

It works to be carried out in accordance with accredited construction details. The contractor is to ensure these details are fully known and understood before commencement of works. As lack of knowledge or understanding of these details will not be accepted. On completion of the works, a signed copy of each accredited detail / enhanced accredited detail and schedule will be provided to Building Control as having been completed satisfactorily; refer to: [http://www.buildingcontrol-ni.com/assets/pdf/SP\\_DETAILS\\_2016.pdf](http://www.buildingcontrol-ni.com/assets/pdf/SP_DETAILS_2016.pdf)

**STOVES**

Stove to have a spillage test carried out under fire, test carried out with extract fan to kitchen operating. Result of the air spillage test to be submitted to Building Control.

All Flue to be checked upon completion to ensure they are free from obstruction, satisfactorily gas-tight and constructed with materials and components of size that suit application. Inspection for compliance and suitability to be carried out by an appropriately qualified person at completion stage. A report shall be forwarded to Building Control for assessment.

Free standing solid fuel stoves to be installed in accordance with manufacturer's details, fixed to a non-combustible hearth, positioned 150mm minimum away from enclosing non-combustible walls (walls at least 100mm thick). Hearth should project at least 150mm to the sides and rear of appliance and 300mm in front of the openable appliance door as detailed in the guidance to Section 3 of Building Regulations (Northern Ireland) 2012 Technical Guidance Booklet L.2012. There must be a change in level to mark safe perimeter. Minimum change in level of 12mm. Internal wall and ceiling finishes to achieve Class 1 spread of flame.

Fitted appliances shall have a spillage test carried out under fire. If the room (combined room - open plan) containing extract ventilation has an appliance which burns solid fuel or a heating appliance which can cause spillage of combustion products, an air spillage test shall be carried out with the extract fan/s operating and the result of the air spillage test submitted to Building Control.

Result of the air spillage test to be submitted to Building Control. 150mm diameter permanently open under floor vent. Vent to provide air under cooker in Kitchen.

Flue to condensing combustion appliance to be lined with impervious, corrosion resistant components and provided with means of draining condensate.

Flues to be inspected for compliance and suitability by an appropriately qualified person at completion stage. A report shall be forwarded to Building Control for assessment

A durable notice shall be provided to convey details of the flue, the installer and type of combustion appliance that may be used in conjunction with the flue

Carbon monoxide alarms to comply with BS EN50291. The alarms should incorporate a warning device to alert users when the working life is due to pass, or a mains-powered BS EN50291 Type A Carbon Monoxide alarm with fixed wiring fitted with a sensor failure warning device. Alarms to be fitted between 1000mm and 3000mm from combustion appliance.

**INTERNAL STEEL WORK**

All internal steelwork to be descaled, primed before erection. All paint work to be touched up after erection. Lintel & posts to be filled with polyurethane insulation. Keystone to provide structural details to Building Control 3 weeks prior to fabrication. Steelwork shall be supported by padstones where required to distribute point loads safely to the supporting structure without undue movement or deflection.

**FIRE PROOFING TO STRUCTURAL STEEL WORK**

All structural steel work supporting walls or floors to be de scaled and painted with Hamerom intumescent paint to give 1hour fire protection. Certificate of purchase from manufacturer and certificate of application to be provided by the building contractor.

**EXTERNAL STEEL WORK**

All External Steel Work To Be Hot Dip Galvanised. All External Steelwork To Be Clad In 25mm Kln Dried Siberan Larch Painted With SIKKENS MICROPOROUS PAINT System. All Larch To Be Painted And Engrains To Be Carefully Sealed Before Fitting On Site. Paint Work To Be Touched Up On Completion.

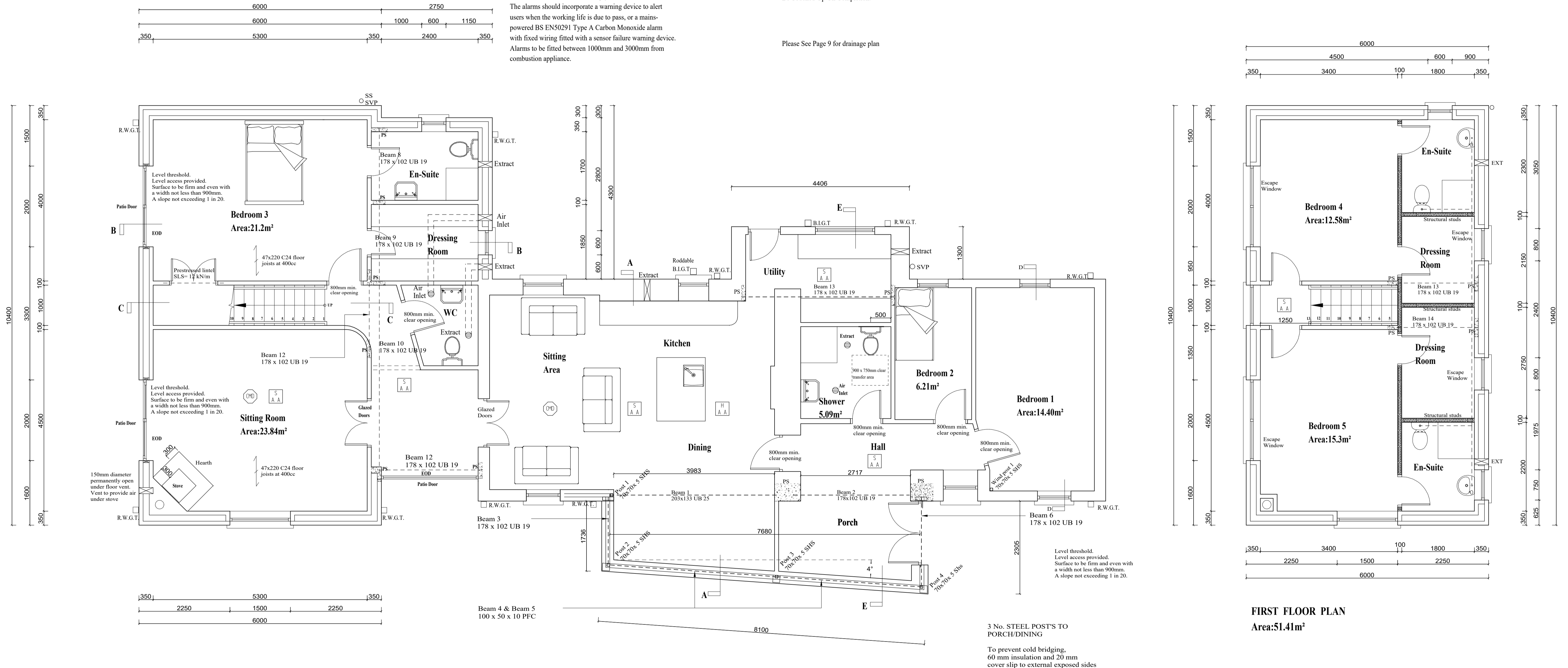
Please See Page 9 for drainage plan

**PLUMBING NOTES**

All pipe work to comply with Building Control Technical Booklet Part N. Provide RE to soil stack to allow access to all connections with soil stack. Provide RE's at all changes in direction. Provide RE to back of W.C. Where pipes are behind studding provide removable sections to allow access to RE's. Provide removable water seals (waste traps) to wash basins. Provide plumbing legs and plinth to showers provide roddable bottle trap type trap to shower. S.V.P. to be carried into attic space and to terminate through a Glidevale inline slate vent. Provide shelving behind basins and toilets with removable sections for rodding.

Where extract ventilation is provided to a room with no openable windows the extract should have an over run of at least 15 minutes or be controlled by a humidistat.

In order to permit air transfer throughout the dwelling, 10mm gap under internal doors shall be provided.



**GROUND FLOOR PLAN**  
Extension Area:86.28m²

Existing Cottage:75.85m²  
Total Extension Area:137.60m²  
Total Area: 213.53²

**FIRST FLOOR PLAN**  
Area:51.41m²

3 No. STEEL POSTS TO PORCH/DINING  
To prevent cold bridging.  
60 mm insulation and 20 mm cover slip to external exposed sides