

**BUILDING OWNER TO BE GIVEN SUFFICIENT INFORMATION OF SPECIFIC APPLIANCES/ SYSTEMS INSTALLED, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTIONS, TO ENABLE THE DWELLING AND ITS SERVICES TO BE USED IN AN ENERGY EFFICIENT MANNER.**

A NOTICE CONFIRMING THAT ALL FIXED BUILDING SERVICES HAVE BEEN PROPERLY COMMISSIONED SHALL BE PROVIDED AND COPY SHALL BE GIVEN TO THE DISTRICT COUNCIL AND THE BUILDING OWNER. THE NOTICE SHALL BE SIGNED BY A SUITABLY QUALIFIED PERSON.

**INTERNAL TRIM**  
40MM WHITE OAK 4 PANEL DOORS  
SIZE - 80MM W/IN UNLESS OTHERWISE STATED ON PLAN  
150X18 OAK MOULDED SKIRTINGS  
100X18 OAK MOULDED ARCHITRAVES  
15MM OAK BULLNosed SKILL BOARDS  
PROVIDE MOULDED CORNICES TO LOUNGE.

**HEAT SOURCE**  
DWELLING TO BE PROVIDED WITH CONDENSING OIL BOILER WITH EFFICIENCY OF 93.3% AS MANUFACTURERS INSTRUCTIONS AND STANDARDS RESTRICTORS OIL BOILER TO BE LOCATED IN GARAGE (AS SEPARATE PLAN)

**LATERAL RESTRAINT**  
LATERAL RESTRAINT TO EVERY LAST 3RD JOISTS AND RAFTERS INTO WALL AT 2m ONS MAX AS ELEVATIONS WITH BALANCED STEEL STRIPS AND THE 100% CAVITY AS DETAIL.

**COMBUSTIBLE MATERIAL**  
TRIM BACK ALL COMBUSTIBLE MATERIAL A MINIMUM A MINIMUM OF 38mm FROM ANY CHIMNEY STACK AND USE BATTERY TRIMMERS

**AIR INFILTRATION**  
PROVIDE SUITABLE MEANS OF REDUCING AIR INFILTRATION OF COLD AIR BY SEALING GAPS BETWEEN OPI LINDING AND MASONRY WALLS AT EDGE OF OPENINGS SUCH AS WINDOWS AND DOORS AND AT JUNCTIONS WITH WALLS FLOORS AND CEILINGS. SEALING GAPS BETWEEN FRAMES AND OPENINGS AND DRAUGH PROOFING THE OPENABLE ELEMENTS OF WINDOWS DOORS AND ROOFLIGHTS. SEALING HATCHES TO UNHEATED FLOOR AND ROOF VERTICALS. SERVICE PENETRATIONS AT FLOOR AND CEILING JUNCTIONS WHERE SERVICES ARE NOT BOXED IN, SEALING AROUND JOIST ENDS WHERE JOISTS ARE BUILT INTO EXTERNAL WALLS SEALING VAPOR CONTROL MEMBRANES IN TOWER FRAMED CONSTRUCTION

**PASSAGE OF SOUND**  
WITHIN A DWELLING REASONABLE RESISTANCE TO THE PASSAGE OF AERIAL SOUND SHALL BE PROVIDED BY:  
(A) INTERNAL WALLS THAT SEPARATE -  
(i) A BEDROOM AND  
(ii) A ROOM CONTAINING A WATER CLOSET, FROM ANY OTHER ROOM; AND  
(B) ALL INTERNAL FLOORS.

**SVP/WASTES**  
WHERE SOIL VENT PIPES ARE ENCASED IN WALL PROVIDE 50x25 TIMBER GROUNDS ROOFCOOL PACKING 50mm P/BOARD BONDED AND SKIMMED  
ALL FIRST FLOOR APPLIANCES TO HAVE DEEP SEAL WASTE TRAPS  
SOIL VENT PIPE TO TERMINATE AS SHOWN ON ELEVATION AT LEAST 1m ABOVE ANY WINDOW WITHIN 2m MEASURED HORIZONTALLY AND FITTED WITH PVC WEATHER CAP. IF EXTERNAL WHERE SVP TERMINATES WITH AIR ADMITTANCE VALVE IT SHALL BE BESON OR OTHER EQUALLY APPROVED AND FITTED WITH POLYSTYRENE COVER SUPPLIED  
WASTE PIPE FROM WC SHALL BE 150mm DIA AND 50mm FROM ALL OTHER APPLIANCES LAID TO SUITABLE FALL

**LIGHTING**  
FIXED INTERNAL LIGHTING EFFICIENT LIGHT FITTINGS TO BE INSTALLED THROUGHOUT THE ENTIRE DWELLING INCLUDING THE LAMP, CONTROL BEAR AND AN APPROPRIATE HOODING, REFLECTOR, SHADE OR OTHER DEVICE FOR CONTROLLING THE LIGHT OUTPUT IS A LIGHT FITTING THAT CAN ONLY BE FITTED WITH LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT. FULL-USE AND REGULATED COMPACT FLUORESCENT LIGHT FITTINGS WOULD MEET THIS REQUIREMENT, BUT THOSE ACCOMMODATING GLS TUNGSTEN LAMPS AND COMPACT FLUORESCENT LAMPS (CFLS) WITH A BAYONET CAP OR EDISON SCREW BASE, OR TUNGSTEN HALOGEN LAMPS WOULD NOT.  
FIXED EXTERNAL LIGHTING EXTERNAL LIGHTING PERMANENTLY FIXED TO AN EXTERNAL SURFACE OF THE DWELLING AND UNDER THE DIRECT CONTROL OF THE OCCUPANT BY HAVING AN ELECTRICITY SUPPLY FROM THE DWELLING SHALL:  
I. HAVE A MAXIMUM OUTPUT OF 150W PER FITTING AND AUTOMATICALLY SWITCH OFF -  
A. WHEN THERE IS ADEQUATE DAYLIGHT; AND  
B. WHEN NOT REQUIRED AT NIGHT; OR  
II. HAVE SOCKETS THAT CAN ONLY BE FITTED WITH LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

**VENTILATION OF DWELLING**  
SYSTEM 1 - BACKGROUND VENTILATORS AND INTERMITTENT EXTRACT FANS TO BE ADAPTED FOR THIS DWELLING  
THIS TO BE ACHIEVED BY MEANS OF ENVIRONMENTAL POSITIVE INPUT VENTILATION SYSTEMS AS DESIGNED BY CONSULTATION SOLUTIONS, PRAGMATIC PLAN, BELFAST AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.  
ALL NATURAL AND MECHANICAL SYSTEMS SHOULD BE FULLY COMMISSIONED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN THE 'DOMESTIC VENTILATION COMPLIANCE GUIDE'  
INTERMITTENT EXTRACT FAN IN KITCHEN TO BE INCORPORATED WITHIN COOKER HOOD & CAPABLE OF EXTRACTING 15 LITRES OF AIR/SEC  
COOKER HOODS SHOULD BE 850 MM TO 750 MM ABOVE THE HOOD SURFACE EXTRACTOR FAN IN BATHROOM/SHOWER ROOM/ENLIGHTENED TO BE CAPABLE OF EXTRACTING AT LEAST 15 LITRES OF AIR/SEC & INSTALLED WITHIN ROOM OF CEILING EXTRACTOR FAN IN BATHROOM AND EN SUITE TO HAVE A 15 MIN OVERFLOW FACILITY EXTRACTOR FAN IN UTILITY CAPABLE OF EXTRACTING 30 LITRES/SEC  
BACKGROUND VENTILATION BACKGROUND VENTILATORS SHOULD BE LOCATED IN ALL ROOMS WITH EXTERNAL WALLS WITH AT LEAST 5000MM<sup>2</sup> EQUIVALENT AREA IN EACH HABITABLE ROOM AND 25000MM<sup>2</sup> EQUIVALENT AREA IN EACH HABITABLE ROOM AND 25000MM<sup>2</sup> EQUIVALENT AREA IN EACH HABITABLE ROOM. THE TOTAL EQUIVALENT VENTILATOR AREA SHOULD BE DETERMINED USING TABLE 2.3 OF TECHNICAL BOOKLET K 2012.  
CONTROLS FOR INTERMITTENT EXTRACTORS AND BACKGROUND VENTILATORS INTERMITTENT EXTRACT MAY BE OPERATED MANUALLY AND/OR AUTOMATICALLY BY A SENSOR, IN KITCHENS, ANY AUTOMATIC CONTROL MUST PROVIDE SUFFICIENT FLOW DURING COOKING WITH FRESH AIR TO AVOID THE BUILD UP OF COMBUSTION BY PRODUCTS - ANY AUTOMATIC CONTROL SHOULD HAVE AN OVERRIDE FACILITY TO ALLOW THE OCCUPANT TO TURN THE EXTRACT ON MANUALLY.  
IN A ROOM WITH NO OPENABLE WINDOW INTERNAL ROOM AN INTERMITTENT EXTRACT FAN SHOULD HAVE AN OVERFLOW OF AT LEAST 15 MIN EXCEPT WHERE IT IS CONTROLLED BY A HUMIDISTAT. IN ROOMS WITH NO MATERIAL LIGHT, THE FANS SHOULD BE CONTROLLED BY THE OPERATION OF THE MAIN ROOM LIGHT SWITCH.  
BACKGROUND VENTILATORS SHOULD BE LOCATED TO AVOID DRAUGHTS - TYPICALLY 1.7M ABOVE FLOOR LEVEL.  
BACKGROUND VENTILATORS MAY BE EITHER MANUALLY ADJUSTABLE OR AUTOMATICALLY CONTROLLED. WHERE MANUAL CONTROLS ARE PROVIDED, THEY SHOULD BE WITHIN REASONABLE REACH OF THE OCCUPANTS - FULL COVERS OR SIMILAR DEVICES SHOULD BE PROVIDED.

**FOUNDATION**  
FOUNDATION SHALL BE TAKEN DOWN A MINIMUM OF 750mm UNTIL A HARD BEARING IS REACHED. WHERE FOUNDATION IS REQUIRED TO BE SITUATED BETWEEN DIFFERENT LEVELS SHALL BE DOUBLE THE DEPTH OF THE FOUNDATION. IF A SUFFICIENT BEARING CANNOT BE ACHIEVED THEN AN AMENDED DESIGN SHALL BE FORWARDED TO THE COUNCIL ON REQUEST.  
THE HARDSHIP SHALL BE A MINIMUM OF 150mm DEEP AT THE HIGHEST POINT OF INFILL GROUND TO A MAXIMUM OF 600mm DEEP AT ANY ONE POINT THEREFORE TO BE CONSOLIDATED IN 250mm LAYERS WITH A MECHANICAL COMPACTOR. IF HARDSHIP EXCEEDS 600mm DEEP AT ANY POINT USE COMPACT PRECAST PRESSED T-BEAMS AS PER MANUFACTURERS DETAIL.  
**BRICK/BLOCKWORK**  
BLOCKWORK TO CAVITY WALLS SHALL BE AS FLOOR PLAN WITH 150MM CAVITY WIDTH WALL TIES SHALL BE AS PER MANUFACTURERS DETAILS DISPERSED AS FOLLOWS:  
HORIZONTALLY AT 750MM CRS MIN  
VERTICALLY AT 450MM CRS MIN  
VERTICALLY AT REVEALS AT 215MM CRS MIN  
ALL WALL TIES SHALL BE STAGGERED AT INTERVALS AND KEPT CLEAR OF MORTAR DROPPINGS

**FIRE SAFETY**  
PROVIDE CATEGORY L2P FIRE ALARM SYSTEM THROUGHOUT DWELLING ALARM SHOULD BE POWERED FROM ELECTRICAL MAINS WITH BATTERY BACK-UP AND WIRED SEPARATELY AT DISTRIBUTION BOARD. PORTION ALARM AS INDICATED ON PLAN WITHIN 3M OF BEDROOM DOORS AND 7M OF ANY DOOR LEADING TO UNHEATED ROOMS/COMMON AREAS. SMOKE ALARMS TO COMPLY TO BS 5446-1:2003 & HEAT ALARMS TO COMPLY TO BS 5446 PART 2: 2003 & BE INTERCONNECTED.  
I - DENOTES KNOCK WITH CLEAR OPENING OF AT LEAST 650mm x 900mm WIDE TO PROVIDE ALTERNATIVE MEANS OF ESCAPE.

**GLAZING**  
PROVIDE DOUBLE GLAZING THROUGHOUT DWELLING WITH 1800mm X 910mm GAP AND INCORPORATING LOW-E GLAZING EN+0.80  
GLAZING TO CRITICAL LOCATIONS TO SATISFY THE TEST REQUIREMENTS OF BS 6266 CLASS C. CRITICAL LOCATIONS INCLUDE:  
BELOW 900mm FROM PFL IN WINDOWS  
BELOW 1500mm FROM PFL IN DOORS AND SEALS/SLITS WITHIN 300mm OF DOOR.  
WHERE GLAZING TO DOORS OR SLIDING GLAZING EXCEEDS 900mm WIDE IT SHALL SATISFY THE TEST REQUIREMENTS OF BS 6266 CLASS B.  
**STUDWORK**  
TOWER FOR STUDWORK TO BE EX. 100 x 50 WITH VERTICAL STUDS AT 400 CRS MAX FIX AT MASONRY WORK WITH 40 BELTS AT 400 TO 450 CRS MAX INSULATED WITH 100MM GLASSWOOL AND SHEETED EXTERIOR SIDE WITH 9mm PLY WOOD 15mm PLASTERBOARD BONDED AND SKIMMED OVER 19mm EXTERIOR SIDE. PLYWOOD BUILDING PAPER AND EXPANDED MET. LATH TO SHOWER AREA TO RECEIVE TILES AND ALL OTHER AREAS TO BE TILED.

**PIPEWORK INSULATION**  
INSULATION OF PIPES SERVING OIL-FIRED CENTRAL HEATING SYSTEMS NEW PIPES WILL BE INSULATED WITH INSULATION COMPLYING WITH THE REQUIREMENTS OF THE DOMESTIC HEATING COMPLIANCE GUIDE IN LINE WITH THE MAXIMUM PERMISSIBLE HEAT LOSS INDICATED IN THE SUPPLEMENTARY INFORMATION COLUMN, AND LABELLED ACCORDINGLY.  
AIR TRANSFER TO ENSURE GOOD TRANSFER OF AIR THROUGHOUT THE DWELLING, THERE SHOULD BE AN UNDERFLOUT OF MINIMUM AREA 7800 MM<sup>2</sup> IN ALL ROOMS WITHIN THE DWELLING ABOVE THE FLOOR FINISH. THIS SHOULD BE ACHIEVED BY MAKING AN UNDERFLOUT OF 10MM ABOVE THE FITTED FLOOR FINISH, OR BY A 20MM UNDERCUT ABOVE THE FLOORBOARDS, OR OTHER SURFACE, IF THE FINISH HAS NOT BEEN FITTED.  
NOISE EXTRACT FANS SHOULD BE QUIET DURING OPERATION SO AS NOT TO DISCOURAGE THEIR USE BY OCCUPANTS. REASONABLE PROVISION SHOULD BE MADE TO LIMIT THE NOISE FROM MECHANICAL EXTRACT FANS. THE AVERAGE A-WEIGHTED SOUND PRESSURE LEVEL IN NOISE SENSITIVE ROOMS SUCH AS LIVING ROOMS AND BEDROOMS SHOULD NOT EXCEED 30 dB (A) L<sub>1</sub>. KITCHENS AND BATHROOMS SHOULD NOT EXCEED 35 dB (A) L<sub>1</sub>. NOISE FROM A CONTINUOUSLY RUNNING MECHANICAL VENTILATION SYSTEM ON ITS NOMINAL LOW RATE SHOULD NOT EXCEED THESE LEVELS.  
IN ORDER TO MINIMIZE NOISE ENTERING THE BUILDING THROUGH THE VENTILATION SYSTEM IT MAY BE APPROPRIATE TO USE SOUND ATTENUATING VENTILATION PRODUCTS DEPENDING ON THE NOISE LEVEL AND ANY IMPOSED PLANNING CONDITIONS.  
NOISE TESTING THE MINIMUM PERFORMANCE OF THE PRODUCTS CHOSEN FOR SYSTEM 1 SHOULD BE MEASURED IN ACCORDANCE WITH THE TEST METHODS REFERRED TO IN PARAGRAPH 2.105 TECHNICAL BOOKLET K 2012.

**RADON**  
IF DWELLING FALLS WITHIN RADON ZONE 1 FIT A FULLY SEALED MEMBRANE OF LOW PERMEABILITY IN LIEU OF DAMP AS SECTIONS. FULLY SEAL JOISTS SERVICE DUCTS AND SERVICE PENETRATIONS. MEMBRANE TO BE CONTINUOUS ACCESS VENT TO EXTERNAL. IF DWELLING FALLS WITHIN RADON ZONE 2 INSTALL A RADON BAMP AND 100MM DIA EXTRACT PIPE, SEALED TO PREVENT RADIUM OR RADON INGRESS IN ADDITION TO MEMBRANE.

**CARBON MONOXIDE ALARMS**  
CARBON MONOXIDE ALARMS SHOULD COMPLY WITH BS EN 50291 AND BE POWERED BY A BATTERY DESIGNED TO OPERATE FOR THE WORKING LIFE OF THE ALARM. THE ALARM SHOULD INCORPORATE A WARNING DEVICE TO ALERT USERS WHEN THE WORKING LIFE OF THE ALARM IS DUE TO PASS. MAINS POWERED BS EN 50291 TYPE A CARBON MONOXIDE ALARMS WITH FIXED WIRING NOT PLUG-IN TYPES MAY BE USED AS ALTERNATIVE APPLICATIONS PROVIDED THEY ARE FITTED WITH A SENSOR ALARM WARNING DEVICE.  
THE CARBON MONOXIDE ALARM SHOULD BE LOCATED -  
(A) ON THE CEILING AT LEAST 300MM FROM ANY WALL OR, IF IT IS LOCATED ON A WALL, AS HIGH UP AS POSSIBLE AND ABOVE THE HEIGHT OF ANY DOORS OR WINDOWS BUT NOT WITHIN 1500MM OF THE CEILING; AND  
(B) BETWEEN 1000MM AND 3000MM HORIZONTALLY FROM THE APPLIANCE.  
ALL PROPOSED COMBUSTION APPLIANCES TO BE CAPABLE OF BURNING OR ADAPTED TO BURN GAS/COLENGAS FUELS. USE FIGURE DIMENSIONS ONLY. CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY QUERIES TO ARCHITECT BEFORE COMMENCING ON SITE.  
CEILING MOUNTED SMOKE ALARMS SHOULD BE SITED NOT LESS THAN 300MM FROM WALL OR LIGHT FITTING

