

Mr. David Taylor

Telephone: 01226 780616

2 Storey Extension at 3a Beech Road, Shafton, Barnsley

SPECIFICATION:

ROOF CONSTRUCTION:

Concrete interlocking roof tiles to match existing on 38mm x 25mm tile battens with Dupont Tyvek Supro Roofing Felt.
Onto 150mm x 50mm rafters on 150mm x 50mm ceiling joists at 400mm centres.
100mm x 50mm hangers at 1200 centres 225mm x 75mm binders.
100mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction.
Ceilings to be 12.5mm thick plasterboard and skim with all joints and nail heads taped before.
Every third joist/rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
All roof timbers to be vacuum pressure impregnated with preservative.
Ventilation to roof voids to be provided by proprietary soffit vents and to have minimum 25mm air gap and incorporating flyproof mesh, and to incorporate tile vents and ridge vents to satisfaction of the District Building Surveyor.

EXTERNAL WALLS:

Are to have a minimum "U" Value of 0.35W/m²°c achieved by 100mm facing brick outer leaf with 75mm cavity filled with 75mm Rockwool
Cavity batts and 100mm Thermalite "Shield 2000" blockwork and 13mm lightweight plaster and skim walls to be tied together using stainless steel wall ties
at 750mm centres horizontally and 450mm centres vertically spaced.
The wall ties must be staggered and brickwork should be laid in stretcher bond with 10mm joints and weather struck pointing.
The cavity will be filled with concrete upto ground level with a splayed top.
All new and existing cavities are to be continuous and closed around external opening with insulated cavity closures and DPC.
Walls to timber suspended ground floors to have A.G's of 225mm x 150mm x 1000mm max ctrs with clay liners and stepped DPC over.
All lintols over external openings are to be provisionally Catnic "C14" or similar approved and filled with insulating foam to prevent cold bridging.
Where opening are less than 600mm apart then one continuous lintol should be used to span both openings.
All walls below DPC are to class "B" Engineering Brickwork.
Mortar to be used will be Class 3 with 1 Part O.P.C and 4 parts sand.
D.P.Cs to be marley aqua guard or similar approved.
All external reveals to have "U" value of 0.35W/m²°c achieved

by using "Damcor" or similar approved cavity insulation. Damp proof course to all external walls at heads; sills; and jambs, and cavity walls to be sealed at roof level and openings. Concrete cavity fill to external walls. No projection over boundaries of walls or foundations.

EXISTING FOUNDATIONS:

The existing foundations are to be exposed by the contractor before work starts on site for inspection by the local authority building control officer and reinforced by the contractor if required by the local authority Building Control Officer.

INTERNAL WALLS:

Non-load bearing walls to be 75mm x 50mm timber studding with 25mm quilt insulation laid between and 12.5mm plasterboard and skim to both sides and double joists under walls where running parallel.

SANITARY PIPEWORK:

If 2 or more outley pipes feed into one header pipe then the diameter of the header must be 50mm diameter min.

Shower to have a 40mm p.v.c. waste and 75mm deep seal trap.

Wash basins to have 32mm p.v.c. waste and anti-vac trap.

All wastes other than W.C are to connect into existing soil and vent pipe above, or minimum 200mm below W.C. connection.

DRAINAGE:

All drainage to be 100mm "Hepsleve" or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40.

Any drains passing under buildings to be encased in a minimum 150mm concrete and to be bridged where passing through walls. All drainage is to be to the satisfaction of the District Building Surveyor.

STEELWORK:

All steel beams and sizes of padstone to be in accordance with Engineers details and calculations for beams and padstones to be submitted and approved prior to commencement.

Steel beams to be encased in 2 no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

VENTILATION:

For rapid ventilation of rooms a window with an opening of 1/20 Floor area is required or a fan capable of extracting 60L/SEC
Kitchens and utility rooms to have a fan capable of extracting 60L/SEC
Bathrooms and W.Cs to have a fan capable of extracting 15L/SEC
All fans are to be wired to operate when lights are switched on and must have a min 15 run on after use.
All fans must be ducted to outside air.
For background ventilation a trickle ventilator of not less than 8000 sq mm is required for habitable rooms and 4000 sq mm for all other rooms positioned to avoid draughts.

WINDOWS

All windows are to be manufactured from timber or U.P.Vc frames with 16mm min gap to double glazed units.
Glass to have a low emissivity coating such as Pilkington "K" or similar.
All first floor windows must have a min clear of opening of 750mm x 500mm for means of escape in case of fire.

FIRST FLOOR:

25mm T&G boarding on 150mm x 50mm joists at 400mm centres.
12mm "Supalux" or similar approved.
50mm x 50mm herringbone strutting to first floor joists at mid

span and equal to minimum depth of joists. 100mm insulation to be laid between floor joists with a mass density of 10kg/m³.

LINTOLS:

Catnic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres.

ELECTRICAL WORKS:

All work undertaken on this project must comply with the latest revisions of the I.E.E regulations.
Light switches are to be 1500mm max from F.F.L
Power plug sockets are to be between 300mm and 1200mm from F.F.L
All new lights and fittings are to be energy efficient design.

FOUNDATIONS:

Generally the foundations will be of C35 concrete to form a strip with minimum dimensions of 600mm wide x 225mm thick.
For cavity walls and 400mm wide x 225mm thick for single skin walls.
All foundations to have a minimum of 600mm cover but the exact depth

of foundations is to be decided on site by the local authority building control officer care must be taken when excavating within 1000mm of any structure not to undermine the foundations of that structure.

If excavations are within 1000mm of any adjoining building property the owner of that property must be informed before excavations begin and his permission in writing is required to comply with the PARTY WALL ACT.

NOTE:

Any work that is to be carried out adjacent to any existing party walls and boundary party walls the requirements of the Party Wall Act 1996 are to be strictly adhered to and all the Legal Requirements of that Act are to be discharged prior to commencement of work.