

CONSTRUCTION SPECIFICATION

Side-Facing Dormer Window & Rooflight

26 Milton Court, Ickenham, London Borough of Hillingdon | UB10

Project Address	26 Milton Court, Ickenham, London Borough of Hillingdon
Conservation Area	Ickenham Conservation Area
Document Reference	HDB-MCI-SPEC-01
Revision	Rev B — Revised Scope (Dormer & Rooflight Only) — For Building Regulations / Tender
Prepared by	Highford Design & Build, Hazlemere, Buckinghamshire
Purpose	Building Regulations Submission & Contractor Tender
Works Comprising	Construction of 1No. side-facing tile-hung dormer window with a fixed, obscure-glazed window unit; installation of 1No. conservation-style rooflight to the opposite roof slope; and thermal upgrade of the existing room above the garage (roof insulation — 50 mm PIR between rafters plus 62.5 mm insulated plasterboard; and mineral wool insulation between the floor joists over the garage). Both rooflight and dormer serve the first-floor room and are shown on drawings 550-2 (Proposed Plans) and 550-4 (Proposed Elevations).

Note: This specification supersedes Rev A and is limited to the construction of a single side-facing dormer window, the installation of a single rooflight, and the associated thermal upgrade of the existing room above the garage. It is to be read in conjunction with the drawings listed above, any structural engineer’s details for the dormer framing, and any conditions attached to the planning permission and Building Regulations approval. All works shall comply with the current edition of the Building Regulations Approved Documents and all relevant British Standards.

SECTION 1 — GENERAL CONDITIONS & PRELIMINARY REQUIREMENTS

1.1 Scope of Works

This specification covers the following two distinct elements of work at 26 Milton Court, Ickenham:

- Construction of 1No. new tile-hung, side-facing dormer window to the roof slope, fitted with a fixed, obscure-glazed window unit (refer to drawings 550-2 and 550-4 for location and extent).
- Installation of 1No. conservation-style rooflight to the opposite roof slope serving the same first-floor bedroom.
- Formation of the structural trimmed openings in the existing roof to receive the dormer and the rooflight, including all necessary trimming to rafters.

- Thermal upgrade of the existing pitched roof to the room above the garage — minimum 50 mm PIR between the rafters plus 62.5 mm insulated plasterboard fixed beneath the rafters.
- Thermal upgrade of the existing floor to the room above the garage — mineral wool insulation between the floor joists over the (unheated) garage below.
- Internal lining, insulation, and making good to the dormer reveals and rooflight reveal, and reinstatement of all disturbed fabric, finishes, and decorations to match existing.

No chimney-breast removal, structural transfer beam, or works to the retained chimney stack form any part of this specification.

1.2 Conservation Area Obligations

The property lies within the Ickenham Conservation Area (London Borough of Hillingdon). The following obligations apply throughout:

- The rooflight unit shall be a conservation-style unit with a flush or near-flush profile and shall comply with any guidance issued by the London Borough of Hillingdon relating to works within the Conservation Area, and with any planning condition.
- The dormer shall be constructed and finished in materials that match the existing roof and elevations in colour, texture, and profile. Sample approval shall be obtained from the Client prior to ordering.
- The side-facing dormer window shall be fixed (non-opening) and obscure-glazed where required by the planning permission to prevent overlooking of neighbouring property. The Contractor shall not substitute an opening or clear-glazed unit.
- Any unforeseen discovery of historic fabric, materials, or features shall be reported to the Client immediately and no further works shall proceed in that area until written instruction is received from the Client.

1.3 Contractor Obligations — General

- The Contractor shall comply with all requirements of the Health and Safety at Work Act 1974, the Construction (Design and Management) Regulations 2015 (CDM 2015), and all other relevant statutory instruments.
- Prior to commencement, the Contractor shall provide evidence of adequate public liability insurance (minimum £10,000,000) and employers' liability insurance.
- The Contractor shall visit the site and satisfy themselves as to all existing conditions before submitting a tender. No extras will be allowed for conditions that could reasonably have been foreseen.
- All operatives carrying out structural roof framing or specialist roofing works shall hold appropriate qualifications and/or trade cards (e.g. CSCS).
- The Contractor shall liaise with the Building Control Officer (BCO) and give adequate notice for all required inspections, including commencement, structural framing stage, and completion.
- All works shall be carried out in a workmanlike manner using materials that comply with the relevant British Standards and/or European equivalents.
- The Contractor shall maintain the property in a secure, weathertight, and safe condition at all times. Any opening formed in the roof during works shall be fully weatherproofed at the end of each working day.
- Dust suppression measures shall be employed throughout, and particular care shall be taken to protect occupied areas of the property from dust, noise, and vibration.

1.4 Structural Engineer

The formation of the trimmed openings for the dormer and the rooflight, and the dormer framing, are to be carried out in accordance with the structural engineer's design, drawings, and calculations where these are required by the extent of rafter cutting involved. Where any conflict exists between this specification and the structural engineer's details, the structural engineer's details shall take precedence. The Contractor shall not deviate from the structural design without written approval from the structural engineer.

1.5 Building Regulations Notifications

These works are to be carried out under a Building Notice served on the London Borough of Hillingdon Building Control. No Full Plans application has been made and no drawings or calculations will be reviewed or approved by Building Control prior to works commencing.

- A Building Notice shall be served on the London Borough of Hillingdon Building Control prior to commencement of any works. The Contractor shall confirm with the Client that the Building Notice has been properly served before starting on site.
- The Contractor shall co-operate fully with the BCO at the commencement inspection and at all subsequent site inspections, and shall ensure any structural framing details are available on site for the BCO's review.
- The Contractor shall give reasonable notice to Building Control for all inspection stages (structural framing, rooflight installation, and making good prior to concealment) and shall not cover up or conceal any structural element until it has been inspected or the BCO has confirmed in writing that inspection is not required.
- A Building Regulations Completion Certificate shall be obtained on conclusion of all works and provided to the Client.

SECTION 2 — ROOFLIGHT INSTALLATION (1No. UNIT)

2.1 Product Specification — Rooflight Unit

1No. rooflight is to be installed in the roof slope serving the first-floor bedroom at 26 Milton Court, on the opposite slope to the dormer (refer to drawings 550-2 and 550-4). The unit shall be a conservation-style rooflight specifically designed and approved for use in conservation areas, meeting the following minimum requirements:

Attribute	Requirement
Specified Product	VELUX Conservation Roof Window — manual opening, centre-pivot or top-hung as agreed with the Client. Black exterior with central vertical glazing bar. Interior finish: natural pine with water-based white paint, or as agreed with the Client.
Profile & Frame	Slim black frame with central vertical glazing bar; low-profile, sitting flush or near-flush to the roof plane. Frame colour: black as supplied by VELUX. No uPVC frames permissible.
Roof Pitch Range	Suitable for the existing roof pitch — Contractor to verify roof pitch on site and confirm against the VELUX product data sheet before ordering.
Glazing	Double-glazed sealed unit with Low-E coating, safety lamination to the inner pane, and toughened glass. Glazed unit U-value $\leq 1.4 \text{ W/m}^2\text{K}$ (Part L 2021). Laminated inner pane complies with Part K / BS EN 14351-1.

Ventilation	Integrated ventilation flap to provide background ventilation when closed plus full opening for purge ventilation. Contractor to confirm the free area against the Part F 2021 requirement for the room served; supplement with a trickle ventilator if the flap area is insufficient.
Operation	Manual. Top control bar. No electric, solar, or remote-control variant unless agreed with the Client.
Size	As per drawings. Contractor to verify the rough opening dimensions on site against the VELUX size chart prior to ordering, and is solely responsible for ordering the correct size code.
Flashing Kit	VELUX Conservation Flashing Kit of the correct type for the existing roof covering (plain tile or natural slate as applicable). No substitute flashing permitted. Where an alternative rooflight is approved, that manufacturer's compatible conservation flashing kit shall be used.
Means of Escape	If this rooflight is required to serve as the emergency egress window for the bedroom (see Section 5.3), the openable sash shall provide a clear opening of $\geq 0.33 \text{ m}^2$, minimum 450 mm clear height and 450 mm clear width, with the bottom of the openable area not more than 1100 mm above finished floor level. Selection to be confirmed with the Client and BCO before ordering.
Guarantee	VELUX standard product guarantee (up to 10 years). Contractor to register the guarantee on practical completion.
Alternative Products	The VELUX Conservation Roof Window is the preferred product. A suitable alternative conservation-style rooflight may be proposed provided it matches the required aesthetic (black slim-profile frame, central vertical glazing bar, flush or near-flush profile, manual operation). No alternative shall be ordered or installed without the Client's prior written agreement.

2.2 Preparatory Works

- Contractor to confirm the exact rooflight position with the Client on site prior to any cutting.
- Existing roof tiles/slates in the zone of works to be carefully removed and set aside for re-use. Any damaged units to be replaced with matching new materials.
- Existing roof felt/breathable membrane, battens, and counter-battens in the opening zone to be removed. New breathable membrane to be installed and lapped over the rooflight flashing kit.
- Assess the structural integrity of the existing rafters in the vicinity of the opening. Where cutting of a rafter is required, trimmer rafters and a trimming rafter shall be inserted to form a proper structural opening — size and connection to be confirmed by the structural engineer.
- All timber-to-timber connections for trimming to be made with structural screws or joist hangers as appropriate. Minimum C16 regularised timber unless otherwise specified.

2.3 Installation

- Form the structural trimmed opening in the roof as specified above, ensuring all cut rafter ends are properly supported.
- Install the manufacturer's supplied fixing frame in strict accordance with the manufacturer's instructions — fixing into the trimmed opening, not directly to cut rafter ends.
- Install the rooflight unit into the frame. Check for level, plumb, and square before final fixing.
- Install the conservation flashing kit, ensuring all components are correctly lapped and dressed, with the flashing top edge tucked under the course of tiles/slates above.
- Dress the breathable membrane over the flashing upstand at the head and sides and tape all laps.
- Reinstate roof tiles/slates, cutting to fit at the reveals as required. Point in lime mortar where the existing roof uses lime.
- Internally, form a properly plastered, splayed reveal/lining to the rooflight opening. Insulate the reveal and all exposed timber to prevent cold bridging — minimum 50 mm PIR board or equivalent.

2.4 Weathertightness & Testing

- On completion, a hose test shall be carried out on the flashing and the area immediately below checked for any moisture ingress.
- All sealants used shall be compatible with the frame material. External sealants shall be neutral-cure silicone, colour to match the frame.
- The Contractor is responsible for any remedial works required as a result of defective weatherproofing during the defects liability period.

2.5 Compliance

- Works to comply with the Building Regulations Approved Documents: Part A (Structure), Part B (Fire Safety — means of escape), Part F (Ventilation), Part L (Conservation of Fuel and Power), and Part K (Protection from Falling, Collision and Impact — glazing).
- Where the rooflight forms the means of escape window, it shall meet the minimum clear openable area stated in Section 2.1 — confirm the unit and opening type with the Client and BCO before ordering.

SECTION 3 — TILE-HUNG DORMER WINDOW

3.1 Location & Context

This section covers the construction of 1No. new side-facing, tile-hung dormer window to the roof slope of the dwelling, serving the first-floor bedroom (refer to drawings 550-2 and 550-4). The property lies within the Ickenham Conservation Area, and all external materials, detailing, and finishes shall be appropriate to that setting and subject to the Client's approval. The window unit within the dormer is to be fixed (non-opening) and obscure-glazed to prevent overlooking, as indicated on the proposed drawings.

3.2 Structural & Preparatory Works

- Prior to commencement, the Contractor shall survey the existing roof structure to confirm rafter size, spacing, and condition, and shall report any defects to the Client and structural engineer.

- The dormer structural opening shall be formed by installing trimmer rafters and a trimming rafter to create a properly framed structural opening. Size and connection details to be confirmed by the structural engineer. All new timber to be minimum C16 regularised softwood.
- A structural header/trimmer at the head of the dormer opening shall be installed as specified by the structural engineer to carry the load of the roof above the opening.
- Temporary propping to the roof structure shall be installed before any rafters are cut. Propping design to be agreed with the structural engineer.
- The Contractor shall give notice to Building Control and ensure the structural framing is available for inspection before any cladding or lining is applied.

3.3 Dormer Cheeks — Tile Hanging

- The dormer cheek (side) frames to be constructed in minimum C16 regularised softwood studwork at maximum 400 mm centres, with noggings at mid-height and at all fixing points.
- External sheathing to cheeks: 9 mm or 11 mm OSB/3 or structural ply fixed to studwork, with all sheet joints staggered.
- A breather membrane (minimum BS EN 13859-2 compliant) to be applied over the sheathing, lapped and taped at all joints, before battening.
- 50 × 25 mm treated softwood counter-battens to be fixed vertically over the membrane, followed by 38 × 19 mm (minimum) horizontal tile battens at centres to suit the tile gauge.
- Plain clay peg tiles to be hung to the cheeks, matching the existing plain clay tiles on the main house in colour, texture, and profile. Sample to be agreed with the Client before ordering. Tiles to be double-nailed at every course using stainless steel nails.
- All angles, corners, and junctions at the cheeks to be formed with purpose-made clay angle tiles to match, or with lead soakers and a tilted angle fillet — method to be agreed with the Client.
- Junction between the dormer cheek and the main roof slope to be weatherproofed with Code 4 lead soakers and a lead or GRP secret gutter dressed under the tile hanging and over the main roof tiles.

3.4 Dormer Front Face

- The dormer front face framing to be constructed in minimum C16 regularised softwood. The front face to be weatherboarded, rendered, or tile-hung to match the cheeks — finish to be agreed with the Client prior to commencement.
- All external timber on the front face to be treated with a microporous paint or stain system in a colour agreed with the Client. Minimum two undercoats and one finish coat applied to all faces before fixing.
- The junction between the front face of the dormer and the main roof slope below to be weatherproofed with a Code 4 (minimum) lead apron flashing, dressed over the roof tiles below and turned up behind the cladding, with a minimum 150 mm upstand.

3.5 Dormer Roof

- The dormer roof to be a flat or mono-pitch roof as shown on drawings. If flat: minimum 1:80 fall (1:40 preferred) to be achieved by furring pieces over the structural deck.
- Structural deck: minimum 18 mm WBP plywood or OSB/3 fixed to the roof joists/rafters, with all sheet joints staggered and supported at edges.
- Waterproofing: single-ply membrane (e.g. Sarnafil, Bauder, or Firestone RubberGard EPDM) or a three-layer built-up felt system to BS 8747, installed by a specialist sub-

contractor with a manufacturer's guarantee (minimum 15 years). Alternatively a Code 6 lead-covered roof if agreed with the Client, with welts at maximum 1500 mm centres.

- 150 mm upstand at all abutments, protected by cover flashings in Code 4 lead dressed and wedge-pointed into the masonry/cladding above.
- Rainwater disposal from the dormer roof to be connected to the existing rainwater drainage system. Gutters and downpipes to match existing in style and colour — confirm with the Client.

3.6 Dormer Window Unit

- The window unit within the dormer to be a uPVC casement window in white or as agreed with the Client prior to ordering.
- The unit shall be fixed (non-opening) and double-glazed with a minimum overall window U-value of 1.4 W/m²K to comply with Part L 2021.
- Glazing to be obscure-glazed throughout — minimum obscurity Level 4 (or as required by the planning condition) — as the dormer is side-facing. Obscure glazing to comply with Part K / BS EN 14351-1. Toughened or laminated obscure glass to be used in any critical location (within 800 mm of floor level, or within 300 mm of a door).
- As the dormer window is fixed, it shall NOT be relied upon as an emergency egress window. Means of escape from the bedroom is to be provided by the rooflight (Section 2.1) or by a protected stair, as confirmed under Section 5.3.
- The window to be supplied and fixed in strict accordance with the manufacturer's instructions, with all fixings in stainless steel. The perimeter joint between frame and structural opening to be fully filled with low-expansion polyurethane foam and finished with a continuous bead of neutral-cure silicone externally.
- Window cill: uPVC or painted hardwood cill to match the window frame, with a minimum 15 mm overhang beyond the face of the cladding and a drip groove to the underside.

3.7 Internal Works

- The internal face of the dormer cheeks and front face to be lined with minimum 12.5 mm plasterboard on a timber batten frame, with a continuous layer of minimum 50 mm PIR insulation board (e.g. Kingspan K18 or Celotex GA4000) to achieve the required U-value (maximum 0.18 W/m²K for walls — Part L 2021).
- The dormer roof internally to be insulated between and below rafters/joists with PIR board to achieve a maximum U-value of 0.15 W/m²K (Part L 2021 pitched roof standard). A vapour control layer to be installed on the warm side of the insulation before plasterboard lining.
- All plasterboard to be finished with two coats (bonding/browning coat and finishing skim coat), left flat and ready for decoration.
- Internal window reveal and cill board to be fitted in MDF or softwood, painted to match — finish and colour to be agreed with the Client.
- All disturbed floor finishes, skirtings, and joinery to be reinstated to match existing, and all affected surfaces fully redecorated — colour scheme to be agreed with the Client.

3.8 Thermal & Compliance Summary — Dormer

- Dormer cheek wall U-value: maximum 0.18 W/m²K (Part L 2021).
- Dormer roof U-value: maximum 0.15 W/m²K (Part L 2021).
- Window U-value: maximum 1.4 W/m²K overall (Part L 2021).

- Glazing: fixed, obscure-glazed to a minimum Level 4 or as required by the planning condition.
- Structural framing to be inspected by the BCO at commencement and at framing stage before any cladding is applied.

SECTION 4 — EXISTING ROOF & FLOOR INSULATION UPGRADE: ROOM ABOVE GARAGE

4.1 Scope & Standard

This section covers the thermal upgrade of the existing pitched roof and the existing floor of the room above the garage — the room served by the new dormer and rooflight (shown as Bedroom on drawing 550-2). Both the roof and the floor are existing thermal elements being renovated and shall be upgraded in accordance with Approved Document L, Volume 1 (2021), 'Renovation of thermal elements'.

- Target U-values (renovation of retained thermal elements): existing pitched roof insulated at rafter level — $0.16 \text{ W/m}^2\text{K}$; existing floor over an unheated space — $0.25 \text{ W/m}^2\text{K}$.
- The build-ups specified below are to achieve these standards so far as is practicable within the constraints of the existing structure. The final build-up is to be confirmed by U-value calculation. Where the existing rafter or joist depth prevents the threshold being met, insulation is to be provided to the best practicable standard, to be agreed with the BCO.

4.2 Roof Insulation — Rafter Level

- The existing roof covering, battens, underlay, and any existing insulation to the slope to be inspected and the rafter depth confirmed on site before ordering materials. Any defects to the roof covering or timbers to be reported to the Client.
- Insulation between rafters: minimum 50 mm PIR rigid insulation board (e.g. Kingspan Kooltherm K107 or Celotex GA4000), cut to a tight friction fit between the rafters. All edges, junctions, and any gaps to be sealed (expanding foam or foil tape) to prevent air bypass around the insulation.
- Where the roof is of traditional construction with a bituminous felt underlay, a clear ventilation void of minimum 50 mm shall be maintained between the top of the between-rafter insulation and the underside of the underlay, with eaves and high-level ventilation provided in accordance with BS 5250. Where a breathable membrane is present (or is installed as part of the works), the ventilation void may be reduced or omitted subject to the membrane manufacturer's details and BCO agreement.
- Insulated plasterboard beneath rafters: 62.5 mm insulated plasterboard (PIR-backed plasterboard — 50 mm insulation bonded to 12.5 mm plasterboard, e.g. Kingspan Kooltherm K118 or Celotex PL4000) fixed to the underside of the rafters, with the integral vapour control layer to the warm (room) side.
- Insulated plasterboard to be fixed with proprietary insulated-board fixings / drywall screws at the manufacturer's recommended centres, penetrating the rafters by the required minimum. Board joints to be staggered relative to the between-rafter insulation joints to break thermal and air paths.
- All board joints, perimeter abutments, and service penetrations to be sealed and taped to maintain continuity of the vapour control and air barrier. Where the insulated board does not incorporate an integral vapour control facing, a separate continuous VCL shall be installed on the warm side.

- Continuity of insulation to be maintained at the junctions with the new dormer (Section 3) and the rooflight reveal (Section 2). Finish with a skim plaster coat, ready for decoration.

4.3 Floor Insulation — Above Garage

- The existing floor between the room above and the unheated garage below to be insulated with mineral wool quilt installed between the floor joists.
- Mineral wool (e.g. Knauf or Rockwool) to fully fill the depth of the joists, friction-fitted between joists with no gaps or compression. Thickness to suit the joist depth and to achieve a floor U-value not exceeding $0.25 \text{ W/m}^2\text{K}$ — minimum 100 mm, increased to fill deeper joists. Confirm by calculation.
- The insulation to be supported from below by the existing ceiling lining or by proprietary insulation-support netting/straps so that it cannot slump and leave a cold void at the top of the joist zone.
- A vapour control layer to be provided on the warm (upper) side of the insulation beneath the floor deck where practicable, with all joints lapped and taped.
- The mineral wool also provides an acoustic benefit between the room and the garage; full and even coverage is to be ensured, including around any services within the floor void.
- Where the floor void or ceiling below is opened up to carry out this work, all disturbed boarding, ceiling finishes, skirtings, and decorations to be made good to match existing.

4.4 Compliance Summary — Upgraded Elements

- Existing pitched roof (rafter level) target U-value: $0.16 \text{ W/m}^2\text{K}$ — to be confirmed by calculation for the specified 50 mm between-rafter PIR plus 62.5 mm insulated plasterboard build-up.
- Existing floor over the unheated garage target U-value: $0.25 \text{ W/m}^2\text{K}$ — to be confirmed by calculation for the mineral-wool-between-joists build-up.
- Condensation risk: vapour control and roof ventilation to be detailed in accordance with BS 5250 to avoid interstitial condensation within the upgraded roof construction.
- The Contractor shall give notice to Building Control for inspection of the insulation works before they are concealed by plasterboard or floor finishes.

SECTION 5 — THERMAL PERFORMANCE & COMPLIANCE

5.1 Part L 2021 — Conservation of Fuel and Power

- Rooflight glazed unit U-value: maximum $1.4 \text{ W/m}^2\text{K}$ (centre pane); overall window U-value maximum $1.6 \text{ W/m}^2\text{K}$.
- Dormer window overall U-value: maximum $1.4 \text{ W/m}^2\text{K}$.
- Where new plasterboard linings are installed to the rooflight reveal and to the dormer cheeks, roof, and front face, a continuous layer of insulation shall be provided to prevent cold bridging (minimum 50 mm PIR insulation board, e.g. Kingspan K18 or Celotex GA4000).

5.2 Part F 2021 — Ventilation

- The rooflight and any habitable room served shall incorporate trickle/background ventilation unless the room is served by a whole-house mechanical ventilation system.
- Contractor to confirm the ventilation provision for the bedroom with the Client prior to final specification of the rooflight and window units.

5.3 Part B — Fire Safety & Means of Escape

- As the dormer window is fixed, the emergency egress provision for the first-floor bedroom must be satisfied either by an openable, correctly-sized rooflight (Section 2.1) or by a protected stair/escape route. The Contractor shall confirm the agreed escape strategy with the Client and BCO before ordering the rooflight.
- Any escape rooflight shall provide a clear openable area of at least 0.33 m², minimum 450 mm clear height and 450 mm clear width, with the bottom of the opening not more than 1100 mm above finished floor level.
- Any new plasterboard to a party wall to be fire-rated plasterboard (minimum 12.5 mm Type F) to maintain fire separation.

SECTION 6 — WASTE, DISPOSAL & SITE MANAGEMENT**6.1 Waste Disposal**

- All arisings to be disposed of at a licensed waste transfer station. Waste transfer notes (WTNs) to be provided to the Client on completion.
- Any identified asbestos-containing materials (ACMs) shall be left undisturbed. If ACMs are suspected or discovered, works in the affected area shall cease immediately and a licensed asbestos surveyor/contractor shall be engaged. The Contractor is to allow a provisional sum of £1,500 for asbestos survey/removal.
- Stripped tiles, timber, and other materials to be removed from the working area promptly and not stored where they could cause a trip hazard or block a means of escape.

6.2 Protection of the Property

- Roof openings, window openings, and any holes in the external envelope to be fully boarded/covered and weatherproofed at the end of each working day.
- Internal areas not being worked on to be protected from dust and debris with polythene sheeting sealed at edges.
- Existing floor finishes to be protected with hardboard or equivalent during all works.

SECTION 7 — COMPLETION, INSPECTION & HANDOVER**7.1 Pre-Completion Checks**

- All structural framing (dormer and rooflight trimmed openings) to be inspected and signed off by the structural engineer, where applicable, prior to making good and concealment.
- Contractor to notify Building Control for inspection of the rooflight and dormer installations prior to final making good of reveals internally. Do not close up or finish internally until the BCO has inspected or confirmed in writing that inspection is not required.
- Hose test to the rooflight flashing and all dormer abutments as per Section 2.4.

7.2 Completion Documentation

The Contractor shall provide the following on completion:

- Building Regulations Completion Certificate (from London Borough of Hillingdon Building Control, under the Building Notice procedure).
- Structural engineer's inspection sign-off letter/certificate (where structural framing has been required).

- Rooflight manufacturer's installation warranty/guarantee.
- Dormer flat-roof waterproofing manufacturer's guarantee (minimum 15 years).
- Waste transfer notes for all arisings.

7.3 Defects Liability

A defects liability period of 12 months from practical completion shall apply to all works. The Contractor shall return to remedy any defect arising from materials or workmanship during this period at no cost to the Client. Defects arising from client misuse or third-party works are excluded.

End of Specification — HDB-MCI-SPEC-01 Rev B

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