

GENERAL NOTES

All materials and construction works are to comply with current BSI standards and Codes of Practice, Building Regulations and NHBC Standards.

All materials and proprietary goods shall be suitable for their purpose and shall be stored, mixed and fixed in accordance with the manufacturers instructions.

The Contractor shall ascertain and include for all works and necessary materials to complete the works to the complete satisfaction of the Building Inspector and Client whether indicated on this drawing or not.

Existing elements of structure to be assessed on site and be thermally upgraded, if required to satisfy A Doc L. Sound testing may be required to the Party Walls

PART P:

All electrical work required to meet the requirement of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the local authority must be satisfied that either :-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

PART Q:

All communal entrance doorsets and entrance doors into bedrooms are to adequately resist unauthorised access into the dwelling and are to be in accordance with the guidance given in Approved Document Q, 2015 edition.

All easily accessible windows (including easily accessible rooflights) and all external doorsets are to adequately resist unauthorised access into the dwelling and are to be in accordance with the guidance given in Approved Document Q, 2015 edition. Ensure that 'double' lock mechanisms providing background ventilation also provides the appropriate level of security

ESCAPE WINDOWS :

Must have an unobstructed openable area of 0.33sqm and be at least either 450mm high x 750mm wide, or 750mm high x 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor level.

WINDOWS:

Any new windows required are to be white upvc windows internally beaded . Top lights to each window and fitted

with espagnolette locking system, incorporating night vent locking positions and trickle vents to frame head. Glazing to be soft low e glass at ground floor level and to be in accordance with BS6262 and to be sealed double glazed units with 16mm air space. Any glazing in doors and side panels below 1500mm and within 300mm at either side of door and glazing within 800mm of internal floor level to be toughened safety glass to BS 6206-1. All glazing to First floor to be Safety Glass and should be designed to resist a horizontal force of 0.74knMin. 'U' Value 1.8 w/m. Opening lights to be min. 1100mm above FF level. Existing windows to be checked on site for adequacy of background ventilations

SERVICES.

All work & installations to comply with Regulations & recommendations of the relevant Board or Authority, to the satisfaction of their Inspector.

Water main to be 750 below ground level & riser to slab to be fitted with an insulation sleeve. Gas main to have min. 375 ground cover. Electricity main to have 460 ground cover & electrical installation to comply with I.E.E.

Regulations. Any pipework running outside insulated shell of building to be insulated. All hot water pipes in roof space & hot water cylinder should be adequately insulated if central heating system is to be provided. Room thermostats or radiator thermostatic valves to be fitted.

Gas safe certificate required for any gas appliances. Energy Performance Certificate required for the property.

Part J. Ensure any new combustion appliances is installed by a competent person. Ensure any new or repositioned flue outlets are at an appropriate distance horizontally from window and/or door openings.

Part G. The potential consumption of wholesome water by persons occupying the flats must not exceed 125 litres per person per day. BBL to be notified that the calculated consumption rate of wholesome water does not exceed this rate as determined in accordance with the methodology outlined in the water "Water Efficiency calculator for new dwellings."

Ensure new baths are fitted with an appropriate temp. control device which will not allow hot water supply to exceed 48 degree C to prevent scalding.

COMPARTMENTATION

All walls and floors that vertically and horizontally separate each habitable room from other parts of the building should be constructed to achieve 30 minute fire resistance. This will require walls between each floor bed and between bed and the corridor being taken up to the underside of the roof covering and fire stopped. The surface linings of walls and ceilings on escape routes and/or other circulation areas will have a class o surface spread of flame rating.

All cavities & roof voids will have cavity barriers installed in accordance with approved document B3.

PAINT GRADE TIMBER DOORS (INTERNAL)

strength class - medium duty
door leaf to have a solidcore construction faced either side with 4mm plywood and provided with blocking for fixing of ironmongery as required by the schedule.

All bedroom doors to have a nighlatch internally and the front and back external doors are to have a thumb turning lock to the inside vertical edges of doors are to be lipped with minimum 4mm hardwood.

Door leaf is to be primed with 1no. coat of thinned lacquer and finished with 3no. full clear polyurethane lacquer coats.

New internal timber door frames are to be formed from ex50x125mm hardwood to bs1186, class 1, dimensions of finished frame to comply with bs4787:part1:1980. the stops are to be formed integral to the frame. the frames are to be rebated as required to accept fire or acoustic seals as indicated on the schedule.

architraves are to be formed from softwood and are to be painted as for door frames.
the frame is to be primed and gloss painted.

ARCHITRAVES

all doors are to be fitted with 25x75mm architraves. where there is no return on the jamb the architrave is to be scribed to create a bead profile.

VENTILATION:

Rapid ventilation- opening lights and doors to provide rapid ventilation at not less than 5% of the habitable room floor area.

Background Ventilation to be provided by trickle vents to window heads or lockable limit stays fixed to opening lights.

All Kitchenettes to have extract rate of 60L/sec or 30L/sec.if extract is incorporated in cooker hood. W/C and Bathroom to have extract rate of 30L/sec. All mechanical extract vents to terminate in external air. All to be in accordance with Approved Document 'F'

PART K

New staircase to be timber constructed of 12 risers at 217mm and to have 240mm goings, creating a gradient of 42 degrees.

timber balustrading with height to stairs to be 900mm from pitch line of stairs, 1100mm high to landings. balustrade not to be climeable and gaps not such as will passage of a 100mm sphere. headroom min 2000mm above pitch line clear of landing at the head and foot of staircase to be at least the width of the stairs. where fire resistance of 30 mins is required, underdraw stairs by battening out filling voids with rockwool and applying 12.5mm fireline plasterboard and skim to u/s.

DRAINAGE:

New Foul drains to be at min. 1:40 fall, and to connect to existing drainage system to rear of property.

Ground, first and second floor drainage to run down to below GF level and run out to and connect to existing manhole.

Basement floor E/S drainage to drain into existing basment drains, with a new bend connection fitted. The basement accommodation should also have an anti-flood valve fitted to the system

PART R:

Building work shall be carried out to provide 'in-building physical infrastructure' for high speed electronic communications networks, up to a network termination point. the installation should be in accordance with the guidance in pas 2016. the network termination point location is identified on the plan as ntp.

LIGHTING:

New Internal lighting to be in accordance with doc.'L1' .para 1.54 and table 4.

WASTES AND RAINWATER

Sinks to have 38mm dia wastes with 75mm deep seal bottle traps. W.c branch pipes to be nom.100mm dia. Soil and vent pipes to be 100mm dia terminating min.900mm .

SMOKE & HEAT DETECTION:

Self contained smoke alarms to be mains operated with a secondary battery power supply and to be wired to a separate fused circuit to IEE wiring regulations all in accordance with BS 5446. Smoke Detectors to be located in all rooms, and within 7500mm of each door to a habitable room. Detectors should not be situated within 300mm of a wall or light fitting. All in accordance with Approved Document 'B'

Kitchen to receive a heat Detector Grade D, L02 system.

Interlinked mains wired smoke detectors throughout the escape routes to be provided. Interlinked smoke alarms located in each bedsit.

INTERNAL PARTITIONS:

All new partitions are to be built to the underside of the existing structural soffits (including facings) and are to be fully acoustic sealed around the perimeters and around penetrations to facilitate 30min fire resisting construction generally. New internal partitions are to be formed using 75mm Gypframe Metal studs with 12.5mm Fireline Duraline board (or similar approved) and either side finished with a skim finish. Cavity filled with rockwool insulation.

Note new walls to w/c/shower room to have moisture resistant plasterboard to both sides with skim finish.

FIRE BLANKET

fire blanket is required in the kitchen of a licensed HMO. They must be capable of dealing with small fires such as cooking fires or fires involving clothing, and they should comply with BS 6575 or equivalent. They should be wall mounted (approximately 1.5m high) and situated sufficient distance from a cooking facility(ies) so that the blanket can be safely removed from its housing in the event of a fire. Note that they should be closer to the room exit than the cooking facility itself.

EMERGENCY LIGHTING:

Emergency lighting to be provided to Basement, First and second Floor Hallway/Lobby areas. Importantly the system should be designed to comply with bs 5266 parts 1 and 7 .

SEALANT

all externalwindows are to be sealed all round externally with a proprietary silicone sealant, as recommended by the sealant manufacturer, on a polystyrene backing rod to control joint depth.
All sealants are to be applied in accordance with the recommendations of the manufacturer, on suitable primer.

FIRE EXTINGUISHER

1 no. fire extinguisher placed at Ground Floor within Hallway and 1 placed at first & second floor to landing areas. Where extinguishers are installed they should comply with BS EN 3-7 and be maintained in accordance with BS 5306-3. Suitable instructions should be given to tenants on their correct use at the start of the tenancy.

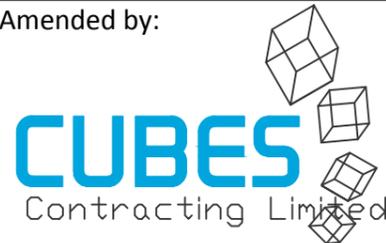
FIRE AND SMOKE DOORS

doorsets within firewalls, as indicated on plans are to be 30 min fire/smoke rated are to have intumescent/smoke seals rebated into the door or frame as required to comply with the certification procedures of the following british standards:-

FIXING

painted hardwood door frames are to be supplied to site pre-drilled for steel countersunk frame anchors, at fixing points in accordance with bs4787:part1:1980.
countersunk screw holes are to be filled and sanded prior to receipt of finishes.
door frames are to be packed and wedged at fixing positions to ensure a rigid and secure fit.
construction tolerance between the frame and structural opening, of fire rated doors are to be sealed with a proprietary intumescent sealant on a backing rod.

Amended by:



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No.	Description	Date

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SHEET
Specifications

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CLIENT	Topaz Homes Limited		
Date	Scale	1/100@A3	
Drawn by	Dwg No.	9	
Checked by	Rev.	P1	

2 Maine Rd, Manchester, M14 4DW

PROJECT	Shared HMO Accommodation for Students and professionals	
KIRKLEES COUNCIL	PURPOSE OF ISSUE	