

FIRE REGULATIONS (B1)

A main operated fire detection and fire alarm system should be installed in accordance with the relevant clauses of BS5446: Part 1, 2 and 3. Alarm sounders shall be provided so as a clear audible warning of 65dB(A) is audible throughout the building with 75dB(A) within each bedroom with all doors closed. The escape lighting shall comply with BS5266: Part 1: 1988. Installation and commissioning certificates shall be issued to the Council for the fire alarm and escape lightening installation. The escape lighting and fire alarm system including alarm sounders shall be inspected and tested to the satisfaction of the Council. All habitable rooms in the upper storey(s) should be provided with and escape window. This window should have an unobstructed openable area of at least 0.33sqm and be at least 450mm in any direction. The cill height should be no more than 1100mm above the floor.

ELECTRICAL SAFETY

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance and Building Regulation Part P(electrical safety) by a competent person registered with an electrical self-certification certificate Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by the competent person

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CERTIFICATION FOR SMOKE DETECTORS

Commissioning Certificate signed by qualified electrician will be provided for smoke detection system.

DOORS

Opaque doors (less than 30% glazed area) and semi-glazed doors (30-60% glazed area) to achieve U-value of 1.0 W/m²K. Glazed doors with greater than 60% glazed area to achieve U-value of = 1.2 W/m².K. Glazed areas to be double glazed with argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

WINDOWS

Windows to be double glazed with argon filled gap and with a soft coat low-E glass. Window Energy Rating to be Band A or better and to achieve U-value of 1.2 W/m²K. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 60 litres / sec extraction. Vent to be connected to light switch and to have 20 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C

WC to have mechanical ventilation ducted to external air with an extract rating of 6l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body. Height of Cooker hood to be as manufacturer's specification or between 650mm and 750mm.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1. Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.Higher purge ventilation rates may be required in order to demonstrate compliance with Part O.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC

All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

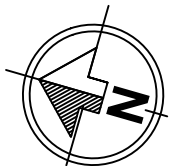
REGULATIONS 38: FIRE SAFETY INFORMATION

On completion or occupation of the building fire safety information to be provided to the building owners which will include. An as-built plan of the building showing all of the following. a. Escape routes – this should include exit capacity (i.e. the maximum allowable number of people for each storey and for the building). b. Location of fire-separating elements (including cavity barriers in walk-in spaces). c. Fire doorsets, fire doorsets fitted with a self-closing device and other doors equipped with relevant hardware. d. Locations of fire and/or smoke detector heads, alarm call points, detection/alarm control boxes, alarm sounders, fire safety signage, emergency lighting, fire extinguishers, dry or wet fire mains and other firefighting equipment, and hydrants outside the building. e. Any sprinkler systems, including isolating valves and control equipment. F Any smoke control systems, or ventilation systems with a smoke control function, including mode of operation and control systems. g. Any high risk areas (e.g. heating machinery). 17.4 Details to be provided of all of the following. a. Specifications of fire safety equipment provided, including routine maintenance schedules. b. Any assumptions regarding the management of the building in the design of the fire safety arrangements.

Notes :

- 1. All Dimension are in millimeters.
- 2. All dimensions are to be checked on site and the Architect is to inform of any discrepancies before construction commences.
- 3. All references to drawings refer to current revision of that drawing.

WALL LEGEND	
	Existing Wall
	Proposed 100 mm Non-Loadbearing Stud Wall
	Proposed Block Wall
	Proposed 350mm Cavity Wall

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Rev.	Date	Revisions
		
Client - Project - 65 Cranbourne Park Hedge End Hampshire SO30 ONY		
Scale	NTS	Date - 19-04-2025
Drawn By	Checked By -	
Project No.	Drawing No.	Revision
	19	-
Project Description - Front Porch Extension		