



GENERAL SPECIFICATION (unless noted otherwise on drawings or engineer's design)
FOUNDATIONS Concrete deep strip 30 N/mm ² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 2x 140(h) x 100(w) PCC lintels over with 50 clearance (unless larger beam shown on drawings or engineers design). Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.
GROUND FLOOR – GROUND BEARING CONCRETE SLAB Min 150 rrammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.
EXTERNAL CAVITY WALLS Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 150 cavity with 150 Knauf DriTherm-32 full fill insulation. Dryline internally with 12.5 plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 horiz, 450 vert, & 300 at reveals. Join to existing building with furfix movement joint. Provide thermalite expansion joint to external leaf on spans in excess of 6m. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Render outer skim blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Bifold doors to have Catnic CX150/100 with 200 min bearings. Other openings to have Catnic CG150/100 lintels 150 min bearings.
INTERNAL BLOCKWORK PARTITIONS 100 Celcon Standard lightweight block (K=0.15 W/m2K). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. Fully bond into new external walls. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing.
STEELWORK Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.
INTERNAL STUD PARTITIONS 75x50 stud. 12.5 plasterboard + skim. 1981x762 doorways unless shown otherwise on plan. Lay DPC under sole plates where on concrete ground floor. All partitions to contain 75 acoustic quilt. Clad WC partitions with 12.5 soundblock + 3 skim each side.
PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED 150x50 C16 rafters at 400 cts spiked & B-mouthed to joists & wall plates. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 120mm Celotex XR4000 insulation between rafters & 50mm Celotex TB4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. Pitch as drawing. Tyvek breathable membrane. 19x38 battens. Sandtoft 20/20 interlocking clay tiles with 100 headlap laid to suit low pitch. Tile colour to match existing. 9 plasterbd + skim to soffit.
ROOFLIGHTS – PITCHED ROOFS Install with manufacturers upstand/flashing kit and all to manufacturers instructions. 15 degree min pitch for Velux rooflight. Doubled up rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.
VENTILATION Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm ² min vent. Open plan kitchen diners to have 3x8000mm ² vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Utility room to achieve 30 litres/sec. WC to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.
DRAINS Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar benching. 600x450 steel frame & cover. Drains shown on drawings are estimated and are to be confirmed on site before any work commences.
SURFACE WATER 112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore. If clay found use crate system soakaway.
ABUTMENTS All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.
WINDOWS & DOORS Double glazed with 16 air gap and soft low E coating. Built in 8000mm ² adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.
ABOVE GROUND DRAINAGE AND PLUMBING Sink, bath & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) to be installed above level of highest fitting that it serves. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.
ELECTRICAL WORK All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.
HEATING New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.