CODE OF PRACTICE NOTES

IMPORTANT,

All proprietary brand products to be used or fixed strictly in accordance with manufacturers instructions. Contractor to obtain such information from builders merchants and/or suppliers prior to the commencement of works. Contractor shall work to written dimensions only and shall not scale from plans. All works are to comply with current Building Regulations, Relevant British Standards with B.B.A. Certificates etc. and with full local authority approval.

Wall construction to achieve a min "U" value of 0.35 w/m2k.
Pitched Roof construction to achieve a min "U" value of 0.20 w/m2k.
Flat Roof construction to achieve a min "U" value of 0.25 w/m2k.
Floor Construction to achieve a min "U" value of 0.25 w/m2k.

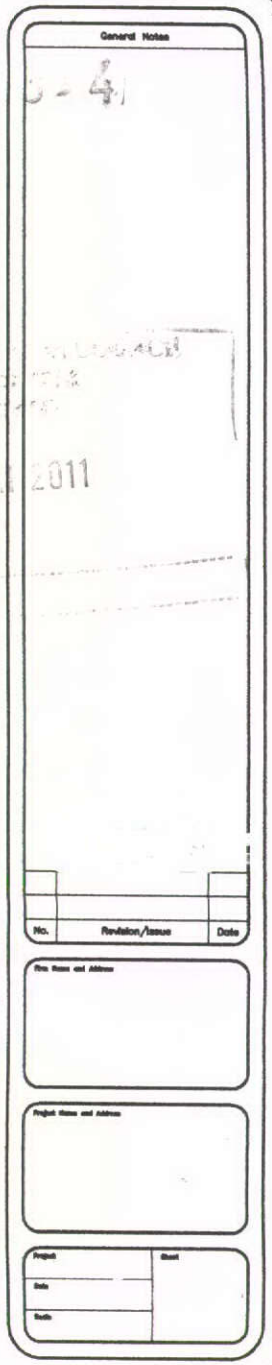
All external materials to be approved by both the local authority and client prior to start of works/procurement of same.
Attention is drawn to possible requirement of Radon protection, British Geological Surveys are to be contacted on 0115-936-3143 to obtain information on the possible presence of Radon Gas. If necessary protection is to be incorporated into the floor construction using a Radon Membrane in accordance with the local authority requirements.
Habitable rooms above ground level are to incorporate windows with unobstructed opening light min. 450mm high x 740mm wide OR 740mm high x 450mm wide, with the opening light to be 90° to the frame, which can be top or side hung (if top hung then stay to be installed) and the bottom of the openable area to a maximum of 1100mm from floor level.
Escape windows are not to have locks.
Specialist supplied gang-nail trusses are to be to local authority approval and to B.S. 5286 Part 3, 1985. and to have adequate diagonal wind bracing in accordance with manufacturers specifications.
Floor joists, ceiling joists and rafters are to be strapped to masonry using batstraps at centres approved by building control, fixed to min. 3 members inwards.
Catnic lintols over all openings (or similar approved by client/building control) inc. cavity trays to external walls. New brickwork/blockwork to be toothed to existing and cavities to be continuous were new brick piers are to tied into existing brickwork, two lines of cramp ties are to be utilised at 450mm ctrs vertically staggered 225mm. Cavities to be closed at eaves and to include D.P.C.
D.P.C. to external walls at max. 150mm above G.L. linked to D.P.M.
D.P.C.,s to all walls, jambs reveals and lintols, -installed to reveals.
All structural elements to be designed by chartered structural engineer and approved by local authority.
All internal lintols and steelwork to have min. 150mm bearing and to be min. half hour fire protected.
New inspection chambers to comply to B.S. 8301.
Plumbing to comply to B.S. 5572.
Internal S & vp to be encased in 6mm ply on 35x35mm framing, cup and screw fixing and to be fully accessible, and to include fibre glass quilt surround as sound insulation.
S & vp to have suitable rodding access at base and any change of direction.
Roof and floor timbers to be tanalised and stress graded sc3 in building regulations. unless otherwise stated.
Building double joists below studded wall running parallel to span of joists.
Allow min. 25mm air space behind fascia boards or fit approved soffit ventilators.
Install patent approved ducts to maintain roof ventilation past insulation at eaves.
Suspended timber floors at ground level to have min. 150mm air space between bottom of floor joist and top of site concrete.
Air bricks ventilating areas below suspended floors and roof spaces to be sleeved through cavity and cavity trays provided over. min. 150mm are gap between floor joists and conc. slab.
Provide cavity trays in cavity walls over solid piers to avoid cavity bridging.
Where solid wall adjoin cavity walls - provide extra vertical wall ties and instructed on site and vertical D.P.C.
Internal door openings to have 150mm x 100mm R.C. lintols or steel lintols of approved manufacture.
Where cross ventilation to mono pitch roofs is not possible, provide and fix ventilating roof tiles/slates to upper section to achieve adequate ventilation.
Provide lateral restraint to walls at roof and floor level with 1200x30x6mm galvanised mild steel ties fixed to inner leaf and joists.
New roof joists, trussed rafters and wall plates to be secured to walls at max. 1200mm ctrs with 450x30x6mm galvanised mild steel anchors.
Silvaboard to be used in place of standard insulation at back of cavity flues.

NO DIMENSIONS TO BE SCALED FROM THESE DRAWING (4HD/SSWCE/01). ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS START & ANY DISCREPANCIES TO BE REPORTED TO CLIENT FOR ACTION.

WARNING TO CLIENTS

WHERE THE ALTERATIONS AND/OR EXTENSIONS TO YOUR PROPERTY INCLUDE THE REMOVAL OF LOADBEARING WALLS AND THE CONSEQUENT REDISTRIBUTION OF THE EXISTING LOADS FROM THE FLOOR(S) AND ROOF ABOVE, THERE IS ALWAYS THE POSSIBILITY THAT SOME INITIAL SETTLEMENT MAY OCCUR, AS THE GROUND UNDERNEATH TAKES UP THE NEW AND REDISTRIBUTED LOAD AND CONSOLIDATES SLIGHTLY. THIS IS UNAVOIDABLE IN THESE SITUATIONS BUT WILL NOT BE A RECURRING PROBLEM. YOU MAY NEED TO CARRY OUT SOME REDECORATION WHEN THE MOVEMENT HAS CEASED.

REGARDING CONSTRUCTION EITHER ON OR ADJACENT BOUNDARIES ATTENTION IS DRAWN TO BOTH THE REQUIREMENTS OF THE PARTY WALL ACT 1996: AND TO THE NEED FOR PRIOR AGREEMENT WITH ADJOINING OWNERS TO ACCESS ON OR OVER ADJOINING LAND/PROPERTY, FOR EITHER CONSTRUCTION PROCESSES AND/OR MAINTENANCE, IT IS RECOMMENDED THAT PERMISSION IS OBTAINED IN WRITING PRIOR TO WORKS START.



STRIP FOUNDATIONS

Clear site of all vegetable matter, top soil etc., and excavate to dimensions shown, lay strip foundations to width and thickness to suit L.A. requirements in grade C20 concrete containing min. 260kg. O.P.C. per m3. founds. shown are to suit natural ground conditions having a safe increase bearing capacity off 100Kn/m2.
Where founds. 1 linear metre of any drain then found. strip should be excavated to min. invert level of drain in question. Founds. to have min. 900mm cover, and excavations to be to B.S.8000 part 1.

EXTERNAL WALLS

Cavity walls to be constructed as shown with materials stated. Austenetic steel wall ties to be inserted for stability of 450mm min. vertical and doubled up at side of openings and 900mm min. arise. ctrs. ties to have min. 50mm embedment in each leaf. Insert vertical D.P.C. round all new door and windows openings. Lay bitumen based (or sim. approved) horizontal D.P.C. in all walls at min. 150mm above ground level.
Cavities to be firestopped at roof level. All walls to be filled with rigid insulation to meet current requirements of 'U' value : 0.35W/m2k

STEEL BEAMS

R.S.J.'s and U.B.'s and catnic lintols to be supported by grade C25 conc. padstones to sizes specified by consulting structural engineer and encase in fireline p,bd. to manufacturers instructions and skim.
A clear headroom of 2000mm should remain after positioning any steel beam in a habitable room.

VENTILATION

Habitable room ventilation should be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room with some part of the ventilation min. 1750mm above floor level. Kitchen & Utility rooms to have rapid mechanical ventilation rated at 60litres/second and maybe operated intermittently. Bathroom rapid mechanical ventilation should be provided with either mechanical extract ventilation rated 15 litres/second which may be operated intermittently. All habitable rooms to have controllable and secure background ventilation openings of 8000mm2 min. located so as to avoid undue moisture.

PARTITIONS

Construct partitions in position shown in 100x50mm studs faced both sides in Gyproc wallboarding and skim, insulate between framework using 100mm fibreglass quilt. Studding to be nogged to floor/roof members at 600mm ctrs.

DRAINS

Soil and storm drains to be laid at falls of not less than 1 in 40 and are to be encased in grade C25 concrete in the event of passing beneath building. Where any drain passes through a load bearing wall, lay 150mm deep x wall thickness R.C. lintol over and pack out with polystyrene off-cuts.
40mm diameter waste pipes from sinks, washdown room and any other room as required. 32mm diameter from basins and 100mm from W.C.s. All traps to be 75mm deep seal. Any waste exceeding 1.7m in length to have anti-syphonic traps. Any waste exceeding 2.3m in length to be 50mm diameter. All waste pipework to BS 8000.

ELECTRICAL SAFETY

The amount of light fitting/sockets/switches etc. is to be agreed between the client and the contractor before work commences on site. All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS:7671-2008, the IEE 17th edition wiring guidance and building regulation part P (Electrical safety) by a competent person registered with a electrical self certification body authorised by the secretary of state. The competent person is to send the local authority a self-certification certificate within 30days of completion of the electrical works. The client is to be provided with a copy of the self-certification certificate and a BS:7671 electrical installation test certificate.

LIGHTING EFFICIENCY

At least ¼ter of all new light fittings which are to be installed will be capable of taking lamps having a luminous efficiency greater than 40 lumens per curcuit watt e.g. Fluorescent and compact fluorescent lighting fittings meet this requirement. All external lighting to have lamps that do not exceed 150 watts and switch off when there is enough daylight and when not required at night.

MASONRY

Class B Engineering brickwork to be set in 1:1:4 mortar. 20N concrete common brickwork and 7N concrete brickwork to be set in 1:½:4 mortar. 2.8N blockwork to be set in 1:1:6 mortar. Movement joints to be incorporated at max. distances as recommended by material/product supplier.

GLAZING

Any glazed window area between floor level and 800mm above that level and any glazed area between floor level and 1500mm above that level in a door and any glazed area within 300mm of door casing must be fitted with toughened safety glass to suit table in paragraph 4 section 1. document "N" of 1991 Building Regulations. External Glazing to be 24mm gap double glazing argon filled (low E) Pilkington Kappafloat or similar. U value 1.7W/m2K.

CONCRETE

All concrete to be ready mixed. Designed Mixes to B.S. 5328, obtained from depot accredited by Quality Scheme for Ready Mix Concrete. All workmanship to comply with B.S. 8110 Part 1 Section 6.

GRADE C20

For strip footings, padstones, unreinforced bases and unreinforced concrete. Min. cementitous content 220 kg/m3.

GRADE C35

For floor slabs and reinforced concrete. Min. cementitous content, 300 kg/m3.

ALL CONCRETE GRADES

Nominal max. aggregate size 20mm workability 60mm slump.

REINFORCEMENT

Mesh to B.S. 4483, bars to B.S. 4449, bent and cut to B.S. 8666: 2000. Mesh laps 350mm.

COVER

75 to trimmed earth faces, 40 to shuttered faces and to u/s floor slab, 50 to top faces, u.n.o.

WALL INSULATION TO WALLS SHOULD BE SUITABLE RIGID FOAM 50mm THICK OR BE PROVED BY OTHER MEANS TO COMPLY WITH A "U" VALUE OF 0.35W/m2.
ROOF INSULATION SHOULD BE CONFIRMED AS BEING POSITIONED BETWEEN AND OVER THE CEILING JOISTS, 125MM IN-BETWEEN AND 15MM0 @90° ABOVE.
PROVISION MUST BE MADE FOR LIMITING AIR LEAKAGE FROM THE BUILDING, BY LINKING OF INSULATION ELEMENTS AT THEIR JUNCTIONS AND THE GENERAL SEALING OF CONSTRUCTION JOINTS AND SERVICE PIPES WHERE THEY PASS THROUGH THE STRUCTURE.
WINDOWS DOUBLE GLAZED UNITS TO HAVE MIN. 16mm AIR GAP AND TO HAVE A LOW "e" COATING.
THE CONTRACTOR IS TO IDENTIFY THE EXACT LOCATION OF ALL UNDERGROUND SERVICES AND DRAINS.
THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY PROPPING, NEEDLE BEAMS, PLANKING OR STRUTTING ETC. NECESSARY TO MAINTAIN THE STABILITY OF THE EXISTING STRUCTURE AND ADJOINING STRUCTURES AND OF THE EXCAVATIONS DURING THE COURSE OF THE WORKS.
THE GUIDANCE IN "BUILDING RESEARCH ESTABLISHMENT GOOD BUILDING GUIDES Nos. 15 & 20 - "PROVIDING TEMPORARY SUPPORT DURING WORK ON OPENINGS IN EXTERNAL WALLS" and "REMOVING INTERNAL LOAD-BEARING WALLS IN OLDER DWELLINGS"

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

Project No.
Date
Scale
Sheet