prior to commencement of work on site). Where new walls abut existing the cavity should be continuous.  
Foundations beams and linols carrying new or altered loading must be exposed and checked by Local Authority Building Surveyor to ascertain suitability for use.

## EXISTING STRUCTURE

Foundations beams and lintols carrying new or altered loading must be exposed and checked by Local Authority Building Surveyor to ascertain suitability for use.

## CAVITY TIES

Stainless steel cavity wall ties to be provided every 750mm horizontally and every 450mm vertically set in diamond pattern to give 5 No. ties per m2 min. Additional ties at 300mm centres vertically adjacent to openings.

## CAVITY CLOSERS

Cut brick or block to eaves & verge Insulated cavity closer to reveals or openings. All cavity trays to have 150mm upstands and suitable weep holes to be provided above all new lintols and at abutment of new roof with existing walls were existing walls are of a cavity construction.

## LINTELS

Suitable combined steel lintels over all openings in external walls. Suitable steel box lintels over all openings in load bearing internal walls. All lintels to have minimum end bearings as specified by manufacturer or 150mm min. All elements of structure to be encased to give full half fire resistance.

### **WINDOW AND DOOR FRAMES**

Standard double glazed UPVC frames with 150mm wide d.p.c. to B.S. 743 fixed to frame prior to fixing. Window opening lights to all rooms 5 % mm room floor area. 16mm Argon gap and "soft" low E coating max 'u' value 1.4 W/m20C. All habitable windows to be fitted with permanent vents to give min 8000mm sq trickle ventilation all non habitable to give min 8000mm sq trickle ventilation.

Escape windows to be provided to new bedrooms Minimum 0.33m2 area 450mm clear opening in any direction incorporated in window design. With 90 degree Egress hinges and a floor to cill height between 800mm and 1100mm

Mains wired smoke detector (SD) with battery back up to be provided as shown on drawing

### **NEW INTERNAL PARTITIONS**

75 x 50 timber stud partitions with 12.5 mm plasterboard & skim both sides. (minimum mass 10kg/m2) Provide 100mm fibreglass insulation minimum mass 10kg/m3 as sound insulation to partitions between bathroom/ensuite and any living or bedroom. Triple joists spiked together beneath partition

### **PITCHED ROOF**

Interlocking tiles to match existing to L.A. approval (Note; Tiles used must be suitable for the pitch of the as constructed roof in accordance with the manufacturers details and specifications The pitch of the roof and the suitability of the tiles must be checked by builder before ordering) on 38 x 25 sw battens on breathable sarking felt felt type 1f to BS 747 on either 200mm x 50mm sw joists at 400mm c/cs or trusses in accordance with truss manufacturers details designed fixed and braced to BS5268 @ pitch to be determined by contractor on site prior to commencement of work. 100 x 50 sw wallplate strapped to wall @ eaves max 1800 cts using 1200mm 30mm x 5mm ms Straps. Straps @ 1200 cts max built into wall and fixed to 3no rafters & ceiling joists. 75 x 50 sw blocking noggins under straps. Sloping ceiling 100mm Kingspan or similar to be provided friction fitted between the spars and flush with the inner face leaving a minimum of 50mm ventilation gap between the insulation and felt. A further layer of 50mm Kingspan is to be fitted continuously to the underside of the spars prior to 12.5 mm plasterboard & skim. Maximum U value of 0.15W/M2degC

Continuous 13mm fly screened vent gap full length of eaves soffit formed from 6mm external quality plywood on 38 x 38sw framing

If velux rooflights are shown on plan they should be fitted in accordance with manufacturers instructions and trimmed out with double joists

Should a traditional hipped roof construction be used then this should be constructed in accordance with Structural Engineers details.

Suitable horizontal and/or stepped cavity trays to be inserted in the existing cavity wall where the new extension abuts the existing wall above the roof flashings and soakers And suitable weepholes to be provided

### **MECHANICAL VENTILATION**

Provide mechanical ventilation to bathrooms, wc and cloaks to give min 15l per second with 15 min over run operated by light switch also to kitchens and utility 60l per second with 15 min over run operated by light switch all ducted to external air..

### **RAINWATER GOODS**

110mm dia half round or deep flow gutter. 68mm dia rainwater pipes discharging into gully.

### **PLUMBING**

If a new boiler is to be fitted it must be a condensing type with minimum Erp rating of 92% if not the adequacy of the existing boiler should be assessed to determine its adequacy to handle the increased loading. Service pipes should be insulated and boiler interlocks together with zone timing and temperature controls should all be fitted..In addition the heating and the hot water system should be commissioned so that at completion the system and the controls are left in working order and can operate efficiently.

All works to be carried out by a "Competent Person" a copy of the Gas Safe Certificate should be given to Local Authority on completion.

All new radiators to be fitted with thermostatic valves.

### **ELECTRICAL INSTALLATIONS**

All installations to comply with BS 7671 and Part P of Building Regulations All fittings to comply with British Standards. Quantity, quality and position of fittings to be agreed with client. Switches and socket outlets for lighting and other equipment should be positioned between 450 - 1200 mm above f.f.l.

All electrical work required to meet the requirements of Part P must be installed tested and inspected by a competent person and a certificate must be issued under the competent persons self certification scheme.



A minimum of 75% of all new fittings must be energy efficient lamps.

### **SMOKE DETECTION**

Mains wired interlinked Smoke detector with battery back up to be provided to the entrance hall and to the first floor landing if not already installed. Additional installations for Satellite, Cable TV Telephones, Burglar Alarms/Security systems, CCTV, Fibre broadband, HDMI Cables, Ethernet cables and other Home Entertainment Cables to be agreed with client

### **SERVICES**

All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the "Inspector".

### **DRAINAGE**

All existing drains are assumed and are to be confirmed by contractor to satisfaction of L.A. prior to commencement of work. All new drains are to be 100mm dia Hepworth super sleeve, provide min 1:40 fall to drains. All new connections to L.A. approval.

#### **Manhole Construction:**

Up to 1000mm - large glass reinforced polyester. Over 1000mm - P.C. concrete sections built off 150mm concrete raft foundation.

#### **Above ground drainage**

To comply with BS 5572 1978 for Sanitary Pipework all traps 75mm Anti Vac traps

Size of wastes as follows

Sinks 3 metre run 40mm pipe 4m run 50mm pipe

Washing machines and Dishwashers 50mm pipe

Wash hand basin 1.7m run 37mm pipe 4.0m run 40mm pipe

Bath/Shower 3m run 40mm pipe 4m run 50mm pipe

WCs 6m run 100mm pipe

All branch pipes to be connected to 110mm Wastes not to be connected within 200mm of WC connection

### **GLAZING**

All glass to doors and adjacent panels within 300mm of doors, to a height of 1500mm above ffl. And elsewhere to a height of 800mm above ffl to be toughened safety glass to BS6206.

All internal walls to be checked to ascertain if they are load bearing or not before removal. If found to be wrongly designated - architect to be informed immediately.

THIS DRAWING TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK ON SITE

THE CLIENT IS ADVISED TO SEEK LEGAL ADVICE WITH REGARD THE PARTY WALL ACT

#### **HEALTH AND SAFETY**

ALL WORK DETAILED IS BASIC CONSTRUCTION. HOWEVER ALL RELEVANT SAFETY PRECAUTIONS SHOULD BE OBSERVED

IDENTIFY ALL SERVICE ROUTES AND ISOLATE WERE NECESSARY

USE ADEQUATE MANPOWER OR TECHNICAL MEANS TO LIFT HEAVY OBJECTS  
EG STEEL BEAMS.

USE SCAFFOLDING/WORKING PLATFORMS WHEN WORKING AT HEIGHT  
WHEN REMOVING WALLS, CHECK IF LOADBEARING AND NEEDLE AND PROP AS NECESSARY

ANY DEVIATIONS FROM THE APPROVED DRAWINGS WITHOUT THE ARCHITECTS APPROVAL  
ARE CARRIED OUT AT THE BUILDERS RISK

THE BUILDER IS RESPONSIBLE FOR PROVIDING CDM PROCEDURES IN ACCORDANCE WITH CDM  
REGULATIONS 2015

THIS DRAWING IS FOR BUILDING REGULATION PURPOSES ONLY

ANY DISCREPANCIES DISCOVERED BY CONTRACTOR THE ARCHITECT TO BE CONSULTED  
IMMEDIATELY

NOTE: No works to be started or carried out other than as indicated on the Planning Permission & Building Regulations approval drawings obtained by Harry Jackson Surveyors Ltd if so this action will be entirely at the owners risk. No project management or principle designer duties under the CDM regulations will be carried out during the construction process by Harry Jackson Surveyors Ltd. This is the responsibility of the builder or client.