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.

General Notes

DWG 6

No.	Revision/Issue	Date

Your Name and Address

Project Name and Address

Project	Sheet
Date	
Scale	

PROPOSED REAR S/STOREY EXT'N @ 34, SHEFFIELD RD, GLOSSOP FOR MR+MRS B. ALDOUS.