

All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.

SMOKE DETECTION

Mains operated linked smoke alarm detection system linked L1 system, standard to be mains powered with battery back up to be placed in the hall way of each Office with an additional interlinked heat detector at ceiling level in kitchen top if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.

Interlinked smoke detection to be provided in the common ways if required by Building Control in accordance with Approved Document B and the Regulatory Reform (Fire Safety) Order 2005.

SOUND PROTECTION AND TESTING

Separating walls, floors to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control. If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

HOT AND COLD WATER SUPPLY

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

HEATING

All radiators to have TVRs. 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.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) Exceeds 500 person days.

FLOOR PENETRATIONS

Pipe services and ducts

layers of Gyproc FireLine board having a mass per unit area of at least 15kg/m² for their full height. Seal the joint between the casing and ceiling with tape. Gas services may require ventilation and should be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

Office ENTRANCE DOORS

Office entrance doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self closing device and intumescent strips.
All fire doors to be tested in accordance with BS 476.

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

Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 amp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

PART Q - SECURITY

Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2012 or alternatively comply with the requirements set out in Approved Document Q - Appendix B, Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS PAS24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q

For example:

Windows:
Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a Bedroom or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q.

Windows to be made to a design that has been shown by test to meet the security requirements of PAS 24:2012

Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.



The surface spread of flames will be Class 0 circulation spaces ceilings to the ground floor and communal areas. Class 1 to rooms over 30m²,

Existing position of drainage and manholes to be investigated on site during the construction. The new drainage laid to suit positions of MH and invert levels and to be approved by Building Control surveyor

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