

NOTE: THIS SPECIFICATION IS FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL SPECIFICATION OF MATERIALS OR FINISHES TO BE EMPLOYED IN THIS PROJECT GENERALLY ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS, RELEVANT CODES OF PRACTICE and BRITISH STANDARDS.

FOUNDATIONS - TRENCH FILL

a) 600mm wide trench fill as shown on drawings (450mm wide to 100mm walls).
b) Concrete GEN 1 Ready-mix concrete (designed mix) or ST2 site mixed concrete by weight with 20mm aggregate, 75mm slump (260Kg cement class 42.5 or higher; 740Kg fine aggregate:1120Kg coarse aggregate. c) Min. depth 1m below ground level but to suit subsoil conditions (to be proved on site by Approved Inspector). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) If soils dictate increase depth of foundations adjacent to trees and provide for heave as indicated on the drawings.

WALLS BETWEEN FOUNDATION AND DPC.

a) External leaf of brickwork to BS 3921:1995 Class FL or FN. b) Inner leaf of concrete blocks to BS 6073:1991 (min 7N/mm2) or proprietary aerated blocks used strictly in accordance with manufacturers specification. c) Aggregate concrete solid trench blocks to within 225mm of lowest dpc. d) Mortar mix below ground 1:1.5 for aggregate blocks and 1:4 for aerated blocks but generally in accordance with manufacturers recommendations. e) Build in precast concrete lintels where services pass through the walls ensuring all gaps are sealed.

DPC

DPC to be Polyethylene or Bitumen to BS6398 :1983 set min 150mm above ground level externally - Adjust ground levels to suit.

SUSPENDED BEAM AND BLOCK FLOOR U-VALUE 0.12W/m²K - TO STRUCTURAL ENGINEERS CONFIRMATION

a) 75mm screed to BS8204:Part 1:1987 (1:11/2:3 cement:fine aggregate:coarse aggregate max 10mm) incorporating light gauge galvanised metal reinforcement Type D49 or D98 on 150mm Celotex XR4000 insulation board with Celotex T-Break TB4000 boards as up-stands around floor perimeters with polythene vapour control layer over insulation boards on pre cast concrete flooring system. b) Precast concrete units to sit on dpc and grouted with 1:6 mix. c) Full structural design and calculations to be provided by the floor manufacturer. d) Floor void ventilated by 215 x 75mm air bricks built into walls generally 750mm from each corner and at 2000mm centres depending on air brick used. Min ventilation to be calculated as 600mm2 per metre run of wall. e) Clear space of 150mm to be maintained between the ground and the underside of the floor beams. f) Ground below floor treated with weed killer.

353mm CAVITY WALLS - TO PROVIDE U-VALUE 0.17 W/m²K

a) 103mm face brickwork outer leaf : 150mm cavity fully filled with 150mm Dritherm Cavity Slab 32 installed and fitted in accordance with the manufacturers instructions : 100mm Thermalite Shield block inner leaf. b) Stainless steel wall ties built in at max. 450mm vertical centres (300mm at jamps) and 750mm horizontal centres. c) All mortar 1:1:6 (Portland cement:lime:sand). d) Finish internally with 12.5mm plasterboard on dot & dab with skim coat plaster finish. e) All cavities to be closed with supalux or proprietary cavity closer. g) All external walls to be built with foundation blocks from foundation to 150mm below ground level.

LINTELS

Catnic or I.G. lintels over structural openings with min end bearing of 150mm.

STRUCTURAL TIMBERS

a) Grade C16/24 as indicated. b) Calculated imposed load as shown for respective building elements. c) Cross sectional dimensions to be finished sizes within tolerances of BS4471. d) Timbers tanalised or finished with similar approved treatment.

STUD PARTITIONS

a) 50x100mm S/W studs @ 400mm centres. b) All timber to have integral sound insulation min 25mm thick with min density of 10 kg/m3 of unfaced mineral wool batts or quilt suspended in the cavity between studs & noggins. c) All studs lined with single layer of 12.5mm plasterboard of min mass per unit area of 10kg/m2 to both sides. d) All joints to be taped and filled ready for skim coat and final decoration. All stud partitions carrying radiators, shelves, vanity units, wc's or other fixtures to be sheathed with OSB board.

INTERNAL BLOCK WALLS - DOT AND DAB

a) 100mm concrete aerated blockwork. b) All mortar to be mixed 1:1:6. c) Blockwork to be finished with 12.5mm plasterboard on dot and dab adhesive. d) All studs lined with single layer of 12.5mm plasterboard of min mass per unit area of 10kg/m2 to both sides. d) All joints to be taped and filled ready for skim coat and final decoration.

STAIRCASE

a) Rise max 220 mm. Going min 220 mm. Max pitch = 42 degrees. Width over strings min 900mm. b) Handrail min. 900mm above pitch line and 900mm above landing. c) Balustrade members not to permit the passage of a 100mmdia. sphere and to be constructed to prevent children being able to readily climb. d) Guarding to be designed to resist the forces laid down in BS6399:1996. e) Headroom above pitch line min 2000mm.

FIRST FLOOR - BY SPECIALISED

a) 22mm T&G flooring grade chipboard on 254mm deep `MiTek' or similar approve `Posi joist' floor joists at 600mm centres. Ends of floor joists are to be supported on joist hangers or built into wall. b) Include integral sound insulation min 50mm thick with min density of 10kg/m3 of unfaced mineral wool batts or quilt suspended between joists. c) Underside of floor (ground floor ceiling) to be finished with 12.5mm plasterboard. All joints to be taped and filled ready for skim coat and final decoration.

ROOF STRUCTURE - ATTIC TRUSS RAFTERS - BY SPECIALIST

Attic truss rafters designed and constructed in accordance with BS5268:Part3:2003. Manufacturer and truss erector to be a member of the TRADA Trussed Rafter Quality Assurance Scheme. Provide gang-nail clips to all trusses & loose timber at wall plate bearings, unless stated otherwise. Secure multiple trusses to wall plate with 2 no. Trip-L-Grip framing anchors. All internal non-load-bearing walls to be stopped below underside of truss bottom chords to allow adequate gap for truss deflection except where shown otherwise. All multiple trusses to be fixed together either in the factory or on site in accordance with instructions given in manufacturers calculation sheets. All bracing and binding, unless noted otherwise, to be 25x100mm secured with 2 no. 3.35 dia. x 75mm long galvanised round wire nails to every trussed rafter; all in accordance with the drawings and specification and BS5628:Part3:2006 recommendations. Roof pitch = 31°.

Top of truss joist member to be finished with 22mm flooring grade chipboard to upper surface and 12.5mm plasterboard with skim coat finish to underside.

VAULTED CEILING INSULATION - U-VALUE 0.12w/m²K

a) 50mm ventilated cavity. c) 150mm Celotex XR4000 insulation fitted between rafters. d) 60mm Celotex PL4060 mechanically fixed with joints taped below rafters, finished with 12.5mm Plasterboard and skim coat plaster.

LOFT INSULATION

200mm mineral fibre insulation laid between ceiling joists - with 300mm mineral insulation cross laid over ceiling joist members & 100mm mineral insulation top layer cross laid over. Provide 10mm continuous eaves ventilation and vent tiles at high level.

ROOF COVERING - SLATES

a) Slates on 50 x 38mm pre-treated softwood battens. b) Slates nailed at eaves, verges, top courses and in every course. c) All works to comply with BS 5534 Part 1 1997. b) Lap of slates dependant on exposure and pitch of roof and to be in accordance with manufacturers specification. d) Proctor Roofsheild reinforced roofing felt underlay (or similar approved) to BS747 laid over the rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters.

RAINWATER GOODS.

110mm PVCu guttering fixed to manufacturers specification with min. 1:200 fall to outlets. 64mm PVCu down pipes. All to run to soakaway crates and subject to Engineers design. Inlet pipe to be no more than 500mm below ground level to invert. Soakawy pit to be located 5.0m from buildings. Location subject to on site confirmation with Building Inspector.

GLAZING.

Ensure that all glazing within 800mm of floor level; within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. All safety glazing shall be marked. All new doors and windows to be provided with sealed unit double glazing.

GUARDING AT WINDOWS.

a) Opening windows within 800mm of the surface of a floor or staircase to have guarding 800mm high. b) Guarding members not to permit the passage of a 100mm dia. sphere and to be constructed to prevent children being able to readily climb. d) Guarding to be designed to resist the forces laid down in BS6399:1996.

SECURITY

All doors and windows are to be designed to meet the requirements of Building Regulations Approved Document `Q'. Provide P.I.R. operated lighting externally at door access points and to areas that would unobserved entry into the building.

WINDOWS & DOORS - TO PROVIDE `U'-VALUE 0.8w/m²K

Triple glazed PVC-u or Aluminium (thermally broken) with air gap between glass panels & soft E-coating to glass. Windows to have opening lights equal to 1/20 of floor area & some part of opening 1.75m above floor level. Window to incorporate total area not less than 8000 sq.mm trickle ventilator openings per room.

MECHANICAL VENTILATION

a) Rooms to have mechanical ventilation capable of extracting at a rate of not less than 60L/sec for Kitchen; 30L/sec per sec for Utility; 15L/sec for Bathrooms; and 6L/sec for WC. b) Mechanical ventilator to extract direct to external air and to have a 15min overrun. The ventilator to be controlled manually by isolator switch or via light switch. c) Provide 10mm gap under the door for air inlet purposes.

NOTE: It is recommended that the fan is controlled automatically via a humidistat.

SMOKE & HEAT DETECTORS

Provide interlinked smoke & heat detectors permanently wired to a separately fused circuit at the distribution board. Smoke & heat detectors to have battery backup.

ELECTRICAL WORKS

All new electrical work is to be designed, installed, inspected & tested in accordance with BS7671 (I.E.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

LIGHTING

All new lighting to have energy efficient light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit watt.

HEATING & HOT WATER

Worcester Greenstar CDI compact combination balanced flue boiler (or similar approved 92% SEDBUK) fitted strictly in accordance with manufacturers specification by approved contractor. Special attention should be made to the position of flue terminals with wall abutments and openings. b) Balanced flue terminal fitted with protective guard where it is within 2m of ground level. c) Hot water pipes in unheated areas to be insulated to a thickness equal to the outside diameter of the pipe up to a max. of 40mm. Water pipes within ground floor screeds or below chipboard to be made accessible by purpose made ducts. Provide inline blending valve (or similar approve device) to the hot water supply serving the bath to ensure supplied water does not exceed 48°C

1. Air permeability testing to be carried out upon completion and a set of as built SAPs and EPC to be provided to Building control.

ABOVE GROUND DRAINAGE

a) All pipework in PVCu with patent joint/seals. b) All fittings in polypropylene. c) All svp's to terminate in tile vents or taken through the roof slopes and fitted with appropriate lead flashing and seal. d) SVP's generally to be positioned 900mm above window openings within 3000mm horizontally and fitted with durable cage. e) Waste pipe sizes: SVP - 110mm dia. WC branch pipes - 110mm dia. (min 9mm/m fall) Basin (less than 1.7m run). - 32mm dia. Kitchen sink, shower and bath (and basins with run exceeding 1.7m) up to 3m run - 40mm dia. (18-90mm/m fall) Kitchen sink,shower and bath with run up to 4m - 50mm dia. (18-90mm/m fall) All sanitaryware to have min. 75mm deep seal traps. f) All sanitary pipework and building drainage to comply generally with BS 5572:1994 and current Building Reg. Doc. g) Where stack pipe passes through habitable room wrap pipe with 50mm mineral wool sound insulation.

BELOW GROUND DRAINAGE - FLEXIBLE PIPES

a) Drains to be connected to existing main sewer system. b) Drains formed in PVCu pipework (BS 4660 & BS 5481) and bedded in suitable material to BS5955:Part 6:1980 Appendix A depending on subsoil conditions. c) All joints to be flexible. d) Pipes bridged through walls with pc lintels or sleeved, with min. 50mm clearance all round the pipe and masked with rigid sheet material to prevent the ingress of vermin or fill. e) Drains within 600mm of ground level in garden areas to be protected by 75mm thick paving slab. f) Drains within 900mm of ground level below private roads to be protected by reinforced concrete slab. g) Drains within 1000mm horizontally of foundations to be surrounded by concrete to at least the level of the underside of the foundation. Drains more than 1000mm horizontally of foundations to be surrounded by concrete to a level below the underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm. h) Where drains are encased in concrete provide 18mm compressible boards at pipe joints and protect joints by wrapping with polythene or tape. i) Manholes formed in polypropylene for inverts up to 1000mm or engineering brickwork or concrete rings as indicated on the drawings. k) All underground drainage to generally comply with current Building Reg Doc. l) If required by Building Inspector, existing drains to be tested and CCTV surveyed to prove its condition for adequacy and approval.

REFUSE BIN - PER DWELLING

a) Provide a moveable waste container in excess of 1.2m3 with close fitting lid (the type of container to be in accordance with the local authority equipments). b) Provide bin storage are APPROX 25m form the house adjacent to access drive. c) Refuse to be collected from highway at site entrance point, APPROX 48m from bin store.

ACCESS AND FACILITIES FOR THE DISABLED

NEW DWELLINGS ON REASONABLY LEVEL PLOTS

a). From the point of approach (the position that a disabled person would alight from a vehicle and which may be within or outside the plot boundaries) provide a level or ramped approach. b) Min width of approach to be no less than 900mm. The approach may be a driveway although consideration must be made of parked cars. c) A 'level' approach must not exceed a gradient of 1:20. A 'ramped' approach where gradients exceed 1:20 will be permitted providing each ramp is no longer than 10m in length for gradients not steeper than 1:15 or 5m in length for gradients not steeper than 1:12. Each ramp must have level landings at the top and bottom (and intermediately if required) not less than 1.2m in length, exclusive of door or gate swings. All 'level' or 'ramped' approaches must not have cross falls exceeding 1:40. d) Surface of approach to be firm and smooth suitable for wheelchair users. Do not provide loose laid materials such as shingle or gravel. e) Entrance door to property to have level threshold and have a minimum clear opening width of 800mm. f) The 'entrance' storey of the dwelling to contain a room containing a WC and have suitably sized doors and corridors in accordance with the drawings (generally internal doors to have clear opening of 775mm or wider and corridors a clear width of 1050mm). Radiators or other obstructions which locally reduce the width of a coridor (obstructions should not exceed 2m in length) should not be placed opposite a door or reduce the width to more than 750mm. g) Electrical switches for lighting and other equipment in habitable rooms only to be located between 450 and 1200mm from finished floor level.

NOTE:

All bedroom windows to have opening light with bottom max 1100mm & min 800mm above floor area & to have a min unobstructed opening area of 0.33m²& at least 450mm high and 450mm wide that is not obstructed by 'easy-clean' hinges.

Windows are to incorporate a total background ventilation area (trickle vents) not less than 5,000mm² to habitable rooms and 2,500mm² to sanitary accommodation - Refer to Approved Document F1.

NOTE:

All windows and doors that provide access to the dwelling from the outside will be sufficiently robust and fitted with appropriate hardware to resist physical attack by a casual or opportunist burglar.

NOTE:

Air permeability testing to be carried out upon completion.

SAP As-Built calculations to be submitted upon completion.

Commissioning certificates for the heating and hot water systems to be issued upon completion.

Upon completion of the the owner is to be provided with sufficient information about the energy rating of the building and the required continued maintenance of its heating system so as to remain efficient and economical.

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