

IMPORTANT NOTE:
THIS DRAWING IS INTENDED FOR THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT TO HELP ILLUSTRATE COMPLIANCE TO THE BUILDING REGULATIONS. SHOULD THE BUILDER CHOOSE TO FOLLOW THE DRAWING, THEY ARE TO TAKE FULL RESPONSIBILITY FOR THE CONSTRUCTION OF THE BUILDING INCLUDING THE COMPLIANCE TO THE BUILDING REGULATIONS, WORKMANSHIP, LOCATIONS OF STEELS, FINAL DETAILS AND APPEARANCE OF THE BUILDING. DIMENSIONS, LEVELS AND EXISTING CONSTRUCTION MATERIALS ARE TO BE CHECKED ON SITE PRIOR TO THE CONSTRUCTION OF THE PROPOSED WORKS BY THE BUILDER.
ALL STRUCTURAL ALTERATIONS TO BE OVERSEEN BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR STEEL LOCATIONS AND SIZES.

MEANS OF ESCAPE

Option 1) Means of escape via fire egress windows
One window to each bedroom to be provided for emergency egress purposes. Each fire egress window should comply with the following: the window should have an unobstructed openable area that is at least 0.33m² and at least 450mm H x 450mm W. The bottom of the openable area should not be more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

Existing bedroom windows to be checked for suitability; where existing bedroom windows are not suitable for fire escape, either replace existing windows with suitable units, or, escape route to be via protected stairway.

Where Option 1 cannot be achieved:
Option 2) Means of escape via protected stairwell.
Fire door (FD) forming part of the enclosure to a protected stairway with minimum fire resistance of 20 minutes when tested to BS 476-22:1987

VENTILATION

Intermittent mechanical extraction should be provided to the following locations and should discharge to the appropriate rate:

Utility Room - 30 l/s
Shower room - 15 l/s
Kitchen - 30 l/s is provided adjacent to the hob and 60 l/s elsewhere
Bathrooms - 15 l/s
WC - 6 l/s

The extract fans in windowless accommodation should be operated with the light and have a 15 minute overrun.
Background ventilation of 5000mm² equivalent area is to be provided to habitable rooms

SAFETY GLAZING

All glazing in critical locations (within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows) to be toughened or laminated safety glass

- Acoustic insulation
- Thermal insulation
- Travel distance
- Existing foul water drainage
- Proposed foul water drainage
- Proposed rain water
- Extract through roof
- Extract run
- Code 5 leadwork
- Smoke Detector - Mains operated and in accordance with BS 5839-6
- Heat Detector - Mains operated and in accordance with BS 5839-6
- 30 Minute Fire Door rating, door closer and smoke seals. No signage required

BR Key

1 : 50

Rev	Description	Date



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Ground Floor

Scale @ A1 1 : 50 Date 11/26/18 Drawn by C.Tough	Drawing number FLU.653.BR01 Rev H
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