

Specification To Be Read in Conjunction with Working Drawings for provision of pitched roof over existing flat roof for M/s P Keleher at 26 Mile Lane Bury BL82JE

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.

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 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.

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 150mm x 50mm sw joists on 275mm x 75mm SWpurlins on 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 spars to have 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 40mm Kingspan is to be fitted U value of 0.16W/M²degC

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

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

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.

SERVICES

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

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 WHERE 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.