

CODE OF PRACTICE NOTES
IMPORTANT,

GENERAL SPECIFICATION SHEET

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 work. Contractor shall work to within dimensions only and shall not scale from plans. All works are to comply with current Building Regulations, relevant British Standards with B.R.A. Certification 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.
Roof 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 work/procurement of same. Attention is drawn to possible requirements of Radon protection. British Geological Survey 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 into 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 operable area to a maximum of 1100mm from floor level.
Escape windows are not to have locks.

Specialist applied gang-nail systems are to be to local authority approval and to B.S. 5296 Part 3, 1985, and to have adequate diagonal wind bracing in accordance with manufacturers specifications.
Floor joists, ceiling joists and rafters are to be stripped to masonry using backtraps at centres approved by building control, fixed to min. 3 members batten.

Cable ladders over all openings (or similar approved by client/building control) inc. cavity trays to external walls. New brickwork/brickwork to be fixed to existing and cavities to be continuous where new brick piers are to fixed into existing brickwork, two lines of cramp ties are to be utilised at 450mm c/c vertically staggered 225mm. Cavities to be closed at eaves and to include D.P.C. D.P.C. to external walls at eave, 150mm above G.L. limited to D.P.C. D.P.C. to all walls, jammy joints and lintels, handfilled to reveal.

All structural elements to be designed by chartered structural engineer and approved by local authority.
All structural lintels and sleepers to have min. 140mm bearing and to be min. half hour fire protected.
New inspection chambers to comply to B.S. 8301.
Paving to comply to B.S. 5872.

Internal S & up to be encased in 35x35mm framing, cup and screw fixing and to be fully accessible, and to include fibre glass quilt sandwiched in rigid insulation.
S & up to have suitable rodding access at base and any change of direction.
Roof and floor slabs to be finished and stress graded as to building regulations, unless otherwise stated.

Building double joists below finished wall running parallel to span of joists.
Below min. 25mm air space behind fascia boards or as approved by local authority.
Install patent approved ducts to maintain roof ventilation post installation at eaves.
Suspended timber floors at ground level to have min. 150mm air space between bottom of floor joist and top of site concrete.

Alf bricks ventilating areas below suspended floors and roof spaces to be cleared through cavity and cavity trays provided over min. 150mm air gap between floor joists and concrete slab.
Provide cavity trays in cavity walls over solid plaster to avoid cavity bridging.
Where solid wall and cavity walls - provide extra vertical wall studs and instructed on site and vertical D.P.C.

Internal door openings to have 150mm x 100mm D.C. lintels or steel lintels of approved manufacturer.
Where cross ventilation to masonry pitch roofs is not possible, provide and fix ventilating roof tiles/vents to upper section to achieve adequate ventilation.
Provide lateral restraint to walls at roof and floor level with 1200x30x6mm galvanneal 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 c/c with 450x30x6mm galvanneal mild steel anchors.
Sillboard to be used in place of standard insulation at back of cavity floor.

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 UNDERNATH 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 REPAIR/RECONSTRUCTION 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.

NO.	Revised/Amend