

1.0 General Notes

- The Contractors will be responsible for ensuring that all building work carried out by them or under their instructions complies with the relevant current Regulations, with current British Standards and Codes of Practice, By-laws and manufacturers instructions.
- These notes do not comprise a full specification. They are for general guidance only and their primary function is to assist Local Authority Officers in determining Building Regulation Compliance. Where clarification is considered necessary, reference should be made to the Architect.
- To be read in conjunction with the 'Employer's requirements'.
- Berneslai Homes Spec

2.0 Foundations

- Foundations to be to the Structural Engineers design in accordance with the requirements of the Building Regulations Approved Document A 1/2, the Local Authority Inspector, BS EN 1991 and current codes of practice.

3.0 Walls below DPC

- Mortar below ground level is to be 1:3 to BS EN 1996.(with amendments).
- Stainless steel wall ties to be provided at 900mm centres horizontally and 450mm vertically.

4.0 DPC / Cavity Trays / Tanking

- Horizontal DPCs to walls to be 2000 guage black polythene to extend full width of masonry wall to BS 8215. DPC to be located a minimum 150 mm above finished ground level.
- Lead or GRP flashing and proprietary cavity trays at wall/ roof abutments to be installed.
- Proprietary thermal cavity closer to reveals in external walls to be installed, Thermabate by Kingspan Insulation or approved equivalent, sized to suit the situation.
- Where external ground level is raised to suit mobility access, then external dpc to be raised accordingly to maintain min 150 mm difference.

6.0 Walls Above DPC

- Generally, 100mm Facing brickwork with 100mm cavity filled with 100mm thk Kingspan K100 or similar approved insulation, to give an over-all U-value of 0.27 Wm/k2. Inner leaf to be 100mm blockwork to Structural Engineer details (not including finishes).
- Rendered areas to consist of 19mm exterior quality render, applied using two coats on 100mm concrete blockwork with 100mm cavity filled with Kingspan K100 or similar/equal approved insulation. Inner leaf to be 100mm thk blockwork. Walls to be finished internally with 12.5mm Plasterboard to be mechanically. See SAP design calculation on Building Regulation Compliance sheets (supplied separately) for all target U-values
- External cavity walls to have proprietary weep vents at bottom to provide drained air space.
- Inner surface of wall to be 2.5 mm skim coat on 12.5mm Gyproc Wallboard on dabs.
- Lintels to be insulated stainless steel or mild steel press welded and post galvanised to BS EN 845, to Structural Engineer's detail. Minimum 150mm end bearing with cavity tray dpc over. All lintel bearings on full blocks - brickwork and masonry should not overhang lintel, front or back of lintel face, by more than 25mm. Exposed lintel surfaces to be half hour fire protected using minimum 13mm sand / cement render or 2 layers 9.5mm plasterboard and finish. Provide and fix polymer DPC cavity tray over steel lintels with stop ends and weephole vents at 450mm centres.
- Movement joints to be located as per Structural Engineer's detail to BS EN 1996. Approved flexible cellular polyethelene or foam rubber filler to be built as work proceeds ensuring no projections into cavities. On completion 1 part polysulphide or silicone sealant to be applied, colour to be agreed.
- Plastic weephole duct vents, colour to approval, at 450mm centres in the brick course immediately above all external openings, supported by lintels with a minimum of 2 weepholes per opening. Weepholes to be installed at bottom of run of stepped cavity trays, the lowest cavity tray fitted with a proprietary stop end. Weepholes should be at 450mm centres in horizontal lengths of cavity tray other than in the location described above.
- Wall ties to be stainless steel at 750mm horizontal centres and at 450mm vertical centres (300mm at openings) in accordance with EN 845. All wall ties to Structural Engineer's specification or verification.

7.0 Internal Walls

- A polythene vapour barrier shall be installed to Bathrooms, Ensuite and W/c side of partitions.
- Non load bearing walls shall be 1 layer of 12.5mm Gyproc Wallboard board with 12.5mm external w.b.p. bonded plywood sandwiched between stud and plasterboard to both sides of either 100mm x 50mm softwood tanalised studs / 94 mm Gyproc 'C' Studs with 25mm Isover APR1200 within the cavity, installed in line with manufacturers instructions and recommendations.
- Finishes to walls and ceilings to give minimum class 1 surface spread of flame and minimum class 0 circulation areas.

9.0 Windows / External Doors

- All glazing below 800mm (to windows) and 1500mm (to doors) above finished floor level to be toughened/laminated glass to comply with Building Regulations (Protection Against Impact), BS EN 12600 and Building Regulations Approved Document Part M (2010 edition including amendments).
- All glazing to W.C.'s, bathrooms and shower rooms to have obscure inner leaf. Refer to elevations for locations.
- The windows are to be high performance and factory double glazed, constructed in PVCu in side or top hung modules, with a sill projection and are to be easy clean.
- Windows shall be tested and hold certification to meet BS6375 for air permeability, water tightness and wind resistance to above the minimum laid down. A certificate is to be provided with the sample window.
- Windows to be fully weather stripped and glazed in accordance with Building Regulations.
- Glazing to be carried out in accordance with BS 6262. Dri-glaze profile rubber glazing security tape system.
- Windows to be pointed with two part polysulphide sealer.
- Windows to give a minimum U-value of 2.2 W/m2 deg. C.

10.0 Ventilation

- Windows to habitable rooms to have opening light equal to 1/20 of floor area with some part of the opening light at or above 1750 mm from floor level.
- Mechanical ventilation to kitchens to be capable of extracting at 60 litres/sec independently switched and fitted with humidistat override. (30l/s if incorporated in cooker hood.)
- Bathrooms to be provided with mechanical extract fan capable of extractign 15 litres/second independently switched and fitted with humidistat override. Fans to have 15 minute overrun.
- Sanitary accommodation to be provided with mechanical extract fan capable of extracting 6 litres/second independently switched and fitted with humidistat override. Fans to have 15 minute overrun.
- Condensation traps to be incorporated where extractor vents discharge through roof space above level of insulation.
- All rooms to have trickle vents for background ventilation.

10.1 Fire Safety

- N/A at Keresforth Close

11.0 Electrical Installation

- Electrical installations should be inspected and tested during and at the end of installation, before they are taken into service, to verify that they are safe and comply with BS 7671 and IEE Wiring Regulations (latest editions).
- Certificates confirming compliance to be issued.
- All electrical installations to be in strict accordance with relevant British Standards, EU Standards and Codes of Practice and in full compliance with current Building Regulations.
- The electrical installation is to be designed by the electrical sub-contractor.
- Smoke alarms to be installed and hard wired to new consumer unit, max 7.5m from all habitable room doors in accordance with Approved Document B1.
- Switches and sockets in habitable rooms to be fixed at a height of between 450mm and 1200mm above finished floor level.

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12.0 Heating, Plumbing and Drainage

- All pipes and tanks situated in the roof to be lagged with zero ODP insulation.
- All surface water drainage to BS ISO 4660 and Kitemark certified. Rainwater gutters to be cleaned out.
- All uPVC pipework to BS ISO 4660 and kitemark certified.
- All sanitary pipework to be in accordance with BS EN 12056.
- Existing internal SVP's and RWP's to be reused.
- Overflow pipes are to discharge min. 150mmm from the building face in a conspicuous position.
- The heating, plumbing and drainage installation is to be designed by the M&E sub-contractor
- Wastes to sinks, baths and showers to be 38mm diameter. Wastes to basins to be 32mm diameter, increased to 38mm diameter where run exceeds 1700mm. No connection to be made to S&VP within 200mm of the centre line of the WC connection. 75mm deep seal anti-syphon traps to be fitted to wastes connected to S&VP's. Wastes discharging to gullies to deliver below the level of the gully grate.
- WC to have 100mm diameter minimum outlet PVC discharge and vent stack with long radius bend at base and access panel at Ground Floor Level for rodding purposes. Stack to be terminated at roof level vents where situated at head of a drainage run, otherwise to be fitted with air admittance valve.

13.0 Accessibility

- Wall-mounted switches and socket-outlets should be located so that they are easily reachable, between 450 and 1200mm above finished floor level, all in accordance with Building Regulations Approved Document M

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- The Contractors is responsible for ensuring that all building work carried out by them or under their instructions complies with the relevant current Regulations, British Standards Codes of Practice, Bylaws and manufacturers recommendations.
- The general design of dwelling are to comply with and be in accordance with the following:
- NHF document
- SDS/Housing cooperation
- SBD standards
- (Approval to be conditioned if necessary)
- Structural Engineer's calculations for foundations, ground floor slab, timber frame package and roof trusses in accordance with Part A, to be provided separately.
- (Approval to be conditioned if necessary)
- Toughened safety glazing to be provided to any glazing in doors, screens or windows below 800mm and within 300mm of any door.

REFER TO SAP / ENERGY CALCULATIONS FOR FINAL INSULATION SPECS AND U-VALUE SPECS

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