

Appliance	Trap diameter (mm)	Seal depth (mm)
Washbasin bidet	32	75
Bath/shower	40	50
Sink, waste disposal, washing machine, dishwasher	40	75
WC	100	50

	AREA COVERED BY AN AUTOMATIC HEAT DETECTOR (BIS 5839)
	AREA COVERED BY AN AUTOMATIC SMOKE DETECTOR AND HEAT DETECTOR SYSTEM (BIS 5838)

Existing foul water route

R.E	RODDING EYE
R.W.P	RAIN WATER PIPE.
SVP	SOIL VENT PIPE.

Structure

1. All drawings are to be read in conjunction with structural engineers documents. Contractor to query if not provided.
2. All discrepancies are to be reported prior to commencement of work.

Foul drainage

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3. All inverts and cover levels indicated are to be checked by contractor on site prior to works commencing.
4. New sub soil drainage to be 100mm internal diameter. Lay pipes with flexible connectors 'hepteeve' or similar, bedded in granular fill to half pipe depth, and backfilled with selected as dug material with all stones larger than 40mm to be removed.
5. New sanitary appliances to discharge into traps of the following dimensions (see table a)
6. All internal pipework to be boxed in using 15mm WBP plywood on tanalised S.W. framing

Surface waster drainage

7. 100mm diameter sub soil surface water pipe
8. Surface water to discharge into 100mm half round UPVC gutters, into 63mm diameter downpipes connected into 100mm diameter Hepworth Supersleeve underground drain, connected to existing system at the rear of the property
9. All non fire rated internal partitions to be constructed from a 100x50mm timber studs with 1 layer of 12.5mm plasterboard each side, and rockwool 65mm cavity battens in void for sound insulation.

External walls

Below ground:

- Outer leaves of external walls up to within 75mm of ground level, and inner leaves of external walls up to underside of ground floor construction are to be in dense concrete block, minimum crushing strength 7N/mm².
- Cavities to be filled to within 225mm of ground level with lean mix concrete, and the top surface weather struck to shed water to the lowest adjacent ground level; with weep holes formed in the appropriate leaf at 900mm centres.

New Insulated Cavity Walls:

12. New walls are to have continuous cavities with existing where possible alternatively a vertical D.P.C. is to be installed.
13. Stainless steel double triangle wall ties, 225mm long, to be built in at 750mm centres horizontally and 450mm centres vertically, rows staggered 450mm horizontally, all fitted with insulation retaining clips. Ties to be built in at 225mm centres vertically at jambs of openings.
14. Cavities are to be closed at the sill and jambs of openings, and the top of cavity walls, with insulated dpc.
15. Movement joints are to be provided where indicated on the Structural Engineers plans.
16. New wall to achieve a u-value of 0.27W/m²K.

Internal walls

17. Any existing openings which require blocking up should be blocked up with either 100mm blockwork and finished each side with 2 coat plaster, or 100x50mm timber studs with 1 layer of 12.5 plasterboard each side.
18. New opening in existing masonry walls to have new box lintels over to SE design. Edges of openings to have EML angle bead fixed and opening made good with plaster and skim coat.
19. 18mm WBP plywood to be fixed under the moisture resistant plasterboard in bathrooms, cloakrooms, and kitchens, to allow the fitting of sanitary ware, kitchen units etc. Partitions are to have 50mm thick Gyproc Isovol Acoustic Partition roll (1200) in the centre of the cavity.

Windows and doors

20. New windows and doors to have a U-Value of 1.4w/m2k.
21. Glazed doors to have toughened safety glass, Pilkington type K, minimum 6mm inner pane, window manufacturer to check product against building regulations for horizontal loading or its equivalent. To overlap insulated cavity by 30mm min. For sizes and type see plans and elevations
22. Fire doors to have 3 no. steel hinges, and frames fitted with 25x25mm glued and screwed door stops. To be fitted with intumescent and smoke strips.
23. Ground floor doors and windows to be designed in accordance with Part Q and meet standard PAS 24:2002.
24. Frame junctions with building envelope, must be wind and weather tight under all conditions, with full allowance made for deflections and other movements.

25. Window and door openings to internal face are to be sealed around perimeter with appropriate flexible MS Polymer sealant to match the colour of the windows.
26. Windows are to be fitted with brushed draught seals and weather stripping to provide maximum protection from air and water penetration, all in accordance with BS 6262.
27. All windows and doors are to have condensation channels which discharge condensation efficiently to the outside.
28. Glazing is to be 1st listed double glazed units consisting of inner pane of 6mm toughened Pilkington K Low Glase, 16mm argon filled gap and an outer pane of 6mm laminated glass. Glazing is to be fixed with internal beads, EPDM glazing gaskets and weather seals, all in accordance with BS 6262.
29. All glazing is to be fixed with internal beads, EPDM glazing gaskets and weather seals, all in accordance with BS 6262.

Ventilation (All ventilation to be ducted to external air)

30. Background ventilation to be a minimum of 50,000mm² for whole property. Habitable rooms 8000mm², all other rooms 4000mm provided through trickle vents in window heads. Internal rooms to have trickle vents in head of both doors to provide 8000 mm².
31. Provide mechanical extract to kitchen to give 60litres/sec or 30 litres/sec if incorporated into a cooker hood.
32. Provide mechanical extract to utility area to give 30 litres/sec.
33. Provide mechanical extract to bathroom and ensuite to give 15 litres/sec.
34. Provide ventilation to cloakroom with either window opening 1/20th floor area or mechanical extract of 6 litres/sec with 15min overrun operated from light switch

Hot and cold water piped services

35. Builder to allow for extending existing hot and cold water supplies to positions of new sinks, WC, baths, showers and appliances.
36. Builder to design and allow for new radiator to new rooms to be agreed with client and to connect with existing system. Radiators to be fitted with TRVs.
37. Builder to notify client at tender stage of intended design for extending heating and cold water system
38. New boilers to be condensing type with min SED BUK, rating of 89% with appropriate control devices to meet Building regulations Part L1. New builds to have zone controls and weather compensator. To be installed by a member of a Competent person scheme
39. New baths to be fitted with inline blending valves to limit hot water supply to a

maximum of 48 degrees Celsius.
New water supplies to properties to be taken from a wholesome source.
New space heating systems to be installed in accordance with the domestic service compliance guide.
New build houses, flats, etc client/contractor are to use taps, showers, etc, that allow for a maximum of 12 litres per person per day and provide calculations for the water consumption.

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All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent person competent to do so. Prior to completion the Council should be satisfied that the work has been carried out in accordance with the requirements of the current electrical installation code of practice. The Council should be satisfied that the electrical installation certificate to be issued for the work by a competent person to do so. Mains entered interlinked smoke and heat detection system is to be installed, to BS5838 Part 6 2004 to Minimum L3 Standard. The electrical installation certificate to be supplied to B.C by the contractor/installer at the end of works.

Switches and sockets to habitation rooms are to be positioned in accessible locations, to have battery backup in case interruption to power supply.

Provides an appropriate height between 450 and 1200mm above floor level.

Mains entered interlinked CO (carbon monoxide) detection system is to be installed, to have battery backup in case interruption to power supply.

3 in 1 lighting fittings to be fitted with lamps with an efficiency greater than 45 lumens per circuit watt.

Use of energy efficient lighting fittings, sockets, switches, phone points, aerials etc. are to be agreed between client and contractor/building.

All fixed building services, including lighting are to be fully comply with the requirements of the domestic services compliance guide (2013).

Use of energy efficient lighting fittings, sockets, switches, phone points, aerials etc. are to be agreed between client and contractor/building in building physical infrastructure, up to a network termination point, for high speed electronic communications networks as per approved document R.

All works carried out of purchases acquired prior to Building regulations compliance, if not in writing being obtained, are done so at the risk of the Contractor and client.

All dimensions are to be checked on site, and it is the responsibility of all parties to ensure and verify to check dimensions prior to manufacture or fabrication takes place.

