

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing (in accordance with BS 6206 and or BS EN 12600) to all windows extending below 800mm from floor level and all doors and side panels extending below 1500mm from floor level. New or replacement doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m²K or window energy rate - Band B or better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m²K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m²K or doorset energy rate - Band C or better; other external doors to have a U value of 1.40W/m²K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). All roof lights/lanterns to be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure rating is class C-s3,d2 which can be regarded as having a BRoof(4) classification. BRoof(4) units can be used within 6m of the boundary. However, they are not to be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:

- a. 25% of the floor area of the extension and
- b. the total area of any windows and doors which no longer exist or are no longer exposed

due to the extension.

When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

10. ELECTRICAL INSTALLATION and PART P BUILDING

REGULATIONS ELECTRICAL SAFETY:- where electrical work is required to comply with Schedule 1 of the Building regulations it will either:

- a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
- b. Any other electrician will require an Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Smoke alarms must be provided at each landing level and within 3.0m of the door to every habitable room and every point in the protected area is within 7.5m of a smoke alarm or 5.3m of a heat detector. If ceiling mounted they should be 300mm from the walls and light fittings. The fire alarm system to be at least a Grade D2 Category LD3 in accordance with BS 5839-6. Smoke alarms to be mains operated and inter linked and conform to BS EN 14604 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any fixed lighting to achieve lighting levels appropriate to the activity in the space and spaces to not be over-illuminated.

Each internal light fitting to have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings to have local controls to allow for the separate control of lighting in each space or zone. Controls may be manual, automatic or a combination of both. Fixed external lighting to have both of the following controls.

- Automatic controls which switch luminaires off in response to daylight.
- If luminous efficacy is 75 light source lumens or less, automatic controls which switch luminaires off after the area lit becomes unoccupied. If luminous efficacy is greater than 75 light source lumens, manual control is acceptable.

11. GAS INSTALLATION & HEATING:-

relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

Any new unvented hot water system should be installed in accordance with Approved Document G guidance (Paragraphs 3.17-3.63) and the manufacturers recommendations. The system should incorporate all necessary safety devices, such as temperature and pressure relief valves. The discharge from safety devices must be safely conveyed to a position which is visible but will not cause danger to persons in or about the building.

The completed installation should be indelibly marked with full details of the system and with the safety warning information referred to in Approved Document G paragraphs 3.23 and 3.24 respectively.

The installer should be trained and competent to work on such systems. This can be demonstrated by registration with a competent person scheme for this type of work or by the holding of a current registered operative skills certification card for unvented hot water systems. On completion, installation and commissioning certificates should be provided.

12. NATURAL AND MECHANICAL VENTILATION:-

completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show compliance with F1 (2).

- a) Habitable room:
 - Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows.
 - 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
 - Background ventilation - 8000 mm²
- b) Kitchen:
- Rapid ventilation - opening window
 - Background ventilation - 8000 mm² (kitchen open to other room
 - 3x 8000 mm² controllable trickle ventilators).
 - Extract ventilation fan rates - 30 l/s adjacent to a hob or 60 l/s elsewhere

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The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun. Fans with a duct more than 1.50 m in length to be rigid and a centrifugal.

Location of mechanical ventilation devices in rooms:

- a) Cooker hoods should be 650mm to 750mm above the hob surface (or follow manufacturer's instructions).
- b) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes, Alterations.

Notes:

All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

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