

## GENERAL SPECIFICATION

**NEW PITCHED ROOFS** comprising interlocking concrete roof tiles to match existing on 50 x 25mm treated SW battens on Proctor Daltex Roofshield/Tyvek moisture permeable underlay otherwise in accordance with BS5534 part 1 1990 on new 150x50mm rafters & raised ceiling ties securely fixed together to form rigid framework securely spiked or clipped to 75 x 100mm wallplate with 2.5 x 30mm galvanized tie down straps at max 2 m centres at eaves and 5 x 30mm galvanized anchor straps spanning at least 3 members with 50 x 50mm noggins at 2m centres at ceiling and roof level at verges.

Provide 12.7mm plasterboard and skim flat ceiling with 1 layer 100mm Rockwool RollBats insulation between joists and 2 layers of 150mm Rockwool RollBatts insulation cross laid to cover joists. Ensure that void above insulation is ventilated by means of a continuous 10mm air gap at the eaves

**LINING TO NEW SLOPING CEILINGS** comprising 48mm Gyproc ThermaLine Plus with skim finish and 75mm Kingspan K7 insulation between rafters to leave min. 50mm air space over.

**EXTERNAL WALLS** comprising 102mm facing brick ( mix 1:1:6 cement:lime:sharp sand mortar, external leaf to match existing 100mm cavity and 100mm Turbo concrete blockwork inner with 100mm Rockwool full fill cavity insulation and 22mm ThermaLine Basic LD dry lining internally (approx 32mm finish thickness not included in setting out). Provide vertical twist type wall ties to BS1243 1978 or equivalent with proprietary insulation retaining clips at 750mm horizontal and 450mm vertical (each block course at jambs) centres. Provide lean mix concrete cavity fill and weep holes to GL. Provide DPC min 150mm above GL and where cavity closed. Close cavity at head with flexible closer

Ensure that new masonry is fully bonded to existing and that any cavity is continuous

Form 25mm step at jambs to suit thickness of dry lining

Form 12.5mm check reveal at jambs as NHBC guidance

Use Cavity Trays Ltd Type H Cavicloser or equivalent insulated combined cavity closer and DPC at all openings unless stated otherwise. Set face closer to suit 75mm external window reveal

Minimum compressive strength of blockwork to be 7N/mm<sup>2</sup> to ground floor

**LINTOLS** generally to be Birtley CB90 (maximum span 3.6m) or Birtley HS 90 (maximum span 4.8m) insulated combined lintols to cavity walls and LA 2 angle lintels to partitions unless stated otherwise. End bearings to be at least 150mm and occur over uncut bricks/blocks. Provide 2 Cavity Trays Ltd type L90 lintel stop ends or equivalent and weep holes at ends and at 450mm centres

**LININGS TO EXISTING EXTERNAL WALLS** comprising 12.7mm plasterboard and skim on plaster dabs.

**FOUNDATIONS** to be 600 x 300mm C20P concrete strip foundations to external walls unless stated otherwise min 900mm below GL reinforced using B503 mesh and to entire satisfaction of Local Authority Inspector on site

**GROUND FLOORS GENERALLY** comprising 75mm screed on 1000 gauge polythene vapour barrier or building paper slip layer on 75mm Kooltherm K3 Floorboard insulation to achieve on 125mm C20P smooth floated concrete with A252 mesh reinforcement on

Visqueen 1200 DPM linked to dpcs in walls on min 150mm sand blinded hardcore. Use 25 mm insulation to form up stands to perimeter of slab, extending through insulation and screed thickness  
Existing air bricks, if any, to be ducted through.

**DOORS & WINDOWS** purpose made UPVC to BS 7412 as shown with 3 point security locking to doors and locking window handles, opening elements to be weather-stripped, windows to be double glazed with Low-E panes, min. 16mm air gap, air/argon filled to BS EN 1279/BS 5713, third party certified eg with "Kitemark" and fitted with "hit and miss" ventilators or other suitable devices capable of allowing background ventilation (8000mm<sup>2</sup> to habitable rooms, 4000mm<sup>2</sup> to kitchens and sanitary accommodation)/(4000mm<sup>2</sup> or 400mm/m<sup>2</sup> to occupiable rooms (whichever is greater), 4000mm<sup>2</sup> to kitchens and sanitary accommodation)

Provide safety glazing to BS6206 1981 within 1500mm of floor to doors and side panels within 300mm of doors and to windows less than 800mm above floor level

**ABOVE GROUND DRAINAGE** to be Terrain UPVC Soil and MUPVC Waste solvent welded system, colour black where visible, other fittings to be connected separately from wc via 75mm deep seal traps and 50mm combined wastes or to discharge into gully below grating via 50mm combined waste. Ensure horizontal runs are adequately supported by structure avoiding direct contact with floors or ceilings. Provide min. 25mm sound insulating quilt around pipes passing through habitable areas and encase in ply or 12.5mm plasterboard & skim full height

Provide cage to SVP min 900mm above windows

AAV indicates automatic air admittance valve. Provide ventilation to ensure pipe boxes are open to floor & roof voids or provide grilles or discreet gaps to room of min. 2500mm<sup>2</sup> free area

**RAINWATER SYSTEM** to be Terrain 2100 Half Round System, colour white. If alternative product used sizes to be not less than gutters 110mm, pipes 69mm

**ELECTRICAL FITTINGS** to be installed between 450mm and 1200mm above finished floor level, wall lights to be 2000mm above FFL unless stated otherwise. Do not butt fittings together, leave a gap of 75mm

Provide light fittings capable of taking only fluorescent tubes or compact fluorescent lamps in at least 1/3 of number of rooms created

All cables to be concealed, cables to be run above loft insulation

All electrical work to be carried out by an individual or company registered with the Competent Persons Scheme approved by the Office of the Deputy Prime Minister or by a person competent to do so and a certificate in accordance with the requirements of BS7671 on completion or the installation will be tested on completion by a person competent to do so under the provisions of BS7671 and a certificate issued in accordance with the testing requirements of the Standard

## **DECORATION**

To external timber generally prepare and paint 3 coats microporous paint

To internal woodwork generally prepare, prime and paint 2 coats undercoat and 1 coat full gloss

To internal walls and ceilings prepare and paint 1 mist coat and 2 coats emulsion