

NOTES										
UPGRADE OF PITCHED ROOF (imposed load max 0.75 kN/m² – dead load max 0.75 kN/m²) Vented roof – pitch 22–45° To achieve U–value 0.15 W/m²K Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by Building Control before works start on site. The existing roof condition must be checked and be free from defects, as required by Building Control, or felt to be replaced in accordance with manufacturer's details. Roof construction – 47 x 200mm Grade C24 rafters at max 400mm centres, max span 4.69m. Insulation to be 150mm Kingspan Thermaphix between rafters and 40mm under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.										
UPGRADE OF EXISTING FLOORS Ensure first floor achieves modified half–hour fire resistance. New second floor to be 25mm 1&g flooring grade chipboard or floorboards laid on 47mm x 195mm C24 grade soft wood joists at maximum 400mm centres, max span 4.31m, (see Engineer's calculation for sizes and details). In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312, identification. Joists to be 200mm Grade C24 rafters at max 400mm centres, max span 4.69m. Insulation to be 50mm minimum from chimney breasts. Joists to be replaced in accordance with manufacturer's details. Roof construction – 47 x 200mm Grade C24 rafters at max 400mm centres, max span 4.69m. Insulation to be 150mm Kingspan Thermaphix between rafters and 40mm under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.										
INTERNAL STUD PARTITIONS 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.										
STAIRS Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Cupboard doors may open across the top landing where the swing is a minimum of 400mm from the tread. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 800mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.										
ELECTRICAL All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.										
INTERNAL LIGHTING Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.										
HEATING Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.										
MEANS OF ESCAPE – Fire doors Form a protected escape stairway by providing half hour fire resistance to all partitions. Ceiling to be upgraded to provide half hour fire resistance as appropriate. Stairway to be protected at all levels – from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by Building Control). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level or stair pitch line.										
SMOKE DETECTION Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839–6:2019 to at least a Grade D2 category LD3 standard (Grade A for large houses). System to be mains powered with battery back up. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Wired, interlinked heat detection to be provided to the kitchen and smoke detectors to principal living rooms, if required by Building Control. A design, installation, and commissioning certificate for the fire detection and alarm system to be issued to Building Control upon completion of the works.										
NOTE: A large dwellinghouse has more than one storey, and at least one storey exceeds 200m².										
MINIMUM PERIODS OF FIRE RESISTANCE FOR ELEMENTS OF STRUCTURE 30 mins REI fire resistance to be provided to elements of structure including: Any member forming part of the structural frame of a building Any beam or column Loadbearing walls or loadbearing part of a walls Floors Galleries External walls Compartment walls Any walls that separate buildings to be provided with 60 minutes fire resistance.										
EXTRACT FOR SHOWER ROOM Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141–4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.										
EXTRACT TO BATHROOM Bathroom to have mechanical vent ducted to external air to provide min 15 l/s extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141–4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.										
EXTRACT TO WC WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141–4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.										
PITCHED ROOF VENTILATION Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.										
FLAT ROOF VENTILATION Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation.										
ROOF LIGHTS Min U–value of 2.2 W/m²K. Roof–lights to be double glazed with 16mm argon gap and soft low–E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.										
SAFETY GLAZING All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543–1 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.										
NEW AND REPLACEMENT WINDOWS New and replacement windows to be double glazed with 16–20mm argon gap and soft coat low–E glass. Window Energy Rating to be Band B or better and to achieve U–value of 1.4 W/m²K. The door and window openings should be limited to 25% of the loft room floor area. Insulated plasterboard to be used in reveals to about joints and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.										

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