

Fire detection power supplies

Smoke detectors to be mains powered to a single independent circuit on the dwelling mains consumer unit or a single regularly used lighting circuit.

Provide means of isolating power to the smoke alarms without isolating the lighting.

Electrical installation to comply with Approved Document P (electrical safety)

Fireproof wiring is not required- traditional power cabling can be used for powering and interlinking the alarm units (except large houses where BS5839-6: 2004 specifies fire resisting cable should be used for Grade A & B systems).

Smoke alarm

Install 1 No smoke alarm per level in circulation spaces & interlinked, mains wired with battery backup to BS5839.

Position on each landing and hall and to be agreed with building inspector on site.

Heat Detectors

Heat detectors/alarms are to be fitted in kitchen, & rooms with C H boilers

Fire Detection/Alarm system (domestic)

Provide an automatic fire detection system, tested & maintained which complies with either

Large dwellings of 2 storeys (excluding basement) to have a fire detection system to BS5839-6:2004 Grade B - Category LD3 standard.

Large dwellings of 3 or more storeys (excluding basement) to have a fire detection system to BS5839-6:2004 Grade A -Category LD2 standard.

The system to be mains operated in accordance with BS5446-1:2000 or BS5446-2:2003 and must be battery backed up (either rechargeable or non-rechargeable)

Smoke detector heads to be located at the highest point on both staircase landings, both halls & dining room.

Smoke detectors should be positioned within 7.5m of every habitable room door and a minimum of one detector in every storey of the dwelling.

All detectors to be interlinked.

Smoke detectors **SHOULD NOT** be fixed directly above heaters, air conditioning units, ducted heat outlets or in bathrooms, showers, cooking areas or garages, where steam, condensation or fumes could cause false alarms to occur.

Smoke detectors should preferably be fitted to the ceiling in a central position & at least 300mm from any wall or light fitting.

Wall mounted detectors should generally be fixed between 150mm & 300 mm below the ceiling.

Always check manufacturer's instructions prior to installation.

Steelwork fire protection

All steelwork to be encased in 12.5mm Fireline board and skim

External works

Contractor to ensure site is cleared of all waste materials prior to any construction work.

Contractor to allow for any demolition work carried out to be removed from site

Contractor to allow for making good all retained pathways.

All paving to be laid on 50mm min well compacted sharp sand.

The builder will be totally responsible for all work carried out on the site and which must be carried out in accordance with current statutory Health & Safety & CDM Regulations.

Dimension's for ordering materials or for manufacture by measurement or exact opening positions to be carried out on site by the contractor.

Contractor to check all dimensions on site prior to commencement of work.

Contractor to confirm direction of first floor joists on site prior to commencement of work

Drawings to be read in conjunction with all relevant consultants and/or specialist's drawings/documents & any discrepancies or variations are to be notified to the designer before affected work commences

All work to be to the satisfaction of the local authority & in accordance with the building regulations.

Structural timber (C16 grade unless otherwise stated) & external timber treated with preservative.

Note

Existing structural foundations to be exposed as required by building inspector to ensure suitable for new loadings prior to commencement of work on site.

These drawings are prepared specifically for Planning & Building Regulations approval.

Party Wall etc. Act 1996.

This act gives homeowners rights to do work to the party wall (shared wall) and when excavating or building close to the boundary line. The main obligations are to tell your neighbour that the work is to be done and to repair any damage that might be caused by the work.

Under the act the person carrying out the work is known as the Building Owner & the neighbour is known as the Adjoining Owner. Details of example letters/notices can be found in The Party Wall etc. Act 1996. Explanatory booklet obtainable free from the local authority planning department or downloaded from:- www.planningportal.gov.uk

Thompson Designs

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Sheet 5

General Notes

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