

Specification

GENERAL NOTES

All dimensions are in millimetres. Do not scale from drawings.
All workmanship and materials to comply with Building Regulations and British Standards. All materials to be fixed, applied or mixed in strict accordance with manufacturers recommendations. 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 'Building Inspector' whether or not indicated on the drawings.

EXTERNAL WALLS - DPC

Horizontal DPC to BS 743 to all walls positioned 150mm min. above external finished ground level. All openings are to have vertical DPC's to the reveals.

EXTERNAL WALLS

Brickwork to match existing to LA approval, 90mm Celotex Thermaclass cavity wall 21 insulation board within 100mm cavity.
Inner leaf 100mm Thermalite high strength 7 concrete blockwork (min. mass 120kg per sq. metre) finished with 13mm lightweight plaster to give 'U' value of 0.18 W/m2°C. (Any alternative construction to be submitted to LA for approval prior to commencement of work on site).
Vertical and horizontal joints in insulation are to be closely butted and free from debris/droppings. Where applicable, insulation is to be cut to profile of cavity trays. All cavities at the junction of the new and existing are to be continuous, if appropriate. The existing external walls are generally of cavity wall construction.
All work under construction must be protected overnight and during adverse weather conditions in accordance with BS 5628: part 3 1985.

MORTAR

Clean, well graded sand e.g. washed buff sand mixed with water and 'Limebond' (combined portland cement/hydrated lime/chemical admixture as manufactured by Buxton Lime Industries Ltd) in the following volumes:
Below DPC 1 vol. Limebond to 3 vol. sand; above DPC 1 vol. Limebond to 3 1/2 vol. sand. Internal walls: 1vol. Limebond to 4 1/2 vol. sand.
Note: mortar plasticisers are not to be added. Joints to be bucket handle.

WEEPHOLES

Provide proprietary plastic weep vents at approximately 450mm ctrs to brick course immediately above all external openings with cavity trays and with a minimum of 2 weepholes per opening.

CAVITY TIES

Cavity ties to be stainless steel double triangle type every 750mm horiz. and 450mm vert. set in diamond pattern to give 5No. ties per sq. metre minimum. Additional ties at 225 mm ctrs vertically adjacent to openings positioned 225mm from opening.
(If using cavity board type insulation then the cavity ties should be suitable and incorporating a cavity board retaining clip.)

CAVITY CLOSERS

Cut brick or block to eaves and verge. Insulated cavity closer to all reveals or openings (cills, jambs etc), using Thermabate cavity closers to achieve 1.2 W/m2 deg C, installed in strict accordance with the manufacturers recommendations.

LINTELS

Suitable combined steel lintels over all openings in external walls. All lintels to have min. end bearings as specified by manufacturer or 150mm minimum. All lintels to be encased to give 1/2 hr fire resistance. Lintels noted up on plan as Catnic CG90/100 (for example) to be by CATNIC STEEL LINTELS' or similar approved.

ROOF - SINGLE STOREY EXTENSION

Approved interlocking profiles roof tile onto 50 x 25mm treated sw tiling battens on Proctor 'Roofshield' vapour permeable breather membrane (as sarking felt) on 150x50 Grade C16 rafters at 450ctrs. Provide 100mm Celotex GA4000 insulation between rafters maintaining 50mm clear vent gap above and a further 60mm Celotex GA4000 under rafters 50x25 sw c/battens and 12.5mm pbrds and skim finish. 'U' value 0.18. Provide mono vent tiles at abutment with existing wall, alternatively use Sandtoft Rollvent under lead flashing to achieve equivalent of a 10mm continuous vent gap to allow for cross-flow ventilation.

ROOF - EAVES

At eaves rafters to be fixed onto 100x75 C16 treated timber wallplate and fixed in place using proprietary Galv. MS angle cleats/truss clips. All rafter ends are to be fully treated, painted and finished before the fixing of any fascias, soffit boards and rainwater goods etc. Wallplate to be 100x75 C16 strapped to wall at eaves at max. 900ctrs using 30x5 stainless-steel straps, 1000Lg. with 100mm leg. Provide 25mm fly screened vent gap to full length of eaves. Cross flow ventilation maintained over insulation using 'Glidevale RV601' rafter ventilator or similar approved, if required. Provide treated ply tilting fillet across ends of rafters, upvc fascia/bargeboard and soffits.

LEAD FLASHINGS, SOAKERS, VALLEYS ETC

All leadwork to have a coat of patination oil as soon as practical after fixing, but no later than the end of the 'days' work. Include under lower edges of flashings and between laps. Clips to be turned over after application.

RAINWATER GOODS

110mm dia. half round or deep flow gutter. 75mm dia. rainwater pipes discharging into gully. OR style to match existing.

STRUCTURAL TIMBER

All softwood structural timbers are to be C16 U.N.O & pre-treated with preservative via double vacuum impregnation process. All certificates to be presented to the contract administration. All cut ends to be treated by brush application on site.

WINDOWS - uPVC

Standard uPVC frames to be manufactured by specialist to incorporate double glazed window units, to achieve 1.4 W/m2°K with 20mm krypton filled gap between panes and inside cavity face of one pane to be Pilkingtons 'K' low-E glass or similar approved, beaded internally. Include secure night vent facility, security shoot bolts, good quality ironmongery and trickle vents as previously described under ventilation. All windows are to be set into the reveals by a min. of 70mm measured from the outside face of the external wall and pointed using 2 part polysulphide sealant. 150mm wide DPC to BS743 to be fixed to the frame prior to installing. Window opening lights to all rooms 5% min. room floor area. Window boards to be moisture resistant MDF painted white. Area weighted average U-value of all windows and doors for the whole building to equate to a maximum of 2.0W/m2°K. All new glazing which is in critical conditions and within 800-1500mm from FFL is to comprise toughened laminated safety glass to BS6206 Pt.1 Window with emergency egress opening with min clear opening size 750x450. min area 0.33m2. Windows to have toughened glass where cills are less than 1100mm. All habitable windows to be fitted with permanent vents to give min 8000mm sq trickle ventilation, all non habitable to give min 4000mm sq trickle ventilation. Provide flexible dpc's to/above all openings/ lintels in external walls installed in strict accordance with manufacturers spec. Thermabate cavity closers to jambs/cills to achieve 1.2 W/m2 deg C

DOORS - uPVC

New door, frames to be manufactured by specialist to incorporate double glazed window units, to achieve 1.4 W/m2°K with 20mm krypton filled gap between panes and inside cavity face of one pane to be Pilkingtons 'K' glass or similar approved, beaded internally. All door frames are to be set into the reveals by a minimum of 70mm measured from the outside face of the external wall and pointed with 2 part polysulphide sealant.

SERVICES

All work and installations to comply with the regulations and recommendations of the respective 'Board' or 'Authority' to the satisfaction of the LA insepector.

HEATING SYSTEM

The existing heating system is of existing pipes and radiators (natural convection type) heated with a gas-fired boiler. This system is to be extended to accomodate the new extension. Thermostats and/or thermostatic radiator valves are to be fitted inside the building in each room to the recommendations of the Heating Engineer and outside the building to prevent damage to the heating system by frost. Any alterations to heating/hot water system to be carried out by Corgi registered engineer. Heating system design & install by specialist details to be submitted to LA Building Control for approval.

VENTILATION

Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no min. size). Background ventilation of 8000mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other. To bathrooms / En-suite a mechanical extract fan capable of 15l/s with 30 l/s to utility and 60 l/s to kitchen

ELECTRICAL INSTALLATIONS

All installations to comply with IEE regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with NHBC requirements. All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either: An electrical installation certificate issued under a Competent Person Scheme has been issued OR Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment. Lighting must be low energy light fittings with each lamp having minimum luminous efficacy of 75 light source lumens per circuit watt.. Provide mains powered interconnected smoke detectors and heat detectors to the first floor. Smoke detector to have a battery backup and in accordance with BS.5446, detectors to be interlinked.

BATHROOM AND PLUMBING

New toilet to have 100 dia pvc waste pipe sealed to nearest SVP. Provide a supply of mains cold water to WC C/W stop valve. New WHB to have min 50mm dia pvc waste with min 75 double sealed trap, or anti vactap if waste run is too long, seal waste into nearest SVP. New shower to have min 50 dia pvc wate with min 75 double sealed trap, or anti vac trap if waste run is too long, seal waste into nearest SVP. Provide mechanical extract fan (Vent Axia) or similar approved to new En Suite, with a min rating of 15L per sec, with min 20 minute adjustable over run, and to be operated with light switched on.

INTERNAL WALLS: STUD PARTITIONING

Non-Load bearing 75x50mm finished size softwood vertical studs at 400mm ctrs. 75x50 finished size softwood head and sole plates with two rows of intermediate noggins. 12.5mm plasterboard or high impact board with skim finish to both sides. Provide 25mm sound deadening quilt within stud partitioning or 100mm Thk. (40kg/m3) compressed mineral wool insulation infill. Sound deadening quilt / (sound absorbent material) to meet the requirements of and be in accordance with B.Regis Approved Document E 2004 (amended section 4).

GLAZING IN CRITICAL LOCATIONS

Glazing in critical locations should either be robust or break into small pieces. Critical locations are deemed: Window glazing within 800mm from FFL & door/sidelight glazing within 1.5m from the FFL.

REV	DATE	BY	DETAILS OF REVISION

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