

PERFORMANCE SPECIFICATION:

Movement Joints:
Movement joints to be formed vertically in all external panels (including free standing external boundary walls) should be assessed having regard to the geometry of each particular wall configuration in accordance with BS5628 Part 3 1985, and brick/ blockwork manufacturer's recommendations.

Joints in external leaves are to be filled with cellular polythene or foam rubber and sealed with an appropriate gun-applied sealant to match colour of facing bricks as closely as possible.

Lintel/ Beams
Proprietary lintels/ steel beams are to be provided over structural openings, in accordance with Structural Engineer's specification.
Lintels are generally Catnic/ IG lintels or equally approved. All beams must satisfy the Local Authority Building control Officer or Approved Inspector.
Cavity trays/ damp proof protection must be provided over all external openings either separately or as a combined part of the lintel to the new cavity wall construction.
Minimum 2No weep holes per opening to be provided spaced at max 450mm centres.
All lintels/ beams must bear on full (not cut) blocks and must be firmly bedded in mortar.
End bearings to be 150mm minimum unless noted otherwise (any reduction must be to the satisfaction of the structural engineer).
Manufacturer's recommendations for providing adequate fire resistance should be followed.
Cold bridge paths should be avoided and adequate insulation measure incorporated, depending upon lintel profile, in accordance with manufacturer's specification.
New structural steelwork to have fire encasement to achieve a minimum 30 mins fire resistance. See Structural Engineers design and calculations for further information.

Pool House Cold Roof comprising:
GRP Cold Ventilated Roof :
Cold roof of 8 deg comprising Topseal GRP waterproofing membrane system. Comprises Topcoat membrane and reinforcement mat over 18mm OSB3 deck over rafters.
Rafters to structural engineers spec - 47x195 C24 rafters at 400 centres.
Min 50mm ventilation cavity formed above insulation between rafters. 130mm Kingspan K7 roof insulation board fitted tightly between rafters to ensure continuous ventilation gap above.
GRP to be terminated at ridge dressed over and encapsulating tanalised 50x50 batten. Ventilated ridge system to be fitted over batten and top of slates with complimentary eaves vent roll below vent ridge tiles.
Internally 32.5mm Kingspan K118 insulated plasterboard with integral vapour barrier membrane. 3mm plaster skim and painted finish.
Max U value 0.18W/m2K
Slate Tiled roof:
30deg roof pitch with slate tiles on 25x50 tanalised battens at suitable guage, over breather membrane over rafters at 400 centres. Rafters to structural engineer's spec. Tiles to be fitted to manufacturer's recommendations at correct pitch.
130mm Kingspan K7 roof insulation fitted tightly between rafters to ensure min 50mm continuous ventilated gap above insulation. Continuous 25mm eaves ventilation void in eaves soffit protected with insect mesh, with min 5mm ridge level continuous ventilation to proprietary ventilated ridge tiles. To meet Part F ventilation requirements.
Internally 32.5mm Kingspan K118 insulated plasterboard with integral vapour barrier membrane. 3mm plaster skim and painted finish.
Max U value 0.18W/m2K

Fire Compartmentation:
Ensure continuous fire compartmentation to roof voids along boundaries with neighbouring buildings. Rockwool Fire Barrier Slab to be fitted tightly between the top of the brickwork party wall and underside of the roof tiles. To be installed in strict accordance with manufacturer's recommendations. Alternative products used are also to comply with Part B and manufacturer's recommended installation instructions.

Limitations of Thermal Bridging and Air Leakage:
Attention is drawn to the advice contained in the document entitled 'Robust Construction Details for dwellings and similar buildings' referred to in Approved Document L. Ensure all insulation is continuous between elements.

Internal Partitions:
Non-load bearing partition wall
100x50mm studwork walls with 12.5mm plasterboard (min 10kg/m2) and skim coat finish to both sides. Full fill with mineral wool insulation between studs.

Above Ground Drainage:
All new above ground drainage to be detailed and specified to BS EN 12056:2000.

Rainwater Goods:
Zinc square section gutter and downpipes from VMZinc. Box gutter 100 x 80mm or as advised by supplier. Zinc square section downpipes 72x72 or as advised by supplier. Zinc finish, use compatible accessories in accordance with manufacturer's recommendations.
Rainwater outlets to new roofs to be advised by a drainage engineer or rainwater goods manufacturer.
All new goods to be installed in accordance with manufacturer's recommendations and in accordance with the Building Regulations.
New rainwater downpipes to connect to new foul drain in accordance with Part H.

Sanitary Goods/ Internal Drainage:
Soil and vent pipes and stub stacks to be 100mm diameter UPVC. SVP to be fitted with proprietary apron flashing and bird cage where pipe terminates through the roof, minimum 900mm above any opening window within 3m.
WCs: 100mm diameter UPVC waste into SVP/ stub stack.
Waste Pipes: 32mm diameter up to 2m/ 40mm up to 3m/ 50mm up to 4m, with 75mm trap.
All sanitary drainage connections to be in compliance with Part H.

Door, Windows and Glazing:
External windows constructed to give an overall maximum U value of 1.6W/m2K.
External doors constructed to give an overall maximum U value of 1.8W/m2K.
Door and window frames to be powder-coated aluminium.

Area of opening lights is to be a minimum 1/20th of the floor area. Background ventilation should be provided via trickle ventilation in the window frames at 2500mm2 for non-habitable rooms and 5000mm2 for habitable rooms.
In accordance with Approved Document K of the Building Regulations, BS EN 12600 and BS 6206 all glazing below 1500mm from finished floor level in doors and side lights within 300mm of door jambs and all other areas of glazing below 800mm above finished floor level must be either toughened, laminated or safety glass.
Critical locations are glazing below 800mm AFFL, glazing below 1500mm AFFL within doors or within glazed sidelights directly adjacent (within 300mm) to doors.
All opening lights (and doors) to be fitted with effective draught-strips and gun applied polysulphide mastic seal at external and internal perimeters. All upper floor opening lights to be fitted with suitable restrictors to prevent the opening of the window by more than 100mm if the window opening is less than 800mm.

Natural Ventilation:
All habitable rooms to have min 5000mm2 equivalent area of trickle ventilation.
All bathrooms to have 2500mm2 equivalent area of trickle ventilation.
All ventilation provision to meet requirements laid out in Part F.

Mechanical Ventilation:
Bathroom/ shower room to have mechanical ventilation to achieve 15litres per second.
WC without window to have mechanical ventilation 6 litres per second.
Utility room to have mechanical ventilation to achieve 30 litres per second.
Where the above do not contain openable windows, the mechanical ventilation is to have a 15minute overrun facility, controlled by the operation of the light switch.

Heating & Hot Water:
A replacement boiler of appropriate specification and capacity is to be determined by a suitably qualified heating engineer.
Provide wet underfloor heating to extended areas as indicated on the drawings.

New Omnie Staple system (or similar equivalent), together with thermostats, manifolds and pump, to be designed, installed and commissioned to BS 1264.
Heating output to be determined by the heating engineer to achieve desired room temperatures.
Provide radiators to extended areas as indicated on the drawings. Size of radiator and position to be determined by the heating engineer, as to maintain the minimum room temperature as recommended by the Domestic Building services Compliance Guide. All new radiators to be fitted with Thermostatic radiator valves.

Radiators:
Provide radiators to extended areas as indicated on the drawings. Size of radiator and position to be determined by the heating engineer, as to maintain the minimum room temperature as recommended by the Domestic Building services Compliance Guide. All new radiators to be fitted with Thermostatic radiator valves.

Electrical Services:
All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th (3rs Amendment) Edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical sefl-certification scheme authorised by the Secretary of State.

Upon completion of the works the relevant Commissioning Certificate is to be submitted to the Local Authority. Locations of light fittings, sockets and switches to be confirmed by the client.
75% of all new light fittings should only accept energy efficient light fittings.

Smoke Detection:
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back-up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm away from walls and light fittings. Where a kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

			REVISIONS		STATUS		PROJECT	
A	Roof spec updated	26/04/2021			BUILDING REGS	WHITE OAKS LONDON ROAD		
B	Roof spec updated	18/08/2021						
C	Notes & roof spec updated	24/08/2021			TITLE			
					OUTBUILDING BLDG CTRL NOTES 2 OF 2			
SCALE		DATE		DRAWING NUMBER		REV		
NTS		2024.12.07		721		C		

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