

Approved Document G - Sanitation	1	All pipework should discharge into a stub stack or discharge stack with care taken to prevent cross flow into any other branch pipe. In accordance with ADH Diagram 2.
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	2	
G1: Cold Water Supply	3	Waste pipe diameters : wash hand basin and bidet 50mm minimum, sink, bath and shower 40mm minimum, WC 100mm minimum. All sanitary fittings to have 75mm minimum deep seal traps.
Requirement G1: <i>There must be suitable installation for the provision of wholesome water to any place where drinking water is used, sanitary conveniences (bath, shower, wash hand basin, sink, bidet or areas where food is prepared).</i> <i>There must be suitable installation for the provision of water of suitable quality to any sanitary convenience fitted with a flushing device.</i>	4	Condensate pipe from the boiler can connect into sanitary pipework if necessary, with a minimum diameter of 25mm with a 750mm condensate trap. Installation should be in accordance with BS6798. Bends in branch pipes should be avoided. Branch pipe layout and connections to be in accordance with ADH Table 2, Diagram 3 and Diagram 4 Rooding points should be provided for any out of reach pipes and all discharge stacks.
Wholesome water is to be provided which has sufficient pressure for operation, reliable and without waste, misuse, undue consumption or contamination. It must be provided by a licensed water supplier and comply with the Private Water Supplies Regulations 2009 (SI2009 / 3101).	5	Discharge stacks should have the minimum diameter shown in approved document H, Table 3 and should discharge to a drain. The internal diameter of the stack should not be less than that of the largest trap. Discharge stacks must be ventilated. Any stub stacks shown can only be used if ventilated. Contractor to confirm. Ventilated discharge stacks should be in accordance with BS EN 12380:2002. Discharge Stacks connected to drains liable to surcharge require a 50mm ventilation pipe above the likely level of flood. Discharge bend must be of minimum radius 200mm at centerline of stack. All stacks are to have a diameter of 100mm. Rooding points should be provided above the spillover level of appliances. The pipes, fittings and joints should be capable of withstanding an air test of positive pressure of at least 38mm water gauge for at least three minutes.
G2: Water Efficiency	6	Pipes may be rigid (eg. vitrified clay to BS 65, BS EN 295, concrete to BS 5911) or flexible (eg. PVCu) to BS EN 14011, SWP to BS 13479). RIGID pipes to bed onto 100mm of Granular material conforming to BS EN 1610, with minimum 150mm selected fill over top. Flexible pipes to bed onto 100mm granular material and surrounded, with 100mm of granular fill free from stones larger than 40mm, with 200mm selected fill over top. Where pipes are laid at shallow depths, encase in granular surround with compressible material overlap and reinforced concrete slab (300mm bearing on ground each side) over top.
Requirement G2: <i>Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiency for the prevention of undue consumption of water.</i>	7	Section 2: Foul Drainage The foul drainage is to connect to the existing public foul or combined sewer. This is to be fully detailed and confirmed by the contractor/structural engineer/drainage designer. Should a gravity system not be feasible, suitable a pumping installation should be provided. The sewerage undertaker should be notified at least three weeks before it is intended to connect to the public sewer. Should this not be possible please discuss alternative options with the building control body before works commence. The likelihood of surcharging should be discussed with the sewerage undertaker and the relevant action taken if necessary. Where the risk is considered low, building protection may be acceptable in the form of gullies.
Part G2 will be satisfied if it can be demonstrated that the estimated consumption of wholesome water (Potable water as described under Water Supply (Water Quality) Regulations 2000 (SI 2000/3184) or Private Water Supplies Regulation 2009 (SI 2009/3101) in both hot and cold water applications does not exceed <b>125 litres per person per day</b> . A water efficiency calculation is to be submitted to Building Control by the contractor.	8	Changes in direction and gradient should be minimised and access points provided where required. Connections should be made in the direction of flow and using prefabricated components. When connecting to existing, repair couplings should be used to ensure a watertight joint and the junction packed to avoid differential settlement with adjacent pipes. The system should be ventilated, pipes laid to even gradients and straight lines. Slight curves are acceptable subject to any blockages being accessible
G3: Hot Water Supply and Systems	9	Where pipes are laid within 1m of the building, backfill with concrete to a level below the lowest of the building, equal to the distance from the building less 150mm. Concrete encasements to have expansion joints at 9m maximum intervals Where pipes pass through walls or substructure, provide bridge movement joints and structural linels. Openings to be masked with suitable rodent barrier to prevent entry of vermin or fill material. All in accordance with ADH1, Section 2, Diagrams 7 and 8.Pipe gradients and sizes should be in accordance with ADH1, Section 2, Diagram 9.
Requirement G3: <i>There must be suitable installation for the provision of heated wholesome water or heated softened wholesome water to any wash hand basin, bath, bidet, shower and any sink provided where food is prepared.</i> <i>Any system should be designed, constructed and installed to resist the effects of temperature and pressure that may occur.</i> <i>Any hot water storage vessel should incorporate precautions that limit the temperature to 100°C and ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause a danger to persons in or about the building.</i> <i>The water temperature delivered to a bath must not exceed 48°C.</i>	10	The sewer should have a minimum diameter of 100mm with a minimum flow rate of 3.5 l/s. The drain carrying foul water should have a minimum internal diameter of 75mm. Drain gradients should be laid in accordance with ADH1, Section 2, Table 6.
G4: Sanitary Conveniences & Washing Facilities	11	Manholes and inspection chambers are to be constructed using precast sections fitted in accordance with manufacturers instructions. Access fittings shall be not less than 225 diameter, where depth is less than 600mm, inspection chambers to be not less than 450 diameter, where not greater than 1200 deep, and manholes 1000 diameter, where depth is not more than 1500mm. Covers are to be appropriate duty, and must be screw fixed.
Requirement G4: <i>Adequate and suitable sanitary conveniences must be provided in rooms to accommodate them or in bathrooms.</i> <i>Adequate hand washing facilities to be provided in rooms containing sanitary conveniences. It must be separated from any room used to prepare food.</i>	12	All foul drainage to have minimum falls of 1:40 All surface water to have minimum falls of 1:80 Suitable materials for sanitary pipework include: Copper (to BS 416 & BS EN 877) PVCu (to BS EN 1329), ABS (to BS EN 1455), Galvanised Steel (to BS 3868), others may be appropriate for use, note that not all are appropriate for trade effluents
Please refer to HSSP Architects drawings for quantity and location of sanitary facilities.	13	Materials for pipes and jointing to be in accordance with ADH1, Section 2, Table 7, as specified by specialist. Joints should be appropriate to the material of the pipes. Joints should be flexible and remain watertight. Bedding and backfilling to be fully detailed and designed by specialist in accordance with ADH1, Section, Diagram 10, 11, 12, Tables 8, 9, 10 and text 2.14 - 2.45
Sanitaryware and appliances are to be discharge to an adequate system of drainage in accordance with approved document G.	14	Sufficient and suitable access points should be provided in accordance with Table 11,12, 13, 14 and text 2.46 - 2.54. These are to be confirmed by specialist.
G5: Bathrooms	15	Workmanship to be in accordance with BS8000, care taken to prevent entry by rats and protected from trafficking.
Requirement G5: <i>A bathroom must be provided containing a wash basin and either a fixed bath or shower.</i>	16	An air or water test should be undertaken as described in BS8000
Please refer to HSSP Architects drawings for the layout of bathroom facilities.	17	Section H3: Rainwater Drainage <i>Requirement H3: Adequate provision shall be made for rainwater to be carried from the roof of the building. Paved areas around the building shall be so constructed as to be adequately drained.</i>
Sanitaryware and appliances are to discharge to an adequate system of drainage in accordance with approved document G.	18	The existing storm drainage system is to be investigated and its location confirmed by the contractor on site before works commence. A new soakaway is to be provided as indicated on the drawings. To be fully detailed and designed in accordance with ADH, BS EN 752.4 and BRE Digest 365. All new storm water to connect to new soakaway.
G6: Food Preparation Areas	19	Gutter and downpipe sizing is shown on HSSP Architects Roof Plan and fully in accordance with ADH3, Section 1, Table 1 and 2. Gutters to be laid with the falls towards the nearest outlet. Any excess overflow should be discharge clear of the building. Surface water drainage discharge capacities to be assumed using ADH Section 3, Diagram 3. All rainwater pipes to discharge into a drain or gully. Gutters to have a minimum diameter of 125mm. Downpipes to have a minimum diameter of 75mm.
Requirement G6: <i>A suitable sink must be provided in any wet area where food is prepared.</i>	20	Drainage to paved areas should divert rainwater away from the building with a gradient of at least 1 in 60. Design rainfall intensity of 0.014 l/s/m <sup>2</sup> has been assumed.
Please refer to HSSP Architects drawings for the layout and location of food preparation areas. Any sink should discharge through a grating, trap and branch discharge pipe to an adequate system of drainage.	21	Section H4: Building Over Sewers <i>Contractor / engineer to determine the location of the existing sewers. Should a build-over agreement be required, this should be submitted by the contractor / engineer and be fully in accordance with ADH, Section 4.</i>
Approved Document H - Drainage:	22	Previous paving should be used for the driveways and free-drained if possible. Should this not be possible, gulleys & drainage channels should be used. To be in accordance with BS EN 752-4:1998.
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	23	Section H4: Building Over Sewers <i>Contractor / engineer to determine the location of the existing sewers. Should a build-over agreement be required, this should be submitted by the contractor / engineer and be fully in accordance with ADH, Section 4.</i>
The existing storm and foul drainage system is to be investigated and its location confirmed by the contractor on site before works commence. Any new storm and foul provision is to be connected into the existing. Drainage invert levels are to be checked on site.	24	Approved Document J - Combustion Appliances Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.
Workmanship to be accordance with BS 8000 pt 13: <i>Code of practice for above ground drainage</i>	25	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Any repair, alteration, sealing, removal and reconstruction of existing drains and sewers to be carried out in accordance with ADH Appendix H1-8.	26	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
H1: Foul Water Drainage:	27	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Requirement H1: <i>An adequate system of drainage shall be provided to carry foul water from appliances within the building to a public sewer, or private sewer, or septic tank, or cesspool (in order of priority).</i>	28	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
The foul water drainage system should be designed to minimise the risk of blockage or leakage, prevent foul air from entering the building, be ventilated, accessible for clearing blockages and does not increase the vulnerability of the building to flooding.	29	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Section 1: Sanitary Pipework	30	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Guidance for the design of sanitary pipework can be found in BS EN 12056. All points of discharge into the system should be fitted with a trap to prevent foul air from entering the building, with a minimum seal of 25mm of water or equivalent. Minimum trap sizes are below (see Table 1):	31	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Appliance	32	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Washbasin	33	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Bath/Shower	34	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
Sink/Washing Machine/ Dishwasher	35	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>
WC Pan	36	Requirement J1: <i>Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue.</i> Requirement J2: <i>Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.</i>

Requirement J3: <i>Where a fixed combustion appliance is provided, appropriate provision shall be made to detect and give warning of the release of carbon monoxide.</i> Requirement J4: <i>Combustion appliances and fluepipes shall be so installed and fireplaces and chimneys shall be so constructed and installed, as to reduce to a reasonable level the risk of people suffering burns or the building catching fire in consequence of their use.</i> Requirement J5: <i>Where a hearth, fireplace, flue or chimney is provided or extended, a durable notice containing information on the performance capabilities of the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building for the purpose of enabling combustion appliances to be safely installed.</i>	1	Requirement K5.2: <i>Transparent glazing, with which people are likely to come into contact while moving in or about the building, shall incorporate features which make it apparent.</i>
There will be substantial frames to the glazed screens and windows therefore manifestation is not required.	2	Requirement K5.3: <i>Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or equipped that they may be opened, closed or adjusted safely.</i>
Details of the heating system to be confirmed and submitted by the contractor prior to issue of the 'as built' SAP and EPC. Details of the heating system to be confirmed and submitted to the Local Authority a minimum of 5 days prior to completion.	3	Requirement K5.4: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
New gas central heating system with radiators and mains gas condensing boiler, min SEDBUK 90%, with time and temp zone controls, delayed start, enhanced load compensator, and modulating boiler controls. New gas fired central heating system operated by 7 day setting programmer in accordance with Part L1 - 2006 edition). To be installed by a Gas Safe engineer. Boiler to be located within the utility as indicated on the plans. To be fully detailed, specified and designed by specialist. Ventilation requirements, flue sizes and outlet positions to be confirmed by the boiler manufacturer in accordance with ADJ Section 2, Table 1 & 2, Diagram 17 & 18. New underfloor heating system and controls throughout, to be heated via the combination boiler. Programmable thermostat control to each room. To be detailed and designed by heating specialist. Electric towel radiators are to be provided in all bathrooms, en suites and WC's and are to be fully specified and detailed by the client and contractor. Number and sizing to be confirmed by the contractor.	4	Requirement K5.5: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Perimeter access to the building will be provided for ladder access as shown in ADK5.4 Diagram 9.2. A suitable stable hard surface will be provided to the perimeter.	5	Requirement K5.6: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document L2B: Conservation of Fuel and Power in existing buildings other than dwellings	6	Requirement K5.7: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	7	Requirement K5.8: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Under Regulation 7A of the Energy Performance in Buildings Regulations 2012, a Energy Performance Certificate (EPC) must be given the the building owner and a notice to the building control body that a certificate has been given. This includes the reference number of the registered certificate.	8	Requirement K5.9: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Section 2:	9	Requirement K5.10: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Requirement 23: <i>Where the renovation of an individual thermal element amounts to more than 50% of the elements surface area, the renovation must be carried out to ensure that the whole element complies with paragraph L2(a) of schedule 1.</i>	10	Requirement K5.11: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Schedule 1: <i>Reasonable provision shall be made for the conservation of fuel and power in buildings by limiting heat gains and losses through thermal elements and other parts of the building fabric. Also through pipes, ducts and vessels used for space heating, space cooling and hot water services.</i> <i>Reasonable provision also by providing fixed building services which are energy efficient, have effective controls and are commissioned by testing and adjusting necessary to ensure they use no more fuel and power than is reasonable in the circumstances.</i>	11	Requirement K5.12: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Compliance can be demonstrated by meeting the five separate criteria set-out in approved document L2B. Please refer to Section 7.	12	Requirement K5.13: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Section 5:	13	Requirement K5.14: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
New thermal elements must comply with paragraph L2(a) of Schedule 1 to the Building Regulations. Work on existing thermal elements must comply with regulation 23 of the Building Regulations.	14	Requirement K5.15: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Design standards to be in accordance with Regulation, 23, 25a, 25b, 26, 28a, 28 and 40 as specified in ADL Schedule 1.	15	Requirement K5.16: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Limiting Fabric Standards:	16	Requirement K5.17: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Using L2B Table 4 the minimum required U/Values for new thermal elements are as follows:	17	Requirement K5.18: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Wall 0.28 W/m <sup>2</sup> K Floors 0.22 W/m <sup>2</sup> K Roof 0.16 W/m <sup>2</sup> K Windows, doors, rooflights 1.0 W/m <sup>2</sup> K	18	Requirement K5.19: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Section 7:	19	Requirement K5.20: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
On completion of the work, in accordance with Regulation 40, the owner of the building should be provided with sufficient information about the building, the fixed building services and their operating and maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances. This requirement applies only to the work that has actually been carried out – e.g. if the work involves replacing windows, there is no obligation on the contractor to provide details on the operation of the heating system.	20	Requirement K5.21: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Note:	21	Requirement K5.22: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
An operating and maintenance manual in the form of a Building Log Book or similar, must be completed by the contractor and passed onto the building owner. This should include the EPC's and include all relevant maintenance and operation instructions for the fixed building services and future ways to improve the building efficiency.	22	Requirement K5.23: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	23	Requirement K5.24: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	24	Requirement K5.25: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	25	Requirement K5.26: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	26	Requirement K5.27: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	27	Requirement K5.28: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	28	Requirement K5.29: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	29	Requirement K5.30: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	30	Requirement K5.31: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	31	Requirement K5.32: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	32	Requirement K5.33: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	33	Requirement K5.34: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	34	Requirement K5.35: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	35	Requirement K5.36: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	36	Requirement K5.37: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	37	Requirement K5.38: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	38	Requirement K5.39: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	39	Requirement K5.40: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	40	Requirement K5.41: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	41	Requirement K5.42: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	42	Requirement K5.43: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	43	Requirement K5.44: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	44	Requirement K5.45: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	45	Requirement K5.46: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	46	Requirement K5.47: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
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Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	48	Requirement K5.49: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	49	Requirement K5.50: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	50	Requirement K5.51: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	51	Requirement K5.52: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	52	Requirement K5.53: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
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Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	55	Requirement K5.56: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
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Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	57	Requirement K5.58: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	58	Requirement K5.59: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	59	Requirement K5.60: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	60	Requirement K5.61: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	61	Requirement K5.62: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	62	Requirement K5.63: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	63	Requirement K5.64: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	64	Requirement K5.65: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
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Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	66	Requirement K5.67: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	67	Requirement K5.68: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Low energy lighting fittings to be used throughout. Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy). Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fittings are to be agreed with Building Inspector.	68	Requirement K5.69: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Approved Document M: Volume 2 Buildings other than Dwellings: Access to and Use of Buildings:	69	Requirement K5.70: <i>Provision shall be made for any windows, skylights or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.</i>
Please refer to the approved documents for definitions and a full list of codes, standards and references for all building types referred to.	70	Requirement K5.71: <i>Provision shall be</i>