

ADDITIONAL BUILDING NOTES

1. General
All materials to be appropriate british standard & intended use.
Proprietary materials & equip't to be installed in accordance with the manufacturer's instructions.
Installations to comply with current bylaws.
Installations to comply with the building (amendment) regulations 2010 - applicable On april 2013.

Drawings

This outline specification to be read in conjunction with accompanying drawings. if necessary calculations to be provided by specialist along with drawings to suit.

Workmanship

To be current codes of practice for the type of operation.

COMPLETION

Local authority inspection is required on completion of works.

Under ground drainage

Foul and storm water drainage to be in acordance with the approved document 'H' of the building regulations or BS 8301; 1985 Code of practice for building drainage.

All underground pipework to be 100mm diameter uPVC with all couplings, bends and fittings. drains to be laid to fall not less than 1:40 for foul and 1:60 for storm drainage with approved bed and surround. manholes to be either uPVC or traditional engineering brickwork built off 150mm thk grade G20P mass concrete slab with brickwork bedded and pointed in 1:1 cement / sand mortar with benching to falls 1:12 to channel, provide galvanised steel covers (heavy duty to drives) and frames including bedding and pointing in mortar.

Where drains pass under the building they shall have a minimum 150mm concrete bed and surround, where the crown of the pipe is within 300mm of the underside of the slab the concrete encasement must be integral with the floor slab. where pipes pass through walls they shall have relieving lintols with a minimum 50mm clearance around the pipe, the hole in the wall is to be sealed both sides with 20mm bitumen impregnated board. pipes passing through roof covering to be fitted with a suitable proprietary collar.

The head of all foul drainage runs must be ventilated by means of 110mm soil and vent pipe (SVP) terminating into the atmosphere where shown. connect wastes soil and vent pipe as waste pipe (Spec below). SVP is to project 100mm above window openings and is to be fitted with proprietary vented terminal. All other intermediate vertical soil pipes to be fitted with durgo admittance valves (or other approved).

All foundations to be taken down to the invert level of all adjacent drainage and new drainage trenches must not be excavated lower than the foundations of nearby buildings unless the trench is filled with concrete to the under side of the foundations as indicated in the diagram (A2) of the approved document.

The main drainage system is to be approve by the local building control officer on site.

Above ground drainage

The sanitary installation is to be in accordance with approved document 'H' of the building regulations or bs 5572 : 1994 code of practice for sanitary pipe work .

Waste pipes

Wash hand basins, baths, showers and sink units to be fitted with 40mm uPVC wastes with 75mm deep seal traps, where one waste runs into another increase diameter to 50mm.

Trapped W.C. to be fitted with 100mm diameter uPVC waste pipes.

All SVP'S to be encased with skimmed foil backed plasterboard on s/w framing with voids packed with insulation quilt.

The final drainage runs and invert levels must be agreed on site with the building control officer and the entire system to be tested and certified upon completion of the installation.

Foundations

Foundations to be 600x300mm (minimum) mass concrete strip foundations, class C20 to external walls and 450x300mm mass concrete strip foundations to internal solid walls to minimum depths shown on drawing. All are subject to ground condition and inspection and approval by the local authority inspecting officer. The building control officer is to be notified to inspect open prepared trenches and again on completion the laying of the concrete foundations.

A search of all statutory undertakers is to be undertaken prior to any excavation work commencing.

External wall construction

External walls to be 325mm cavity wall construction comprising of 100mm dense concrete block outer skin, 100mm cavity with75mm Kingspan Kooltherm foil backed cavity board insulation installed in strict accordance with the manufacturers specifications leaving a 50mm clear air gap with 100mm dense concrete block (7N). Inner skin with 13mm render and skim to a true line internally, all two coat work. Install all necessary stainless steel proprietary plaster beads at corners, stops and abutments etc.

Class 'A' Blockwork or engineering brickwork type B (BS 3921) only to be used below DPC.

All cavity walls are to have approved stainless steel wall ties to BS 5628 at 500mm horizontal centres and 450mm vertical centres (staggered) and maximum 225mm around openings. All cavities are to be closed at head with lightweight concrete block laid flat to prevent cold bridging. All reveals are to be closed with light weight insulation blockwork to prevent cold bridging with vertical DPC installed.

Weep holes to be provided above and below all openings. Insulated galvanized steel lintols to be provided over all structural opening in the external wall in accordance with lintol specification.

D.P.C.

112.5mm Wide dampmaster by RUberoid LTD Or similar on vertical reveals use 180mm wide 'ruberclose' insulating DPC by Ruberoid LTD or similar.

Lintols

All external window and door openings in cavity walls are to have catnic(or similar approved) insulated galvanized steel lintols and D.P.C. tray above and over with a minimum 150mm end bearing size and type of lintols are to suit required spans and construction in accordance with the manufacturers specification.

Lintols over and above internal doors in solid walls to be either catnic / IG Galvanised steel lintols to manufactures specification.

Provide all structural calculations required by the building control authority well in advance of installation.

For lintol scheduling and calculation services contact : CATNIC DESIGN SERVICE - 02920 337900

Internal walls

Ground floor internal load bearing walls are generally to be 100mm dense concrete block as shown on plan (7 N) fully bonded to external walls and built on 450x300mm mass concrete strip foundations with horizontal D.P.C. at F.F.L. walls are to be plastered to a true line both sides with 13mm render and skim, two coat work with stainless steel plaster beads as above.

All blockwork below D.P.C. is to be class a only

Stud partitions are to be 100mm thick constructed of 75x50mm studs at 450mm centres with noggins at 900mm centres vertically with head and sole plate. studs to be lined both sides with 12.5mm plasterboard with skim finish and all voids are to be filled with insulation quilt stapled to studs. All first floor partitions to be built of spiked double floor joists when running in the same direction or off 75x50mm sole plate anchored through floor boards to joists install noggins as required to locate all sanitary appliances and all other wall mounted fittings required by the client.

Internal doors

Generally these will be of a suitable internal quality. THe contractor to supply and fix all necessary frames and linings free from knots and shakes. Ironmongery to clients specification.

All internal doors to have a minimum clear opening width of 750mm for use by a disabled person and are to be of a type and style agreed with the client.

All internal doors in solid blockwork walls are to have lintols above and over as lintols spec (see above).

All internal doors are to be fire doors (to bs 476) and are to have 20 minutes fire resistance and are to be fitted with self closing rising butt hinges.

Trussed roof

Purpose made roof trusses at 600mm centres, designed and fabricated in accordance with BS 5268 Part 3 bracing details as supplied by truss manufacturer. Ceilings are to be linked with 12.5mm foil backed plasterboard with staggered joints, taped and screwed finish to be artex or skim finish.

Trusses are to be fixed with patent truss clips at 600mm centres to 100x50mm. wall plate to be at top of cavity. Wall plate in turn to be bedded in mortar and secured and secured with 30x5mm galvanised straps at maximum 1200mm centres taken down a minimum 500mm for roof trusses to have 50x6mm lateral restraint straps at maximum 2000mm centres. Straps to be fixed to at least two noggins which are to be provided between rafters on line of straps.

All necessary calculations are to be presented to the building control authority prior to erection.

Ceiling are to be insulated with 2 no. layers of rockwool or similar approved roof insulation between and over trusses in opposing directions. 1 No. layer is to be 150mm thick and the other 100mm thick. A minimum 50mm air gap at the eaves is to be maintained by use of a proprietary between rafter ventilation tray.

Note : The roof insulation is to be dressed over the lightweight insulation block at the head of the cavity wall to preserve the integrity of the external envelope and prevent cold bridging.

Reducing trusses to be fixed on 175x32 lay boards with valleys formed in code 4 lead maximum length 1500mm lay valley lead on tantalized 150x25mm valley boards.

Facia boards and soffits to be white uPVC with proprietary over facia soffit ventilation to provide at least equivalent to a minimum 25mm continuous gap with a durable fly screen.

All roof structure to be pressure impregnated with preservative.

Rainwater goods

uPVC White guttering into 68mm Ø downpipes. maximum roof area to be 37sq.m. per downpipe with allowance for the position relative to the stop ends to discharge into gullies.

EXTERNAL WINDOWS AND DOORS

uPVC White all double glazed with weather stripping, lockable handles, sash restrictors & trin vents. Bathroom / toilet windows to be fitted with obscure glass. Opening vents to be @ least 1/20 th of the floor area of the room which it serves & some of which is to be @ least 1750mm above floor level. Windows with cills below 800mm above floor level to be glazed with laminated safety glazing.

Windows immediately adjacent to doors to be fully glazed in safety glass trickle ventilators to be incorporated into all windows with ventilation area of min. of 8000 sq.mm. Openings to be minimum 450mm wide x minimum 750mm high as an escape route.

Any outward opening windows at ground floor level which may constitute a hazard to disabled or other persons are to be fitted with restrictors to prevent them opening more than 100mm from the external face of the building.

Cold bridging at external window and door reveals to avoided by the use of lightweight thermal blockwork.

Electrical installation

The electrical installation must be undertaken by an appropriately qualified person and must comply with all the current regulations. Where necessary the contractor must liase with the electricity supply company to confirm the electrical loadings, the nature and location of the supply, it's suitability for the installation, the earthing arrangements and the location of any external meters, no conduit or wiring should be exposed. There shall be no conduit or wiring in cavities of external walls.

Sockets to be min. of 450mm from F.F.L.

Light switches to be not higher than 1200mm from F.F.L.

Test certificates are to be provided on completion

Smoke alarms

Self contained smoke alarms are to be wired to an independant circuit and are to be located in circulation areas, within 7 metres of doors to kitchens and living rooms and within 3 metres of bedrooms. Where more than one alarm is fitted they will be interconnected

The builder

To be competent & to familiarise themselves with the site & conditions before commencement & where necessary make changes to suit - in conjunction with local building inspectors knowledge. Builder to accept total responsibility

Notes :

All dimensions are to be site checked and confirmed prior to order and manufacture of components and prior to the commencement of works on site.

Material, workmanship & construction are to conform with current British Standards, Codes of Practice, Agreement Certificates & Manufacturers recommended specifications and are to fully comply with the Building Regulation, related approved documents and legislation.

All services are to be installed in accordance with statutory authority regulations and by-laws.

SAFETY :
All builder practices are to comply with :
* The Health & Safety at Work Act (1974)
* The Management of Health and Safety at Work (1999)
* The Construction (Health & Safety Welfare) regs. (1996)
* The Construction (Lifting Operations) regs. (1961)
* The Construction (Head Protection) regs. (1989)
* The Construction (Design & Management) regs. (2007)
* COSSH regs
* PUWER regs
* PPE regs
* Manual Handling regs

Go to www.hse.gov.uk. for further information.

01	First issue	Feb'22
REV	DESCRIPTION	DATE

Client	Mrs A. Cotton
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Title	Notes
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Scheme	Proposed single storey extension to the rear of No. 118 The Highlands, Neath Abbey, SA10 6PE
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Scale (A3)	Drawing No.	Issue
As shown	AC-006	01