

SPECIFICATION AND BUILDING REGULATIONS NOTES

Part A – Structure

Foundations

- as existing

Ground floor slab to unit

To comprise:-

- - 18 mm tongue & grooved chipboard;
- - 500 gauge VCL
- - 50x50mm timber frame
- - 50mm Celotex GA4000 set between timber
- - tape joints with insulating tape
- - 1200 gauge polythene damp proof membrane

Perimeter Upstand Insulation: Celotex TB4000

EXTERNAL WALLS

Existing cavity walls comprising:-

- Dot and dab Celotex PL4060 (60 + 12.5mm) and skim finish, painted white, to be agreed

NON-LOAD BEARING STUD PARTITIONS

Stud partitions to comprise 75 x 50mm sw studs at 400mm horizontal centres with cross noggins at 600mm vertical centres finished both sides with 1 layer 9.5mm plasterboard and 3mm skim. ALL STUD PARTITIONS walls to incorporate 100mm mineral wool infill between studs, waterproof plasterboard dry lining behind tiling.

LINTELS

Cavity wall lintels to be Catnic or similar insulated steel tray lintels, with integral dpc's of depth appropriate to span, and loadings in accordance with the manufacturer's recommendations. 150mm minimum end bearing. Form weep holes at 900mm centres to perpendicular joints over lintels.

All lintels to internal partition walls to be precast or prestressed concrete appropriate to span and loadings in accordance with the manufacturers recommendations. 150mm minimum end bearing.

Openings greater than 1200mm increase lintel end bearing to 225mm, all to manufacturers design and specification.

CEILINGS AND INTERNAL WALLS

1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

Part B - Fire Safety

The minimum periods of fire resistance of the materials will be in accordance with table A2 providing a minimum of 30 minutes resistance. Plasterboard internal linings to be to meet Class 1 Spread of flame. Elements of structure will meet 60 minutes fire resistance. Encased in 15mm Gyproc fireline board to give an hour fire protection.

•All office rooms to the should have an obstructed openable area that is at least 0.33SqM, be a minimum of 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor. Existing windows to be checked for compliance

Emergency lighting to comply with BS5266-1:2005
Fire safety signage to comply with BS5499-1:2002
Fire alarm system to comply with BS5839-1:2002 category L3 system
FD30(s) self-closing fire doors to be provided to storage door
Non lockable devices to be fitted to all exit doors

Safety glass will be installed in glazed panels within 800mm above finished floor level. Glazing will be designed to comply with BS 6206.

Glazing below 1500mm to doors should be toughened glass, to comply with Part N of the current Building Control documents.

Part C- Site Preparation and resistance to moisture

External Walls will have a cavity tray above all openings incorporating weepholes and above the base of the cavity (to discharge water to outer leaf) and a vertical damp proof course around openings. Maintain 150mm between damp proof courses to external walls and the adjacent external ground level.

Part D - Toxic Substances

No Insulation materials using urea formaldehyde foam are to be used.

Part E - Resistant to Passage of Sound

N/A.

Part F - Ventilation

Rooms provide rapid ventilation via opening windows with opening area equal to at least one twentieth of the room floor area. Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.

Mechanical ventilation equivalent to 60 litres per second is to be provided to bathroom, 15l/s to WC and 60 litres per second to kitchens.

Part G - Hygiene

- Sanitary ware and installation will conform to the requirements of Part G of the Building Regulations.
- The existing boiler system will be removed.

Part H - Drainage and Waste Disposal

- Refer to drawings for layout of all new above ground drainage. All Sanitary appliances will discharge to a 100mm ventilation stack, which will vent to the atmosphere.
- Air admittance valves to comply with prEN 12380.
- Above ground drainage to BS 5572. Minimum trap sizes and steel depths
- Rainwater drainage to roof area to use concealed gulleys connected to existing system via downpipes as drawings.
- Rainwater and waste gullys to be Osma roddable bottle gully ref: 4D700 bedded to manufacturer's recommendations.
- All new below ground drainage and its connections into the existing system TBC on site.
- Foul Drains laid to 1 in 40 minimum falls. Surface water drains laid to 1 in 80 minimum falls.
- Pipe runs near buildings within 1000mm of the foundations of the building shall have a concrete trench fill to a level equivalent to the underside of the foundation base.
- New Inspection chambers will be 450x450mm.
- 40mm wastes to sinks. 75mm deep seal traps.
- Resealing traps to be provided to 32mm wastes exceeding 1500mm in length and 40mm wastes exceeding 3000mm in length.

Part J - Combustion Appliances

- Existing boiler to remain and as is. Existing radiators to remain.
- The system to be designed to comply with BS 5449, 1990.

The whole of the installation to meet the requirements of the current British Standard Code of Practice.

Part K - Protection from falling, collision and impact

- Safety glass will be installed in glazed panels within 800mm above finished floor level. Glazing will be designed to comply with BS 6206.
- Glazing below 1500mm to doors should be toughened glass, to comply with Part N of the current Building Control documents.

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Part L - Conservation of Heat and Power

Walls = 0.25W/m2K
Roof= 0.15W/m2K
Floor= 0.29W/m2K
Windows= 1.6W/m2K

- All windows are to be double glazed Low E units to achieve the required U-Value.
- Opening lights as indicated on elevation drawings. All windows to have trickle ventilators in window frame head.
- Consequential improvements will be carried out to a value not less than of 10% of the value of the principle works. These improvements include replacement windows, new insulation and roof covering, replacement energy efficient lighting.
- WINDOWS TO HAVE PRESSED EXTENDED CILLS TO PROJECT CLEAR OF FACE OF EXTERNAL BLOCKWORK.
- All accessories for the correct installation in accordance with the manufacturers specification.

WINDOWS AND DOOR

Windows to be upvc, with double glazed sealed units, with opening lights as indicated on elevation drawings. Glass to all windows to be low emission 'K' glass or similar approved and to have a whole unit 'U' value of 1.4Wm2K or better and to have a low g factor 0.5 to comply with the Approved document L1A. All windows to have trickle ventilators in window frame head. Toughened glass to be fixed to all external doors. Installation to be in strict accordance with manufacturers specification. Weatherseal window head, jambs and cill to be Compriband 600.

EXTERNAL BI-FOLD DOORS

Sliding Doors to be as clients requirements. Smart Systems Visoglide Plus profile, with double glazed sealed units, to have a whole unit 'U' value of 1.5Wm2K or better and to have a low g factor 0.5, toughened double glazed units as indicated. All accessories for the correct installation in accordance with the manufacturers specification. <http://www.smartsystems.co.uk>

Part M - Access for the disabled

- Wall mounted outlets, telephone points and TV sockets will be located between 400mm and 1000mm above the floor.

Part N - Glazing

- Safety glass will be installed in glazed panels within 800mm above finished floor level.
- Between finished floor level and 1500mm above if in doors or side panels close to either edge of a door
- Glazing will be designed to comply with BS 6206.

Part P - Electrical Safety

- Electrical installation, inspection and testing of electrical installations to comply with Part P of the Building Regulations and to be in accordance with the fundamental principles identified in BS7671:2001
- The responsibility of design, adequacy and suitability of each system shall be the contractors.
- Extract fans to be fitted as indicated on plan.

All light & power fittings to be supplied by MK or similar approved.

All power points to be double switch socket outlets.

The responsibility of design, adequacy and suitability of each system shall be the contractors. Contractor to provide certification of works; and to be submitted to VoG LBC. Emergency lighting and smoke alarm system to be designed and installed be contractor

General

JOINERY

Skirting, window head batten, internal window cills and architraves to openings to be softwood, all to be painted. Skirting to be 19x200mm square edge section. Architraves to be 19x100 square edge section. All to be agreed

MATERIALS AND WORKMANSHIP.

All materials and workmanship are to comply with the relevant and current British Standards, Codes of Practice, current edition of the Building Regulations, and shall be to the approval of the Building Inspector.

Plumbing to comply with BS 5572.

Electrical work to comply with the current edition of the IEE Regulations and current Part P document.

Generally structural timbers to be SW or whitewood C24 grade to BS 4978. To be C16 where specified by the Engineer.

All softwood to be vacuum pressure impregnated; tanalith, vac-vac or celcure.

Softwood for joinery to BS 1186 part 1, screws to BS 1210, nails to BS 1202.

Carpentry to comply to CP 112.

All brickwork below DPC level to be Class B engineering bricks.

GENERAL.

Do not scale off the drawings.

All heights, levels, sizes and dimensions to be checked on site before any work is put in hand.

Locate existing services/drainage runs prior to construction. Existing services through site to be protected during construction.

The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirements of the specification and/or drawings are to be notified G+Co.

Proposed change of use	
The Spiney, Twynoyn, CF64 4AS	

636 05	Spec
1:50@A1	June 19
1st Floor	SG
Woodfield Studio, 62 High St Merthyr Tydfil, CF37 8DE hello@georgeandco.studio www.georgeandco.studio	
DO NOT SCALE THIS DRAWING	©George and Co.