

VENTILATION: System 1 –

Background ventilators and intermittent extract fans, 65000mm² air permeability of 5m³ (h.m²)
Whole dwelling ventilation rate to achieve 2 litres/ second
windows to have opening lights equal to 1/ 20th. of the floor area to provide 'purge ventilation'.
background ventilation - acoustic vents internally and externally to windows
habitable room mm. 5000mm², Passive acoustic vents VAL dB450 (40dB Dn,a,w)
kitchen mm. 2500mm² with mechanical ventilation
giving 30 litres/ second incorporated within cooker hood,
bathroom mm. 2500mm² with mechanical ventilation giving 15 litres/ second.
wc mm. 2500mm² with mechanical ventilation giving 6 litres/ second
Extract vents to terminate at roof to an inline tile vent. Commissioning certificates to be supplied by contractor for all mechanical ventilation systems including cooker hood
Note: 20 minute overrun to mechanical ventilation to ground floor WC and second floor en-suite.
air permeability- 8.0m³(h.m²) @ 50Pa. 1.57m³(h.m²) @ 4Pa.

DETAILS:

Please note that all construction details are to comply with the guides set down in the DEFRA and DTLR ROBUST DETAILS' handbook issued by The Stationery Office'. Therefore pressure testing of this building may not be necessary.

CDM REGULATIONS – DOMESTIC CLIENTS:

On a project where there is more than one contractor the client duties must be carried out by the Principal Contractor.
● Or the Principal Designer where there is a written agreement that they will fulfil these duties.
● If the domestic client fails to make the appointments the duty of Principal Designer falls to the designer in control of the pre-construction phase.

NOTIFICATIONS:

A project is notifiable if it is scheduled to :-
Last more than 30 working days and have more than 20 workers working simultaneously at any time, Exceed 500 person days. The client must give this notice as soon as practicable prior to construction phase commencing.
The client must ensure the up to date copy is displayed in the construction office.

INTERNAL DRAINAGE: (as applicable).

Bath --- 40mm dia. waste 75mm deep seal trap
Wash basin --- 32mm dia. waste 75mm deep seal trap
Shower --- 40mm dia. waste 75mm deep seal trap
Sink --- 40mm dia. waste 75mm deep seal trap
External soil and vent pipe open to terminate a min of 900mm above highest window head level (within 3M) and finished with a perforated cover. internal skyps to terminate to an inline vent tile.
Mixer/blender valve to all bath taps fitted close to outlet to prevent colonisation of waterborne pathogens and to ensure temp. of water leaving outlet does not exceed 48°C to comply with Part G of the Building Regulations

FIRE PRECAUTIONS:

A mains-operated fire detection and alarm system with a battery back up (min Grade D category LD3) all in accordance with the recommendations of BS 5839 part G : 2004. At least one smoke alarm to be sited in the hallway and on the staircase landing. All alarms to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer. A smoke alarm should be sited within 7.5m of each habitable room and a standby power supply eg. battery is required with visual and audible signal of power failure. No smoke alarm should be sited more than 3.0m from a room door.



Heat detector



Smoke detector



Carbon Monoxide detector

PART Q:

Contractor to ensure that all accessible doorsets have PAS24 accreditation and or Appendix B bespoke timber secure doorsets.
Windows to have PAS24 accreditation.
All frames to be mechanically fixed to the structure of the building in accordance with the manufacturers instructions and installation guides.

GENERALLY:

PVC u windows finished in white with glazing as follows:-
double glazing overall thickness to be max. 24mm (35.0 Rw attenuation)
Bedrooms - 8mm glass G to 16mm air cavity and 6mm glass 29.0 Rw + Ctr
All other windows - 4mm glass G to 16mm air cavity and 4mm glass 25.0 Rw + Ctr
Windows to use 'Low E' glass in accordance with part N of the building regulations. Safety glass to BS 6206 to be fitted where calls are lower than 800mm from finished floor, and glazing to doors lower than 1500mm.

New windows require a WER of band C or better or a U-value of 1.2.

Doors require a U-value of 1.0

Acoustic vents to be fitted both internally and externally to windows

All opening lights to have pivot hinges to allow for ease of cleaning from the inside.

Escape windows should have an unobstructed operable area that is at least 450mm high and 450mm wide. min.0.33m²

The bottom of the operable area should be not more than 1100mm above the floor level.

All electrical work is to meet the requirements of part F (electrical safety) and to be designed, installed, inspected and tested by a person competent to do so. Details of all energy light fittings to be provided by electrical specialists design and to comply with part L1A.

Prior to completion the Local Authority must be satisfied that either:-

Appropriate certificates and forms in BS 7671 (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, and be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

PART R:

Single buildings to have access points linked by ducting to a network termination point either:-

a) access point on an outside wall and connected by a through wall duct to the network termination point

b) access point below ground and remote from the building, inside or outside the curtilage, and connected by a below ground duct to the network termination point.

Multi dwelling buildings should have a common access point and dedicated vertical and horizontal service routes to enable service providers to make connections from the access point to the termination point in each dwelling.

The Contractor / Client to consult their chosen service provider for guidance on duct dimensions, bending radii etc.

If a combi boiler is to be fitted in this contract, the work must be carried out by a Gas Safe Registered installer, and is to fully comply with the current Building Regulations

All lift hatches to be insulated and have integral draught seals.

Boxing for concealed services to be sealed at floor, wall and ceiling levels. Fiped services are to be sealed where they penetrate or project into hollow construction and voids. SV/PS to be wrapped in 25mm insulation within boxing.

Sanitation, hot water safety and water efficiency all to be to Part G of the building regulations, note: hot water to bath to be limited to 48°C by means of an in-lineblending valve. all works to be completed by a competent person.

potential consumption of wholesome water not to exceed 125 litres per person per day, confirmation of same to be deposited with council within 5 days of completion of the works.

All internal doors to be solid core and therefore giving a min. 20 minute fire protection through out.

Robust Details and check sheets to be be completed and signed off on completion of project.

SAP 2012 calculations, design SAP, EPC air test to be provided and submitted prior to completion.

Energy efficient lighting to be no less than 3 in 4 light fittings (75%)

APPROVED DOCUMENT 7: MATERIAL AND WORKMANSHIP

All work to comply with regulations and recommendations of the relevant supply company and to the satisfaction of the inspector.

To comply with relevant British Standards and codes of practice & statutory requirements.

Dimensions:

All existing site and building dimensions to be accurately measured on site prior to construction and ordering of relevant materials and fittings.

Notifications:

Heating:

The design and installation of the heating installation is the design responsibility of the Contractor.

All work to comply with regulations and recommendations of the relevant supply company and to the satisfaction of the inspector.

Mechanical and Electrical:

The design and installation of the mechanical and electrical installation is the design responsibility of the Contractor.
All work to comply with regulations and recommendations of the relevant supply company and to the satisfaction of the inspector.

Lighting:

The design and installation of the lighting is the design responsibility of the contractor. All work to comply with regulations and recommendations of the relevant supply company and to the satisfaction of the inspector.

Dimensions:

All existing site and building dimensions to be accurately measured on site prior to construction and ordering of relevant materials and fittings.

Materials and workmanship

To comply with relevant British Standards and codes of practice & statutory requirements.

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