

Rating & capacity of existing boiler to be checked for adequacy to ensure enough spare output to be capable of servicing new extension.

PART Q

SECURITY DOORS

All external doors and windows to be designed to meet security requirements of British Standard Publication PAS 24:2012 and letter plates to have max aperture of 260 x 40mm and to be located as per par 1.3 of Part Q.

Main doors to each dwelling to have door viewer, door chain or door limiter.

All door and window frames to be mechanically fixed to the structure in accordance with the manufacturers instructions.

WINDOWS

Windows to ground floor level, basement and easily accessible rooflights manufactured to meet the security requirements of British Standards publication PAS 24:2012, or designed and manufactured in accordance with Appendix B of Approved Document Q.

All door and window frames to be mechanically fixed to the structure in accordance with the manufacturers instructions.

PART R

INFRASTRUCTURE

In accordance with Part R of the Building Regulations, provide physical infrastructure (from the service providers access point to the occupiers network termination point) so that copper or fibre optic cables or wireless devices capable of delivering broadband speeds greater than 30mpbs can be installed.

ENERGY CONSERVATION

Low Energy at 40 lumens per circuit watt efficacy in accordance with L1 para 42 to be fitted to all rooms.

AUTOMATIC FIRE DETECTION

Automatic fire detection system to be installed in accordance with BS 5839 Part 6 2019. This system needs to be a minimum grade D (Mains powered with a battery back up and interlinked). In this instance it will require a category LD3 with smoke detectors in the hallway and landing with a heat detector in the kitchen.

Note: If ceiling mounted it is to be at least 300mm from any wall or light unit. If wall mounted it is to be fixed between 150 and 300mm below the ceiling. The smoke alarm is not to be located immediately above a stair shaft so that easy access is available to the unit and is to be located within 7 metres of a kitchen or living room or within 3 metres of a bedroom.

Electrician to supply commission certificate on completion.

SD Smoke detectors to be provided in positions shown.

CO Carbon Monoxide detector fitted in rooms with a boiler

HD Heat Detector fitted in kitchen

FD30 = Fire Door with 30 Minutes (minimum) integrity & rising butt hinges self closing

FD30s = 30 Minutes integrity fire door with self closing device and smoke stop and intumescent sealant

ELECTRICAL INSTALLATION

All new cable runs to be concealed, no surface wiring is to be used. Switches, sockets and other electrical equipment controls are to be positioned at a height usable by all i.e between a height of 450mm&1200mm above finished floor level in accordance with approved document M.

All work to comply with the latest edition of the IEE code. Contractor to allow for extending existing circuits as necessary.

Energy efficient bulbs & fittings to be provided in areas indicated thus (E) one number light fitting installed which will only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

Any new external mounted light fitting are to be fitted with energy efficient Either a lamp not exceeding 150watts per fitting with automatic switch off when there is insufficient light and at night when light is not required or a light fitting with a socket that can only be used with bulbs having an efficiency greater than 40 lumens per circuit watt.

All electrical works to be carried out to meet the requirement of part P of the building regulations by a person competent to do so.

Prior to completion the local authority are to be provided with a copy of either:

An electrical installation certificate issued under a competent person scheme

or

An electrical installation certificates as defined in BS 7671 signed by a person competent to do so.

ELECTRICAL INSTALLATION AND POSITIONS OF SOCKETS AND LIGHTS TO BE DISCUSSED WITH BUILDER OR ELECTRICIAN

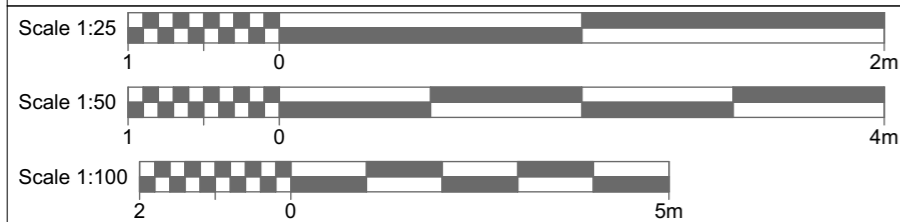
AN ELECTRICAL CERTIFICATE SHOULD BE OBTAINED BY THE CLIENT

BOILER RELOCATION

If boiler is relocated a Gas Certificate should be obtained by the client.

COMMISSIONING

Upon completion of the works the builder is required to issue to the building inspector a notice confirming that the fixed building services have been commissioned in accordance with a procedure approved by the secretary of state. A set of operating and maintenance instructions should be left for the occupier.



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Do not scale except for planning purposes.
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DATE:

16/03/2022

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