

**BUILDING REGULATION CONSTRUCTION NOTES:** Generally all work to comply with current Building Regulations, relevant British Standards, BBA certificates and manufacturers installation requirements as appropriate.

**HEALTH AND SAFETY:** The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974. The client/contractor should be aware of his obligation to notify the HSE where required under the CDM regulations.

**MATERIALS AND WORKMANSHIP:** All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

**PROVIDING INFORMATION:** Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the building on completion in compliance with Approved Document L1A

**ALTERNATIVE PRODUCTS:** Wherever materials are specified by name it is assumed that substitution for an alternative product is permitted subject to the product being equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.

**EXISTING STRUCTURE:** Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**ASBESTOS:** For any property built prior to 2000 that requires intrusive works to be carried out no works shall commence without a suitable R&D Survey being carried out.

**FLOOR PENETRATIONS:** All service penetrations through compartment floors are to be fitted with suitable 1Hr fire collars.

**SECURITY:** All doors and windows are to be installed in accordance with the advice stated in PAS24:2012 or alternatively comply with the requirements set out in Approved Document Q – Appendix B. Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS PAS24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q.

**ACCESSIBILITY (PART M):** Entrance doors to be provided with level access front, min. clear opening of 775mm. Internal doors to be min. clear opening of 750mm to aid circulation for wheelchair users and disabled persons. All switches and socket outlets to be positioned between 450mm and 1200mm from FFL, and min. 300mm horizontal distance from internal corner of room. Hearing induction loop to be provided to Council Chamber.

**ELECTRICAL:** All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by an electrician registered under an Approved Competent Persons Scheme. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. All switches and socket outlets to be positioned between 450mm and 1200mm from FFL.

**LIGHTING:** All new internal light fittings to be dedicated energy efficient compact fluorescent lamps. Wet rooms are to have suitable IP rated fittings. Emergency lighting to be added to suit new layouts.

**SMOKE/HEAT DETECTION:** Detectors are to be mains powered inter-linked detectors to BS 5446 and BS:5839 Part 6 complete with battery back up, fixed to ceilings at a minimum 300mm from any wall or light fitting.

**VENTILATION:**  
Intermittent Extract:  
Wetrooms to be fitted with mechanical extract ventilators capable of achieving minimum extract rates listed below:  
Kitchen = 30 l/s (adjacent hob) or 60 l/s elsewhere  
WC/shower = 15 l/s with 15 minute overrun timer

**MECHANICAL:** Heating and hot water system is to be confirmed, to be designed by specialist and details submitted to inspecting authority for approval.

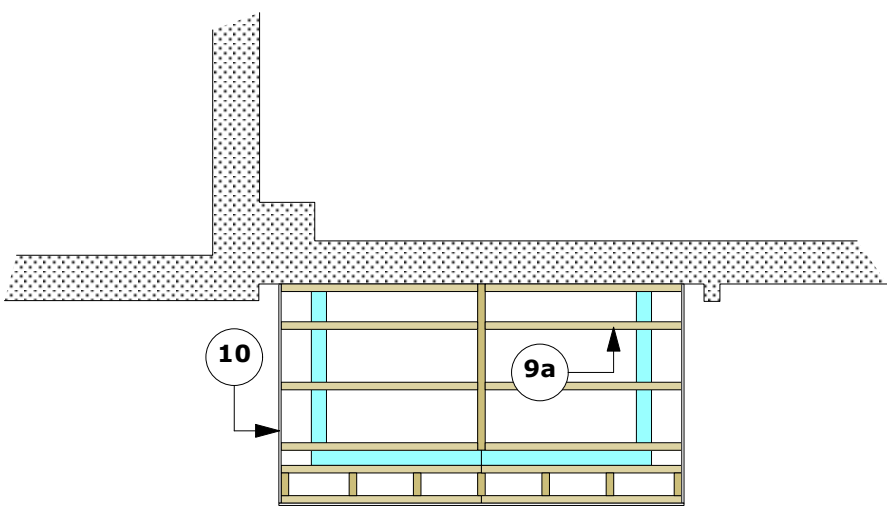
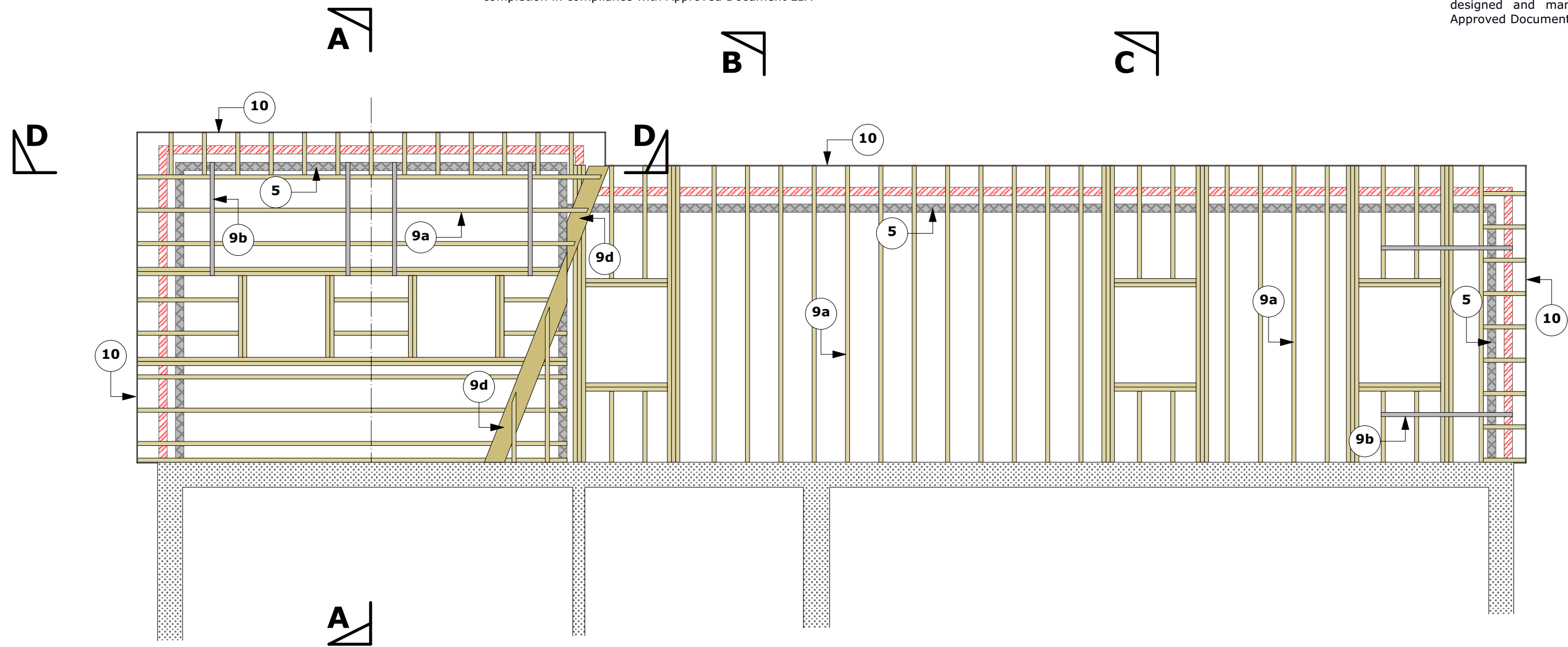
External walls comprise 100mm brickwork outer skin with 15mm sulphate resisting external quality render and finish, with all necessary render stops, 100mm cavity fully insulated with 90mm EcoTherm Eco-Versal Full Fill rigid insulation (extended 225mm below dpc level and abutting roof insulation), stainless steel wall ties 450mm apart vertically, 900mm apart horizontally and additional ties at max. 300mm centres to be provided within 225mm from all openings with un-bonded jambs, 100mm Celcon Standard 3.5N/mm<sup>2</sup> block inner skin with 12.5mm Gyproc Wallboard (moisture resistant to wet areas) on plaster dabs internally. U-Value = 0.19W/m2k.

Rafters to be 50x150mm C24 treated timber at 400mm centres. All structural timber to be stress graded, generally to BS:4471 and 4978. Rafters to be secured to wall plate with suitable truss clips. 100x25mm diagonal wind bracing fixed across trusses in gable roofs.

30x5mm galvanised steel anchor straps provided between bottom ties and supporting walls at bearing point. 30x5mm galvanised steel anchor straps provided between inner skin of gable and across 4 No. adjacent rafters at 2000mm centres, as restraint to gable.

Valley layboards to be 12mm external quality WBP ply.

PVCu fascia and soffit boards to be from PBS Ltd (or similar). Fascia board to be 16mm thick, soffit to be 9mm thick with continuous strip ventilator behind fascia, all secured to rafter feet and blockwork.



#### GENERAL NOTES

1. Dimensions are in millimetres (unless stated otherwise) and are to block or stud faces.

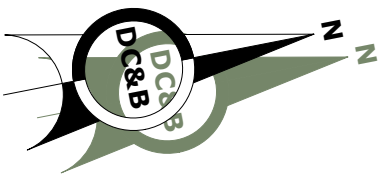
2. Drawings are not to be scaled, use figured dimensions only.

3. Notify the Architect of any discrepancies within the drawing and contact for clarification before proceeding.

4. All proprietary items to be fitted strictly in accordance with manufacturers instructions.

5. All works to be carried out in accordance with latest related British Standards and relevant codes of practice.

A	7.10.22	Drawing updated to suit engineers design.
Rev	Date	Revision Description
Project Title		Scale 1 : 50 @ A2
WIVENHOE TOWN COUNCIL OFFICE REMODEL & EXTENSION		Project Ref. 3550
Drawing Title		Drawing Ref. TI-24A
Roof Construction Plan		Date Drawn JULY 2022
Roof Construction Plan		Drawn By IJ
Roof Construction Plan		Checked By



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TENDER ISSUE