

SPECIFICATION
All works shall fully comply with current building regulations and to be to the satisfaction of the local building inspector. The contractor shall take into account everything that is necessary for the proper execution of the works to the satisfaction of the local building inspector whether or not it is indicated on the drawings.
Before starting work the contractor shall examine all available drawings and carry out a thorough examination of the building and structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractors at each stage of the works.
All materials shall be suitable for their purpose and fixed, applied or mixed in accordance with the manufacturers instructions, specification and recommendation, size and strength of all materials to comply fully with current regulations.

INTERNAL WALLS
Partitions :- Minimum 12.5 plasterboard each side of 75mm x 50mm timber or similar approved studding at 400mm centres with minimum 50mm mineral insulation infill.
Triple joists below partitions running parallel with joist span.

ROOF VENTILATION
Roof void ventilation :-see plans/sections for method of attaining adequate through ventilation to voids above roof insulation.

IN LINE ROOFS (0.2W/m2/degK)
Insulation to in line roofs - 50mm Kingspan between rafters with Tri Iso Super ten by Actis placed to the underside of rafters realted with Actis tape and battened plasterboard and skim finish.

STAIRCASES (Internal)
Clear width minimum 800mm. Prefabricated standard staircase to BS 5393 maximum pitch 42°. Twice rise plus going to be between 550 and 700mm. Width and going of landing not less than 800mm. Handrails minimum 900mm above landing floor. Any openings in risers or balustrading not to allow the passage of a 100mm diameter sphere. Balustrading to be constructed so as not to be readily climbable by children minimum 2m clear headroom on staircase and landings (measured vertically above pitch line on stairs). Guarding to any external balconies to be minimum 1.1m high. Minimum going of tapered trades at narrow 50mm. Twice rise plus going of tapered treads measured 400mm in from narrow end to between 550 & 700mm.

DRAINAGE (below ground)
100mm (unless otherwise stated) clayware or pvc at minimum 1m in fall, laid, jointed and back filled in accordance with manufactures recommendations. Drains under building encased in 150mm concrete and rc lintels over drains passing through walls including rocker joints and rigid masking as necessary to prevent rodent ingress. Manhole specifications and positions including depth invert etc to be denoted on drainage layout plans. Any internal manholes to be fitted with double seal and bolt down covers. Adequate step irons to any manholes exceeding 1m in depth.
When drainage layout and general lines are established on site by the contractor he shall liaise with the P.W.C. building control surveyor to agree new pipe runs and alterations. The contractor must prepare a sketch or photographs to send to the surveyor. This is so that discussions can be made to determine the new alterations to the drainage satisfy the requirements of the building regulations.

ABOVE GROUND DRAINAGE-
Any soil and vent pipe to extend minimum 900mm above opening lights excluding cage termination. Waste pipe in pvc discharging to soil and vent pipe pr b.i.g. of the following minimum sizes :-
40mm
32mm
50mm
Anti-syphon traps to all fittings connected to soil and vent pipes or 75mm deep seal traps if wastes do not exceed the following lengths :-
1-7m
3m
4m

Fall on all waste pipes to be minimum 1 in 55 maximum 1 in 11 support brackets at changes in direction and higher ends of long runs.

VENTILATION
Generally :- opening lights to equal minimum 1/20th room floor area. Habitable rooms to have 8000mm sq trickle vents. Utility rooms and kitchens to have trickle vents for background ventilation at least 4000mm sq in area with a minimum dimension of 8mm that is secure, adjustable and located so as not to cause undue draughts. Mechanical extract ventilation to external air and capable of intermittent use to be provided as follows :-
Bathroom / en suite :- 15 litres / second.

RAINWATER GOODS
100mm dia half round or deep flow gutter 68mm dia rainwater pipes discharging into gully position dependent on site layout.
BOILER
To have a 86% SEDBUK rating, balanced flue fitted with durable non combustible guard. Provide high level gas and power points where applicable.

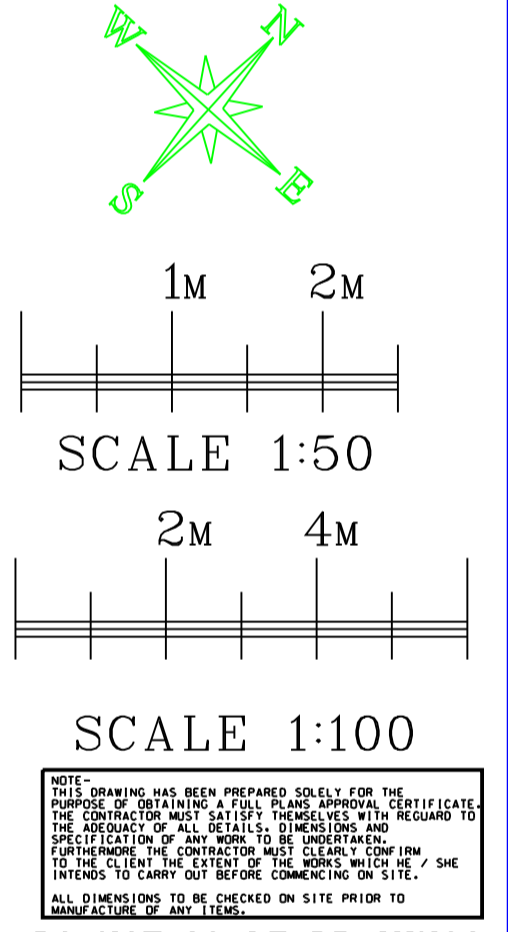
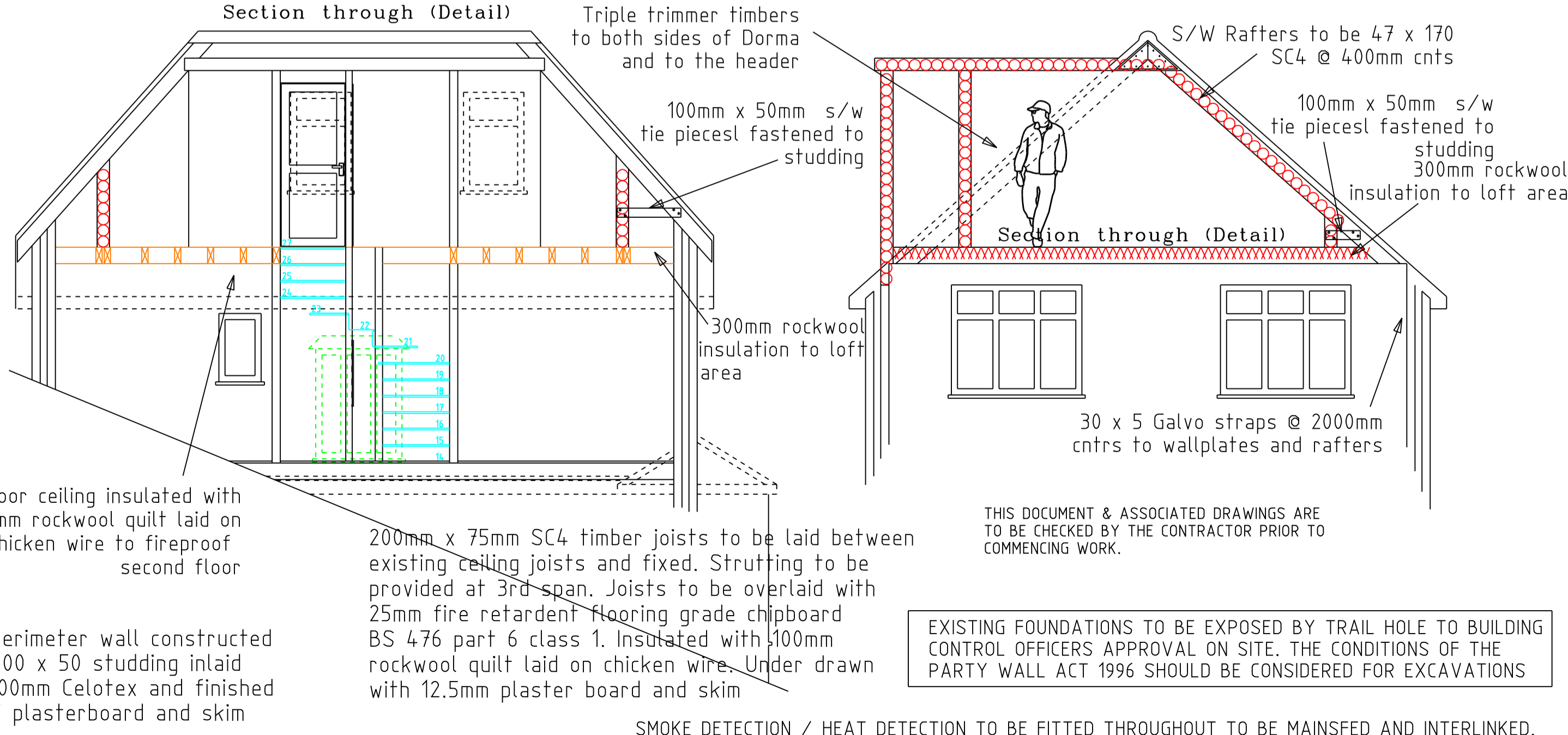
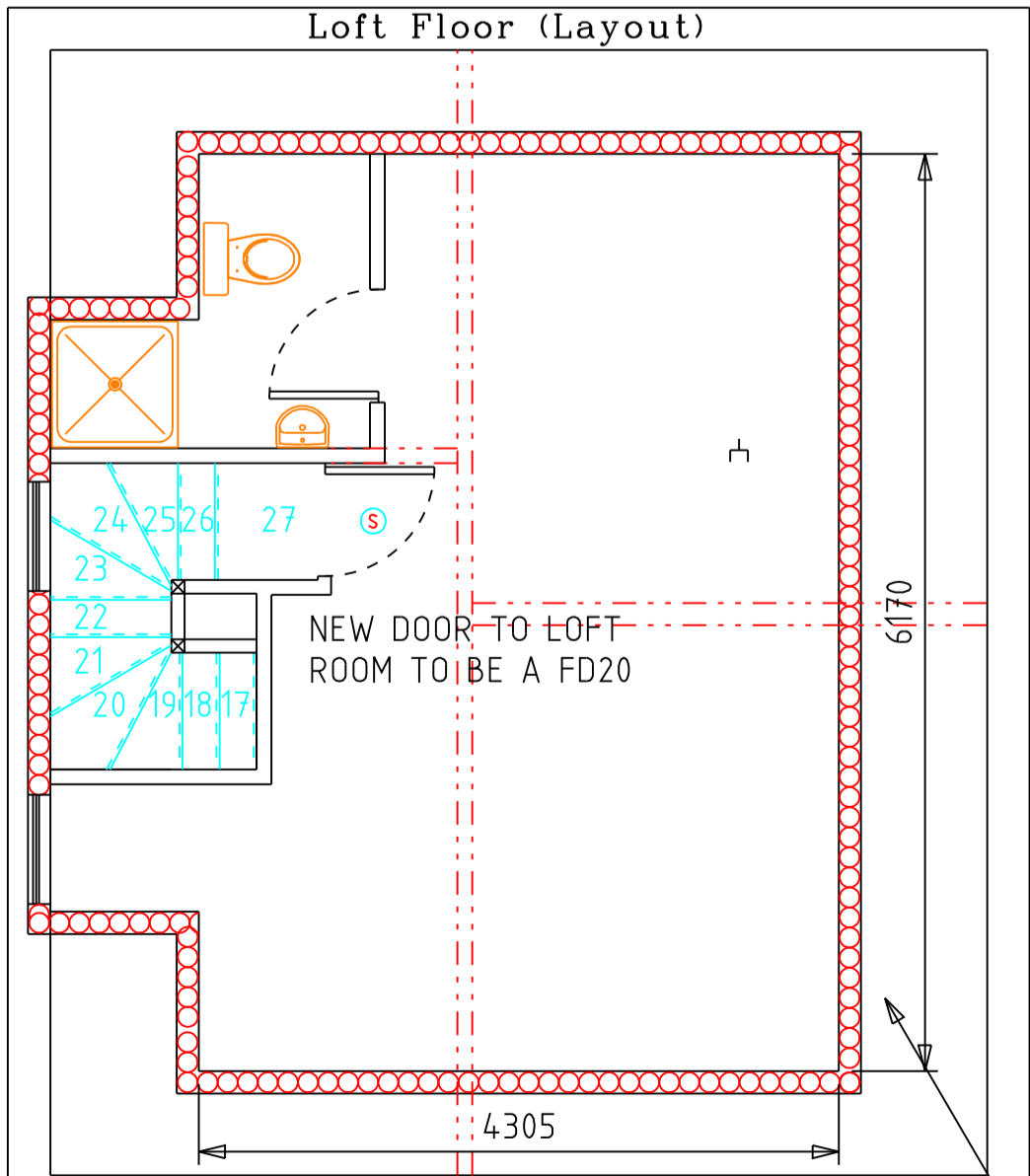
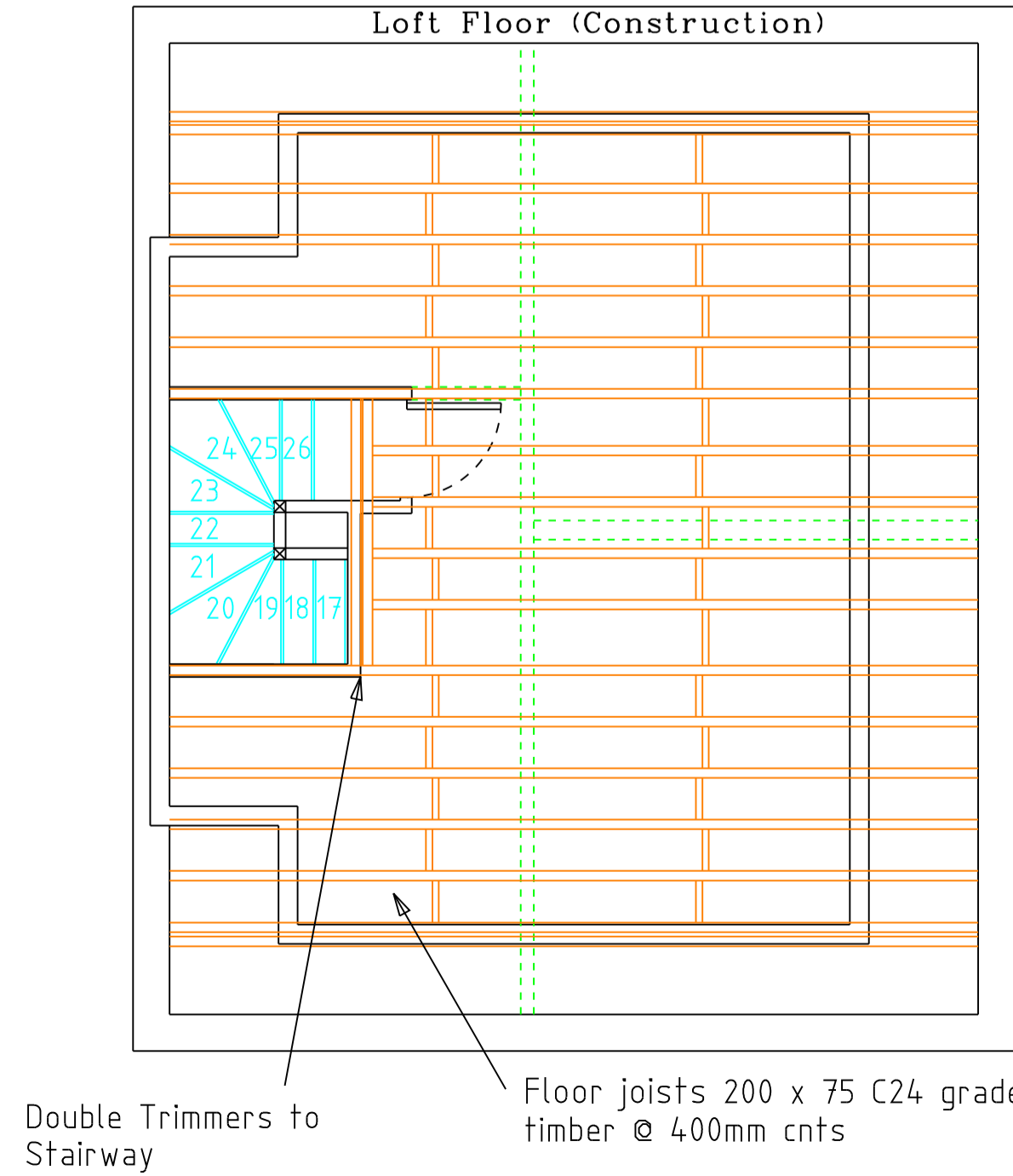
GAS INSTALLATIONS
All gas appliances to be installed by a "Gas Safe" registered engineer.

ELECTRICAL INSTALLATIONS
All installations to comply with I.E.E. regulations. Allow for two efficiency lighting units etc compact fluorescent strip lights. All wiring and electrical work will be designed, installed, inspected and tested in accordance with requirements of BS7671, the IEEE 16th edition wiring guidance and building regulation part pt (electrical safety) by a competent person registered with an electrical self-certification scheme authorized by the secretary of state. The competent person is to send to P.W.C. a self- certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS 7671 Electrical Installation Test Certificate.

FIRE PROTECTION & ALARM
Interlinked mains powered smoke detectors and heat detector system to be installed as plan.

GENERAL
All R.S.J.'s or U.B.'s to be encased in one layer of 12.5mm plasterboard and 7mm plaster and skim or other suitable encasement to provide minimum 30 mins fire resistance (unless supporting roof structure only) and sealed on suitable pad stones. External meter cupboards to comply with Appendix G of Approved document B. Structural timbers to be minimum 40mm outer face of chimneys and 200mm from any flue.
Any drain excavation below and within influencing distance of any foundation to be trench filled with concrete to the satisfaction of the P.W.C. building control officer. Balanced flue outlets within 2m of ground level to be provided with a suitable durable met el guard. Gas flue terminals to comply with App Doc J clause 3.23 The following will satisfy the requirements of approval doc L1:-
a) Heating system controls. Thermostatic controls to all radiators.
b) Insulation to pipe work and hot water storage vessels.
c) Method of controlling temperature of stored hot water.
These drawings have been prepared for the purpose of obtaining statutory consent under Building Regulations only. Any discrepancies found on site by the builder must be immediately communicated to the designer for further consideration. The owner of the building is responsible for serving notice under the party wall act 1996. Adjacent owners should be consulted and given appropriate notice where this is warranted.

Dormer Construction
Roof
New roof to be formed with proprietary single ply E.P.D.M. roofing membrane, mechanically fixed through 130mm of Rockwool Durock to 25mm marine quality plywood fixed to 150 x 63 C24 roof joists laid at max 400mm cnts. Joists to be laid at nominal 2° fall to rain water outlet. (check specific membrane manufacturer details for min falls) and be bracketed to new steel and / or new block work with proprietary restraint anchors. Void over wall to be packed with insulation and joists to be under drawn with 12.5mm plaster board and skim. Flat roof construction to achieve minimum of 0.25W/m2K "U" value. Where insulation is placed between existing rafters to be 175mm (total thickness of Rockwool Rockfall with 25mm air gap over, remainder of insulation depth to be installed across the underside of rafter and under drawn with foil backed plaster board. All to achieve a minimum "U" value of 0.2W/m2K. Where loft space remains insulation to be installed to achieve minimum 0.16W/m2K "U" value
Walls
All existing walls to be checked for integrity and suitability to support new structure. Any remedial works to be designed and detailed by engineer. Cavity wall construction to be 100mm outer wall with 75mm Drytherm 32 cavity insulation to achieve "U" value of 0.3W/m2K with new inner leaf to be constructed from Thermalite turbo block or similar with K value of 0.11. Finished internally with 12.5 plaster board on studs. Cavity wall ties to be stainless steel and to be inserted at 900mm cnts horizontally (staggered at 150mm cnts) and 450mm cnts vertically (225mm at jobs). New stud work to be formed with 12.5mm plaster board either side of 75mm x 50mm s/w stud at max 450mm cnts and to be filled with sound deadening mineral quilt insulation. Install new proprietary D.P.C.s and cavity trays (including cloaks, stops ends and weep holes) as specified on drawings all in strict accordance with manufactures instructions.



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Rev	Amendment	Date
Designs in C. A. D. 0151 548 9078 tony@designsincad.co.uk		
CLIENT Mr & Mrs Griffin 68 Druidsville Road Liverpool L18 3EW		
PROJECT Full loft conversion creating new bedroom and ensuite.		
DATE	SCALE	DWG No
21-02-15	1:50 1:100	1288/A1
DRAWN	CHECKED	REV
T. Davies		