LOFT CONVERSION SPECIFICATIONS

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND BRITISH CODES OF PRACTICE.

DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES AND BUILDER TO REPORT ANY DISCREPANCIES BEFORE WORK COMMENCES. THIS INCLUDES AN ASSESSMENT OF WHETHER THERE WILL BE ANY SIGNIFICANT PROBLEM IN CARRYING OUT THE WORK ON SITE AS PER THE DRAWING.

THE BUILDER IS ASSUMED TO HAVE A WORKING KNOWLEDGE OF THE BUILDING REGULATIONS AND WORK ON SITE MUST FOLLOW THE LATEST BUILDING REGULATIONS AS AND WHEN THE LOCAL AUTHORITY SURVEYOR REQUIRES.

ANY LINTOLS OVER WINDOW AND DOOR OPENINGS MAY HAVE TO BE EXPOSED ON SITE IN ORDER TO CONFIRM SUITABILITY TO SUPPORT THE ADDITIONAL LOADS. INADEQUATE LINTOLS WILL REQUIRE RENEWAL AS NECESSARY.

THE BUILDING OWNER IS RESPONSIBLE FOR SERVING ANY PARTY WALL NOTICES ON NEIGHBOURS PRIOR TO BUILDING WORKS COMMENCING.

THE BUILDER WILL HAVE TO REFER TO CALCULATION SHEETS FOR STRUCTURAL DETAILS IN ADDITION TO THE DRAWING FOR ITEMS SUCH AS CONNECTIONS.

1.STAIRCASE

GOING = 220 MM.
RISER= 198 MM.
ANGLE OF STAIRS = 42 DEGREES.
HEIGHT OF HANDRAIL = 940 MM.
HEADROOM OVER STAIRCASE = 2050 MM MINIMUM.
MINIMUM GOING AT NEWEL POST = 50 MM.
MINIMUM DEPTH OF LANDING AT TOP/BOTTOM OF STAIRS IS 500MM WITH INWARD OPENING DOOR.

NO GLAZED AREAS TO THE STAIRCASE, OTHERWISE USE WIRED GLASS.

BALUSTRADE TO STAIRCASE TO HAVE MAXIMUM GAP OF 100MM IN ORDER THAT A SPHERE OF 100MM DIAMETER IS UNABLE TO PASS THROUGH.

NEWEL POST TO WINDERS TO BE 100MM SQUARE TIMBER SECTION AND TO BE SUPPORTED UPON DOUBLED UP FLOOR JOISTS AT FIRST FLOOR LEVEL.

2.VENTILATION

ANY BATHROOM OR W.C. TO THE LOFT AREA TO HAVE MECHANICAL VENTILATION TO EXTRACT AT 15 LITRES PER SECOND WITH 20 MINUTE OVERRUN. THE EXTRACTOR TO DISCHARGE TO EXTERNAL AIR.
WINDOWS TO HAVE OPENABLE AREAS TO ALL ROOMS IN ORDER TO PROVIDE NATURAL VENTILATION REQUIREMENT OF 1/20TH FLOOR AREA.
HABITABLE ROOMS TO HAVE BACKGROUND OR TRICKLE VENTILATION EQUIVALENT TO 8,000 SQ.MM. EAVES VENTILATION SHOULD BE PROVIDED OR MAINTAINED WITH MINIMUM 25MM WIDE AIR GAP WITH FLY MESH COVER.
WHERE EAVES ARE NOT VENTILATED OR OVERHANGING, THEN PROVIDE LOW LEVEL VENT TILES AT 1.3M CENTRES TO SLOPING ROOF AND SIMILAR AT HIGH LEVEL IN ORDER TO MAINTAIN THE THROUGH VENTILATION.

3.GLAZING

NEW GLAZING TO BE DOUBLE GLAZING WITH 16MM AIR GAP AND LOW E- COATING (K- GLASS). GLAZED AREAS TO BE 1/10TH FLOOR AREA IN ORDER TO PROVIDE FOR NATURAL LIGHT REQUIREMENTS.

4.WASTES

BATH WASTE TO BE 43MM DIAMETER PVC
BASIN WASTE TO BE 37MM DIAMETER PVC
W.C. WASTE TO BE 100MM DIAMETER PVC
SHOWER WASTE TO BE 50MM DIAMETER PVC
TRAPS TO BE 75MM DIAMETER DEEP SEAL.
ACCESS AND RODDING POINTS TO ALL CHANGES IN DIRECTION.
GUTTER TO DORMER ROOF TO BE 100MM HALF ROUND PVC, AND RAINWATER DOWNPIPE DISCHARGING ONTO REAR SLOPING ROOF OR RUNNING DOWN TO THE RAINWATER GULLEY IS 63MM DIAMETER PVC.
AIR ADMITTANCE VALVE TO THE STUB STACK IN BATHROOM TO LOFT IN ORDER TO PROVIDE FOR A VENTED SYSTEM. CONNECT TO EXISTING SOIL AND VENT PIPE.
SOIL PIPE TO BE EXTENDED UP TO 900MM ABOVE WINDOW OPENING WHERE FOUND TO BE WITHIN 3M OF THE WINDOW.

5. DORMER CONSTRUCTION

WHERE DORMER IS CONSTRUCTED THEN THIS IS FORMED OF 125MM X 50MM STUDWORK AT 400MM C/C ON A 125MM X 50MM BASE PLATE.
THE EXTERIOR OF THE FRAME TO HAVE 12.5MM THICK EXTERIOR GRADE PLY WITH ADDITIONAL 6MM SUPALUX OR FIRELINE BOARD TO THE DORMER CHEEKS WITHIN 1M OF ADJOINING PROPERTY. FIX REDLAND PLAIN VERTICAL HANGING TILES ON FELT AND BATTENS TO THE EXTERIOR OF THE DORMER FRAME (OR OTHER APPROVED LEAD SHEET OR CLADDING/SHIPLAP PVC.
INFILL THE DORMER STUD FRAME WITH 112MM CELOTEX . INNER FACE OF DORMER AND RAFTER SLOPES AND PARTITION FORMING ROOM TO HAVE 12.5MM FOIL BACKED PLASTERBOARD AND SKIM COAT.
DORMER TO HAVE CODE 4 LEAD FLASHING AT DORMER AND ROOF ABUTMENT.

6.DORMER ROOF (OPTIONAL)

WARM DECK ROOF TO DORMER TO HAVE 13MM HOT BITUMEN-BONDED SOLAR REFLECTIVE CHIPPINGS ON 3 LAYERS OF HIGH PERFORMANCE BUILT UP ROOFING FELT TO BS747 CLASS 2 OR 3 HOT LAID BY SPECIALIST. FELT LAID ON PERFORATED UNDERLAY OF SINGLE PLY FELT TYPE 3G HAVING 25MM HOLES AND PARTIALLY BONDED TO 115MM CELOTEX TD 3115 INSULATION BOARD LAID TO MANUFACTURERS REQUIREMENTS ON FIRRING PIECES(1:60 FALL) ON MINIMUM 150MM X 50MM GRADE SC3 SOFTWOOD TREATED JOISTS AT 400MM C/C.

COLD FLAT DORMER ROOF

(IMPOSED LOAD MAX 1.0 KN/M² - DEAD LOAD MAX 0.75 KN/M²)
TO ACHIEVE U VALUE OF 0.18 W/M²K
VENTILATED FLAT ROOF TO STRUCTURAL ENGINEER'S DETAILS, CONSTRUCTION COMPRISING OF 12.5MM SPA SOLAR REFLECTIVE CHIPPINGS TO ACHIEVE AA DESIGNATED FIRE RATING FOR SURFACE SPREAD OF FLAME BEDDED IN BITUMEN ON THREE LAYER FELT TO BS 6229:2003 LAID ON 22MM EXTERIOR GRADE PLYWOOD ON FIRRINGS TO GIVE A 1:40 FALL, FIXED TO 47 X 145MM GRADE C24 TIMBER JOISTS AT 400 CENTRES MAX SPAN 3.22M. CROSS VENTILATION TO BE PROVIDED ON OPPOSING SIDES BY A PROPRIETARY EAVES VENTILATION STRIP EQUIVALENT TO 25MM CONTINUOUS WITH FLY PROOF SCREEN. FLAT ROOF INSULATION IS TO BE CONTINUOUS WITH THE WALL INSULATION BUT STOPPED BACK TO ALLOW A 50MM AIR GAP ABOVE THE INSULATION FOR VENTILATION. INSULATION TO BE 90MM CELOTEX GA4000 BETWEEN JOISTS AND 62.5MM CELOTEX PL4000 INSULATED PLASTERBOARD WITH A VAPOUR BARRIER UNDER JOISTS. FINISH WITH A 3MM PLASTER SKIM. PROVIDE RESTRAINT TO FLAT ROOF BY FIXING USING OF 30 X 5 X 1000MM MS GALVANISED LATERAL RESTRAINT STRAPS AT MAXIMUM 2000MM CENTRES FIXED TO 100 X 50MM WALL PLATES AND ANCHORED TO WALL. WORKMANSHIP TO COMPLY TO BS 8000:4..

7.MEANS OF ESCAPE AND FIRE RESISTANCE
THE HABITABLE LOFT ROOMS ARE TO HAVE ½ HOUR FIRE RESISTING DOORS ALONG WITH SELF CLOSING DEVICES AND 25MM DOOR STOPPERS.
EXISTING DOORS OFF THE HALLWAY STAIRWELL TO ALL HABITABLE ROOMS INCLUDING KITCHEN TO HAVE DOORS FITTED WITH SELF CLOSING DEVICES AND 25MM DOOR STOPPERS.
NO GLAZING IN THE STAIRWELL, BUT WHERE FITTED THEN SHOULD BE GEORGIAN WIRED GLASS.
THE LOFT LOBBY, FIRST FLOOR AND GROUND FLOOR (PLUS BASEMENT, WHERE FOUND) ARE TO HAVE A SMOKE DETECTOR AT EACH OF THE LEVELS. THEY SHOULD BE MAINS OPERATED WITH BATTERY BACK UP AND BE INTER CONNECTED.
THE NEW JOISTS IN THE LOFT FLOOR ARE TO HAVE 100MM ROCKWOOL INSULATION LAID ON WIRE NETTING TACKED TO THE SIDES OF THE JOISTS.

FLOORING BOARDS ARE TO BE 18MM TONGUED AND GROOVED OR HAVE 3MM THICK HARDBOARD OVER STRAIGHT EDGED BOARDS.

FIRE RESISTANCE TO STEEL BEAMS TO BE 1 HOUR MINIMUM AND BE ACHIEVED BY
INTUMESCENT PAINT
OR
2 LAYERS OF 12.5MM PLASTERBOARD WIRE BOUND AT 100MM CENTRES AND THEN 10MM THICK GYPSUM PLASTER FINISH.

8.HEATING/HOT WATER

HEATING/HOT WATER TO BE PROVIDED BY WALL HUNG BOILER, WHERE RENEWED, AND HAVING FAN ASSISTANCE WITH SEDBUC RATING OF NOT MORE THAN 78. THERE SHOULD BE A PROGRAMMER AND ROOM STAT ALONG WITH THERMOSTATIC RADIATOR VALVES. HEATING TO BE FITTED BY A CORGI REGISTERED CONTRACTOR.

9.PARTITIONS

PARTITIONS TO LOFT AND AROUND STAIRWELL ARE TO BE CONSTRUCTED WITH 100MM X 50MM STUD WORK AT 400MM C/C AND HAVING 12.5MM THICK PLASTERBOARD/SKIM EITHER SIDE. INFILL WITH 100MM ROCKWOOL INSULATION.

DOUBLE UP FLOOR JOISTS UNDER PARITIONS.

FRONT DWARF PARTITION BELOW ORIGINAL PURLIN TO BE FORMED WITH 125MM X 50MM AT 400MM C/C STUDWORK WITH 112MM CELOTEX INFILL AND 12.5MM FOIL BACKED PLASTERBOARD WHICH IS ALSO FIXED TO THE FRONT SLOPES.

10.ELECTRICAL

PRIOR TO COMPLETION THE LOCAL AUTHORITY SHOULD BE SATISFIED THAT ANY SUCH WORK (OTHER THAN THAT DEFINED AS MINOR WORK) COMPLIES WITH PART P.

THIS WITH REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED BY A PERSON AUTHORISED TO DO SO (I.E. A PERSON WHO IS REGISTERED UNDER A RECOGNISED COMPETENT PERSONS SCHEME FOR SELF-CERTIFICATION.)

11.THERMAL INSULATION TO FRONT ROOF SLOPE

THE FRONT RAFTERS SHOULB BE INCREASED IN DEPTH TO 150MM BY THE INTRODUCTION OF 150MM X 50MM RAFTERS BETWEEN THE RIDGE AND FRONT DWARF PARTITION.

FIX 50MM CELOTEX BETWEEN RAFTERS TO FRONT ROOM AND A FURTHER 75MM CELOTEX ACROSS THE INNER FACE OF THE RAFTERS IN ORDER THAT A TOTAL OF 125MM THICK CELOTEX INSULATION BOARD IS ACHIEVED.

JUNCTION OF THE COLD ROOF TO THE FRONT SLOPES AND THE REAR DORMER WARM DECK FLAT ROOF TO BE SEALED AT RIDGE LEVEL WITH ROCKWOOL.

A 50MM AIR GAP IS TO BE MAINTAINED TO THE FRONT ROOF SLOPE BETWEEN THE INSULATION AND TILES TO ALLOW AIR FLOW UNLESS YOU HAVE BREATHABLE FELI.

THE FRONT ROOF SLOPE IS TO HAVE LOW LEVEL ROOF TILE VENTS AT 1.5M C/C WHERE THERE IS NO EAVES VENTILATION. AND HIGH LEVEL VENTS AT 1.5M C/C ARE TO BE PROVIDED NEAR RIDGE OR VENTILATED RIDGE TILES.

A TOTAL OF 270MM THICK ROCKWOOL IS REQUIRED TO FRONT (AND/OR REAR) ROOF VOID LAID IN TWO LAYERS.

12.GENERAL

CHIMNEY STACKS TO ROOF ARE TO BE CONFIRMED WHETHER IN USE. THE CHIMNEY STACK, IF IN USE SHOULD BE RAISED ABOVE THE ROOF OF THE DORMER. OTHERWISE SEAL OFF THE STACK BY REMOVING POTS AND BEDDING SLATE/TILES IN MORTAR. MAKE SURE THAT YOU HAVE THE NEIGHBOUR'S PERMISSION FOR SHARED STACKS BEFORE WORK COMMENCES.

THE CHIMNEY FLUES INTERNALLY MUST BE MADE UNUSABLE BY REMOVING OR SEALING OFF IN BRICKWORK.

NO STEEL BEAM OR SPREADER PLATE IS TO BE IN CHIMNEY FLUE BRICKWORK.

ANY RESIDUE OF CHIMNEY FLUE BRICKWORK IN THE LOFT AREA IS TO BE SUPPORTED UPON 3 NOS. 18 INCH GALLOWS BRACKETS WITH 75MM ANGLE IRON WELDED TO THE ENDS AND A 6MM METAL SHEET ACROSS THE FRAME CREATED.

THE HEIGHT OF BRICKWORK BELOW THE RIDGE LEVEL SHOULD NOT BE LESS THAN THE HEIGHT OF THE STACK ABOVE THE ROOF RIDGE.

DORMER CHEEKS TO BE BUILT UP OFF OF 3 NOS. 170MM X 50MM RAFTERS BOLTED TOGETHER.

FLOORING JOISTS TO BE NOGGED AT 1.5M C/C.

REFERENCE DRAWINGS

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