**BUILDING REGULATION NOTES**

**for**

**ALTERATIONS TO PUBLIC TOILET BLOCK**

**at**

**SNOW HILL NANTWICH**

**for**

**Nantwich Town Council**

BOWER EDLESTON

**ARCHITECTS**

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# GENERAL CONSTRUCTION SPECIFICATION : DETACHED HOUSE

## 1. GENERAL CONSTRUCTION SPECIFICATION

CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT BUILDING REGULATIONS, BRITISH STANDARDS CODE OF PRACTICE, MANUFACTURERS WRITTEN INSTRUCTIONS, AGREMENT CERTIFICATES AND ALL RELEVANT STATUTORY AUTHORITY REQUIREMENTS AS APPLICABLE.

## 2. DEMOLITION

REMOVE EXISTING SANITARY WARE CAPPING OFF DRAIN CONNECTIONS AND TERMINATING WATER SUPPLIES BACK TO STOP TAP POSITION. ARANGE WITH UNITED UTILITIES TO REPLACE THE STOP TAP IF NECESSARY.

REMOVE WASHROOM FITTINGS INCLUDING WC CUBICLES VANITY UNITS IPS SYSTEM SERVICES DUCTING AND ANY SUNDRY FITTINGS. REATIN TWO NUMBER BABY CHANGE UNITS FOR RE-USE.

TAKE DOWN PLASTERBOARD CEILINGS ALLOWING SUPPORT FOR VENTILATION DUCTWORK ELECTRICS AND PIPED SERVICES ABOVE CEILING. DRAIN DOWN AND REMOVE COLD WATER STORAGE TANK.

ISOLATE MAIN ELECTRICITY SUPPLY AND STRIP OUT ALL EXISTING LIGHTING AND POWER SERVICES ARRANGE FOR ELECTRICIAN TO CHECK MAIN BOARD AND INCLUDE FOR ANY COSTS ASSOCIATED WITH WORKS TO THE MAIN DISTRIBUTION BOARD IN YOUR TENDER

TAKE DOWN MASONARY WALLS AS INDICATED ON DRAWINGS ALOWING FOR ANY LINTELS REQUIRED OVER NEW OPENINGS FORMED IN STRUCTURAL WALLS. STRIP OUT INTERNAL DOORS SKIRTINGS AND ARCHITRAVES WITHIN THE WORKS AREA.

HACK OFF ALL WALLPLASTER TO BOTH INTERNAL AND EXTERNAL WALLS.

TAKE UP CERAMIC TILE FLOOR, TILE SKIRTING AND UNDER-FLOOR HEATING SYSTEM ALLOW FOR MAKING GOOD CONCRETE FLOORS WERE MASONARY WALLS HAVE BEEN REMOVED AND FLOORS HAVE BEEN TAKEN UP .

## 3. REPAIRS TO EXISTING PLANTER WALLS

ALLOW FOR HELI-BAR CRACK STITCHING REINFORCEMENT IN FAILED SECTIONS OF EXTERNAL PLANTER WALLS AS SHOWN ON DRWAINGS (CHECK ON SITE WHILST TENDERING) REBUILD WALLS IN MATCHING FACING BRICKWORK AND COPING BRICKWORK ALL WITH MATCHING MORTAR.

## 4. GROUND FLOOR

TAKE FLOOR LOCALLY TO LAY NEW DRAINS AS INDICATED ON DRAWINGS AND MAKE GOOD CONCERTE RECEIVE NOTE THE PRESENCE OF AN EXISTING ELECTRIC UNDERFLOOR HEATING SYSTEM. REPAIR MAJOR DEFECTS IN THE CONCRETE CAN BE REPAIRED USING ARDEX ARDURAPID A 45 rapid drying and hardening, slump free mortar. ONCE REPAIRS ARE COMPLETE LEVEL FLOOR OVER EXISTING TILING USING ARDEX ARDITEX LATEX BASED SMOOTHING LEVELLING COMPOUND.

The surface of the sub-floor must be clean, sound and free from dust, plaster droppings, grease, paint, polish and any water-softenable or loosely adhered materials. On absorbent surfaces it may be necessary to damp down or prime the surface using the ARDITEX latex liquid diluted 1 part to 4 parts water and allow to dry before applying the ARDITEX mortar. Where rising damp is present it is recommended that an ARDEX surface damp proof membrane is incorporated into the sub-floor construction.

The standard mix is suitable for applications from a feather edge up to 12mm, however for thicknesses above 8mm the incorporation of up to an equal volume of 3mm single sized aggregate will prove economic. For thicknesses exceeding 12mm and up to 30mm an equal volume of a suitable size of graded aggregate should be incorporated in the standard mix.

## 5. D.P.C.

INSTALL A DRYZONE CREAM INJECTION DPC TO ALL EXISTING WALLS BY SAFEGUARDING UK LTD. To BS 6576 by a firm approved by the dpc system manufacturer.

## 6. STUD PARTITIONS

TO HAVE A MIN THICKNESS OF SOFTWOOD STUDS OF 75mm AT 450mm CENTRES, WITH 18mm WPB PLYWOOD BOTH SIDES AND 12.5mm GYPROC WALL BOARD 10 (10KG/M2 ) AND PLASTER SKIM TO RECEIVE WALL TILE FINISH.

## 7. LINTELS

LINTELS OVER OPENINGS, SHALL BE KEYSTONE BOX LINTELS OR EQUAL APPROVED WITH A 150mm MINIMUM BEARING. THE TYPE/SIZE OF THE LINTEL SHALL BE AS SPECIFIED BY THE DESIGNER/MANUFACTURER.

INCLUDE FOR A CAVITY TRAY OVER ALL LINTELS

## 8. INTERNAL DOORS, AND FRAMES

INTERNAL DOORS TO BE JELDWEN OR EQUAL APPROVED SOILD CORE 44MM THICK CROWN CUT OAK VENEER FACED CONCEALED HW LIPPED, HYALUX POLISHED FINISH. DOOR FRAMES SOFTWOOD PAINTED 100 X 44MM WITH A 12.5MM REBATE,

ARCHITRAVES 75 X 19MM SOFTWOOD STAINED PENCIL ROUND.

IRONMONGERY: REFER TO SCHEDULE.

## 9. CEILING AND WALL FINISHES.

INSTALL NEW 12.5mm GYROC DUPLEX PLASTER BOARD AND SKIM CEILING TO UNDERSIDE OF EXISTING CEILING JOISTS AS A REPLACEMENT FOR EXSITING FLAT CEILING SECTIONS. WHERE SLOPING CEILINGS ARE TO BE REPLACED BY FLAT CEILINGS FIX 125 X 50mm CEILING JOISTS AT 450mm CRS SPANNING BETWEEN EXISTING STRUCTURAL WALLS AND FIX NEW PLASTERBOARD & SKIM AS ABOVE. INSULATE WITH 270mm MINERAL FIBRE QUILT IN CEILING VOID. PROVIDE CONTINUOUS VENTILATION AT EAC EAVES AS DESCRIBED UNDERB ROOF SECTION.

ALL IN ACCORDANCE WITH THE CURRENT EDITION OF THE BRITISH GYPSUM WHITE BOOK. 12.5MM GYPROC WALLBOARD AND 3MM PLASTER SKIM.

READY CLIPPED, READY ALIGNED ACCESS PANELS OMITTING THE NEED FOR ANY ON SITE ADJUSTMENT AT A LATER STAGE

## 13. SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

IN ACCORDANCE WITH DOCUMENT G1 THE SUPPLY OF WHOLESOME WATER TO SANITARY APPLIANCES WILL BE CARRIED OUTWITHOUT WASTE, MISSUSE OR CONTAMINATION BY STOKE TRENT WATER AUTHORITY. IN ACCORDANCE WITH THE REQUIREMENTS OF G2 REGULATION 17K THE BUILDER WILL PRESENT THE LOCAL AUTHORITY WITH A NOTICE WHICH SPECIFIES THE POTENTIAL CONSUMPTION OF WHOLESOME WATER NOT LATER THAN 5 DAYS AFTER THE WORK HAS BEEN COMPLETED. THE POTENTIAL WATER CONSUMPTION TO WHICH THIS NOTICE APPLIES WILL NOT EXCEED 125 LITRES PER PERSON PER DAY CALCULATED IN ACCORDANCE WITH THE METHODOLOGY SET OUT IN THE DOCUMENT “THE WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS”

IN ACCORDANCE WITH REGULATION G3 THE UNVENTED HEATING SYSTEM DESCRIBED IN PARAGRAPH 19 WILL BE HAVE AT LEAST TWO INDEPENDENT SAFETY DEVICES TO RELEASE PRESSURE AND TO PREVENT THE WATER STORED IN THE VESSEL AT ANY TIME EXEEDING 100 DEG C. WATER SUPPLIED TO THE DOMESTIC HOT WATER DISTRIBUTION SYSTEM IS NOT TO EXCEED 60 DEG AND LIMITED TO 48DEG TO ANY BATH. THIS WILL COMPRISE A NON SELF RESETTING ENERGY CUT OUT AND TEMPERATURE RELIEF VALVE. THE HOT WATER SYSTEM WILL HAVE COPPER PIPEWORK SIZED IN ACCORDANCE WITH G3 TABLE 1 THAT DISCHARGES HOT WATER FROM SAFETY DEVICES TO AN OPEN A VISIBLE PLACE WHERE IT WILL CAUSE NO DANGER TO PERSONS IN OR ABOUT THE BUILDING. THE WHOLE INSTALLATION WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE WATER SUPPLY REGULATIONS 1999 (SI 199/1148 AS AMENDED) ALL GAS INSTALLTION WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE GAS SAFETY (INSTALLATION AND USE) REGULATIONS 1994 (SI 1994/1886).

PIPEWORK WILL BE DESIGNED TO LIMIT THE TRANSFER TIME BETWEEN HOT WATER STORAGE AND HOT WATER OUTLETS.

SANITARY PROVISION TO THE WC CLOSET AND BATHROMS WILL BE AS SET OUT ON DRAWINGS AND IN ACCORDANCE WITH THE REQUIREMENTS OF DOCUMENTS G4 AND G5. A SINK AND DISHWASHER WILL BE PROVIDED IN THE KITCHEN AREA PANTRY AND LAUNDRY ROOM DISCHRAGING THROUGH A GRATING A TRAP AND A SYSTEM OF PIPEWORK TO A FOUL DRAIN.

HOT WATER PROVISION TO BE SUPPLEMENTED BY SOLAR FLAT PLATE COLLECTORS INTEGRATED INTO THE ROOF ON THE SOUTH FACING ELEVATIONS AND SIZED BNY THE HEATING SUB CONTRACTOR ACCORDING TO THE ATTICIPATED DEMAND.

## 14. VENTILATION

Supply and install VENT-AXIA Lo-Carbon TX9WL COMMERCIAL EXTRACTOR FANS mounted in new brickwork in the locations indicated with LoWatt T-Series Wired Controller LOCATED IN LOCKED STOREROOM AND Air Quality SensorS IN EACH TOILET

ALL by Vent-Axia Ltd  
The fan performance should provide a min of 6 air changes per hour..

The motor should be manufactured with ball bearings and be fitted with Standard Thermal Overload Protection (S.T.O.P.). The motor should be insulated to Class B

LoWatt T-Series Controller AND three speed push button surface mounted controllers providING intake/extract and shutter only options and auto mode position for use with external sensors.

## 15. ROOF

ALL TILING TO BE CARRIED OUT IN ACCORDANCE WITH BS 5534.PITCHED ROOF TILES SHALL BE MARLEY RIVENDALE FIBRE CEMENT SLATES, STANDARD VERGE WITH PLYWOOD PAINTED VERGE BOARD COMPLETE WITH MIN 65mm WIDE MORTAR BEDDING, 40mm OVERHANG, ON SUPALUX UNDERCLOAK, ALL FIXED IN ACCORDANCE WITH THE MANUFACTURER’S INSTRUCTIONS ON 38 x 25mm SOFTWOOD TREATED BATTENS NAILED TO BS 5534, ON KINGSPAN NILVENT BREATHABLE UNDERLAY ON EXISTING RAFTERS Underlays draped over rafters (i.e. not fully supported) should meet the requirements of BS EN 13859-1 or BS 5534 Annex A (reinforced bitumen underlays) with appropriate third party accreditation e.g. BBA certificate.

Roofs should be set out with battens, to the appropriate gauge. Select the appropriate gauge for the slate size by using the formula: gauge = length of slate - lap required DIVIDE BY 2 Allow the eaves slates to overhang into the gutter by approx. 50mm. The verge overhang should be restricted to a maximum of 50mm. Care must be taken when setting out to avoid the need for rectangular cut slates less than half the width of the slate to be used as it may be difficult to fix. A vertical or raking batten is advisable at the verge and at intersections.

FIX aluminium slate verge trim dry verge OVER NEW PLYWOOD MPAINTED VERGE BOARDS.

Ventilation requirements to be in accordance with BS 5534 and BS 5250. FORM tilt FILLET by raising the fascia board 11-18mm above rafter level. PLACE EAVES vent unit on the fascia providing the required tilt, provide continuous 25mm free vent areas to roof.

FIX Fibre cement duopitch ridge units and stop ends with a socket for a simple fix by drilling and screwing to an additional ridge fix batten at the apex. Recommended screws are 60mm x 6.3mm self-sealing wood screws. An alkali resisting, non-oil based 6mm diameter butyl strip should be used to seal across the socket, 50mm from the end.

## 16. HEATING AND HOT AND COLD WATER SERVICES

INSTALL ELECTRIC TRACE HEATING FROST PROTECTION TO ALL HOT AND COLD WATER PEPIED SERVICES WITH THERMOSTIC CONTROL

i HOT WATER SHALL BE PROVIDE BY A HEATRAE SADIA SS 50 LITRE MULTI POINT ELECTRIC HPT WATER HEATER SUPPLYING BLENDED HOT WATER TO 7 WASHBASINS WITH PIPEWORK ROUTED THROUGH CEILING VOID.

ii H & CWS PIPEWORK ALSO TO BE RUN IN COPPER, FULLY LAGGED; ISOLATION VALVES ARE TO BE PROVIDED TO ENABLE EACH RANGE OF APPLIANCES TO BE ISOLATED SEPARATELY; HEATING AND CWS PIPEWORK TO BE CONCEALED WHERE POSSIBLE AND PRACTICAL.

iii ALLOW FOR A 550 x 900mm ACCESS HATCH TO EACH SEPARATE ROOF SPACE AS SHOWN ON PLANS.

v ALL EXPOSED PIPEWORK IN ROOF AND VENTILATED VOIDS ETC. ARE TO BE INSULATED TYPE OF INSULATION AND THICKNESS TO THE LATEST WATER BOARD BYLAW REQUIREMENTS.

THE NEW BOILER IS TO COMPLY WITH REQUIREMENTS OF WATER HEATING MANUFACTURE ASSOCIATION REQUIREMENTS IN RESPECT OF HEAT LOSS RATE, FITTED WITH INDEPENDENT TIME CONTROL, CYLINDER STAT AND PIPE INSULATION.

## 17. DRAINAGE ABOVE GROUND

WASTE PIPEWORK SHALL BE UPVC TO BS 4514 AND TRAPS PLASTIC TO BS 3943 WITH RODDING EYES ETC. AS REQUIRED.

SVP’S TO BE WRAPPED WITH SOUND INSULATING MINERAL WOOL.

MINIMUM WASTE PIPE SIZES/DIAMETERS:

WC PANS: 100mm DIA. & 6000mm MAX. LENGTH WITH 9mm/m MIN. FALL.

WASHBASIN: 32mm DIA. & 1700mm MAX. LENGTH OR 40mm DIA. & 3000mm MAX. LENGTH.

URINALS: 40mm DIA. & 3000mm MAX. LENGTH OR 50mm DIA. & 4000mm MAX. LENGTH WITH A 18mm TO 90mm/m FALL.

ALL TRAPS SHALL HAVE 75mm MIN. DEPTH OF SEAL, WITH SEPARATE WASTE CONNECTIONS TO SVP’S WITH ACCESS/RODDING EYES ETC. AS NECESSARY.

ALL EXPOSED UPVC SVP’S, TRAPS, WASTE PIPES ETC. SHOULD BE COLOURED BLACK EXTERNALLY AND WHITE INTERNALLY.

ALL SANITARYWARE, SINK TOPS AND WORKTOPS JUNCTIONS WITH THE CERAMIC WALL TILES SHALL BE POINTED WITH COLOURED SILICONE SEALANT.

NOTE:

ALL SOIL VENT STACKS ARE TO BE TAKEN UP TO A RIDGE VENT TILE, OR A TILE VENT WHICH IS AT LEAST 900mm ABOVE ANY WINDOW OPENING THAT IS WITHIN 3M.

## 18. DRAINAGE BELOW GROUND

GENERALLY EXISTING CONNECTIONS TO BOTH FOUL AND STORM DRAINAGE SYSTEMS WILL BE RE-USED.

ALL FOUL TO EXISTING SEWER

ALL STORM WATER TO EXISTING SEWER

DRAINAGE TO BE OSMA ‘PLASTIC’ 100mm DIAMETER LAID TO FALLS. DRAINAGE WITHIN 1000mm OF GROUND LEVEL TRAVERSED BY TRAFFIC OR UNDER BUILDING TO RECEIVE 150mm CONCRETE BED AND SURROUND WITH FIBRE BOARD AT ALL JOINTS TO ENSURE FLEXIBILITY OF INSTALLATION.

DRAINAGE TO BE ENCASED IN CONCRETE IF WITHIN ANGLE OF REPOSE OF FOUNDATIONS WITHIN CLOSE PROXIMITY.

DRAINAGE TO BE OTHERWISE BEDDED AND SURROUNDED IN 150mm THICK GRANULAR MATERIAL AND TRENCH BACK FILLED WITH SELECTED EXCAVATED MATERIAL IN LAYERS NOT EXCEEDING 300mm IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.

WHERE DRAINS PASS THROUGH WALLS PROVIDE R/F CONCRETE LINTEL OVER TO GIVE 50mm CLEARANCE AROUND THE PIPE WITH OPENING MASKED BOTH SIDES WITH RIGID SHEET MATERIAL.

INSPECTION CHAMBERS TO BE CONSTRUCTED AT CHANGES OF DIRECTION AND LEVEL TO USE OSMA ULTRARIB INSPECTION CHAMBERS FOR COVER LEVELS ABOVE INVERT OF NO GREATER THAN 1000mm OR WITH DEPTHS GREATER THAN 1000mm IN MONO OR EQUIVALENT CONCRETE RINGS WITH 150mm THICK CONCRETE SURROUND ON 150mm THICK CONCRETE BED WITH HALF CHANNELS WITH SWEPT JUNCTIONS TO ENTIRE LENGTH OF CHAMBER WITH SMOOTH BENCHING TO ALL SIDES.

FIT AIRTIGHT COVER AND FRAMES WITH PEDESTRIAN DUTY TO NON-TRAFFIC AREAS OTHERWISE DUCTILE CAST IRON MEDIUM DUTY COVER AND FRAMES.

DRAINAGE SHALL BE LAID IN ACCORDANCE WITH OSMA TECHNICAL HANDBOOK AND BS 8301: 1985, ALL DRAINAGE ROUTES, VARIATIONS TO EXISTING DRAINS FOUND ETC. SHALL BE AGREED ON SITE WITH THE BUILDING CONTROL OFFICER.

## 19. RAINWATER GOODS

RAINWATER DRAINAGE SHALL BE BLACK UPVC GUTTERS, COLOUR BLACK, LAID TO FALLS OF 1 IN 350 TO DOWNPIPES OF 69mm DIAMETER UPVC TO DISCHARGE INTO EXISTING GULLEYS.

## 20. REGULATIONS UNDER PART 'M' BUILDING REGULATIONS 1999

i LEVEL APPROACH:

THE NEW FLOOR WILL BE LAID SO THAT THE MAIN ENTRANCE IS FLUSH WITH THE EXTRENAL PAVING AS EXISTING

ii THE ENTRANCE DOOS TO ACH TOILET TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 775mm, MEASURED FROM THE DOOR FRAME EXCLUDING REBATE, TO THE LEADING EDGE OF THE DOOR AT THE HINGE.

iv MINIMUM CORRIDOR OF 900mm REQUIRED ( 750mm MIN WITH SHORT OBSTRUCTION NOT FACING ANY ENTRANCE TO A DOORWAY.

v ACCESSIBLE SWITCHES NOT MORE THAN 1200mm ABOVE FFL AND SOCKET OUTLETS NOT LESS THAN 450mm ABOVE FFL, ALL TO BE AS PER DIAGRAM 22 PART 'M' OF THE BUILDING REGULATIONS 1999.

## 21. REGULATIONS UNDER PART ' L' OF THE BUILDING REGULATIONS 2002

ALL LIGHTING TO BE LOW ENERGY LED LIGHT FITTINGS WITH MOTION SENSORS.

## 22. FINISHES/DECORATIONS

CEILINGS: TO BE PAINTED 1 MIST AND 2 FULL COATS EMULSION. JOINERY TO BE PAINTED 1 PRIMER 2 UNDERCOATS AND 1 FINISHING COAT GLOSS OR EGGSHELL TO CLIENT CHOICE.

FLOOR FINISHES TO BE CERAMIC NON SLIP TILES ON THICK BED ADHESIVE OVER UNDERFLOOR HEATING MAT ALLOW £30/M2 IN YOUR TENDER.

WALLS: TO BE FLUULY TILED ALLOW £30/M2 IN YOUR TENDER.

## 23. EXTERNAL WORKS

REPLACE ANY MISSING OR BROKEN PAVING SLABS LIKE FOR LIKE. REPAIR WALLS AS DIRECTED ON DRAWINGS

## 24. ELECTRICAL INSTALLATIONS

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 ( IEE WIRING REGULATIONS CURRENT EDITION ). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICIAN SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

## 25. COMPLETION.

UPON COMPLETION OF WORKS PROVIDED OPERATING AND MAINTENANCE INFORMATION ON ALL FIXED BUILDING SERVICES WHICH SHOULD EXPLAIN HOW TO OPERATE THE SYSTEM(S) EFFICIENTLY.