

**CONSTRUCTION SPECIFICATION**  
Construction specification to support the Building Regulation application for the erection of a single-storey rear extension at 19 Taff Vale Estate, Edwardsville, Treharris, Merthyr Tydfil CF46 5NJ

**GENERAL NOTES**  
All dimensions must be checked on site and not scaled from the drawings. All dimensions are given in millimeters. Verify all dimensions on site before commencement of any work or preparation of any detailed drawing. All work to be carried out in accordance with the current Codes of Practice and British Standards. All work to be performed to the satisfaction of the Local Authority Building Control Surveyor, or the appointed NHBC Inspector. All materials and workmanship are to be in accordance with the current British Standards, Codes of Practice and Agreement Certificates. It is the Contractors responsibility to ensure compliance with Building Regulations and the current codes of practice. Any discrepancies or omissions are to be reported on discovery.

**DRAINAGE**  
Storm Water Drainage  
Downpipes to discharge into uPVC back inlet gulleys connected into either existing surface water drainage system if agreed with Building Control Officer or to new soakaway located minimum 5.0m from property. Underground pipework to be 110mm uPVC bedded on (min 100mm) and encased in granular material to approval. Pipe work to be laid to minimum 1:40 fall.

Foul Water Drainage  
Underground pipework to be 110mm uPVC bedded on (min 100mm) and encased in granular material to Building Control Officers approval. Pipework to be laid to minimum 1:40 fall. If required - New Inspection Chambers (generally minimum 450 dia internal size) to be preformed in accordance with BS 5572. Sink, to have a maximum length of 1650mm, all wastes to have deep seal traps to BS 3943 and minimum falls of 2 degrees.

| Waste & Trap Sizes                                                                                                   |            |                                   |  |
|----------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------|--|
| Appliance                                                                                                            | Waste Size | Trap                              |  |
| Sink                                                                                                                 | 40mm       | Anti-syphonic bottle trap         |  |
| Washing Machines                                                                                                     | 40mm       | 75mm deepseal trap with standpipe |  |
| Overflows shall incorporate a 90° turned down elbow at end. Rodding eyes to be fitted to allow cleaning of pipework. |            |                                   |  |

Waste pipes and fittings shall be in accordance with BS 3380 and be installed in accordance with BS 5572. Sink, to have a maximum length of 1650mm, all wastes to have deep seal traps to BS 3943 and minimum falls of 2 degrees.  
Foul drainage pipe under new extension to to be incased in 150mm concrete surround, with lintel supports above pipe penetrations through new external wall with min. 50mm gap around pipe.

**FOUNDATIONS**  
Concrete strip foundations (Grade C30), unless specified or agreed otherwise, sized as shown on drawings (generally 600 x 250mm to cavity walls), minimum 925mm below ground level and to approval of Local Authority Building Control Officer.  
**GROUND BEARING CONCRETE FLOOR SLAB**  
50mm sand/cement screed on 100mm ground bearing concrete slab on 100mm Celotex GA4100 insulation board (25mm upstand to perimeter to prevent cold bridging) on 1200 gauge DPM overlapped with DPC to perimeter on minimum 150mm well consolidated clean hardcore blinded with sand. Floor to achieve 'U' value of 0.18W/m2K.

**CAVITY WALL CONSTRUCTION (TO BS 5628)**  
Outer Skin  
19mm Render finish to match existing on 100mm 7N dense concrete blockwork. Weepholes to perp joints @ 2000mm c/c at ground level.  
Cavity  
50mm clear cavity, 75mm Celotex CW4075 or similar approved insulation batts (refer also to wall tie specification). Lean mix concrete cavity fill up to ground level.  
Inner Skin  
100mm 7N/mm dense concrete blockwork with 13mm plaster and skim finish.  
Cavity wall to achieve 'U' value of 0.21W/m2K.  
**WALL STARTERS / CONNECTORS**  
Furlex or similar approved stainless steel wall connectors fixed to manufacturers recommendations and install vertical DPC.

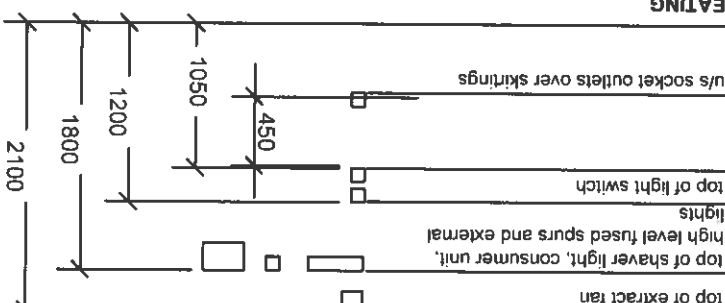
**WALL TIES**  
Stainless steel wall ties bedded minimum 50mm into bed joint of each leaf with retaining clips to hold insulation boards fixed @ maximum 750mm c/c horizontally and 450mm c/c vertically and additional ties within 225mm of reveals to unbonded openings.  
**DPC**  
Lay horizontal DPC in continuous lengths with minimum 100mm laps and full laps at angles. DPC width at least full width of masonry leaf. DPC level to be minimum 150mm above GL. Vertical insulated DPC's installed to jambs of openings. Standard horizontal DPC's to lintels over window and door openings.  
**CAVITY CLOSERS**  
Cavities to be closed at eaves, cills and jambs with Thermabate insulated cavity closers or similar approved installed in accordance with the manufacturers recommendations. 25mm check rebate to all reveals

**ROOF CONSTRUCTION**  
Marley Mendip Low Pitch Roof Tile - colour to match existing, fitted to manufacturers instructions for low pitch roofson treated softwood battens ( size and gauge to suit) on breather membrane on 6mm ply on on 170x38mm rafters. Rafters at eaves to be supported on 100x50 treated S.W. wall plate bedded in mortar and strapped down @ 1200mm centres and at ridge by 100x50 timber shot fired to steel ridge beam.  
**ROOF ABUTMENT**  
Supply and fix preformed cavity tray (remedial type) together with flashing and soakers. All fixed strictly according to manufactures spec.

**LEAD WORK**  
At abutments with external walls, Code 4 lead should be chased into mortar joints by a min. of 25mm and properly worked, plugged and pointed in. Fixing and securing of lead is to be in full accordance with details set out by the Lead Development Association.  
**EXTERNAL BI-FOLD DOOR**  
Bi-fold doors to clients requirements, with double glazed sealed units, to have a whole unit 'U' value of 1.6W/m2K or better and to have a low g factor of 0.5, toughened double glazed units. All accessories for the correct installation in accordance with the manufacturers specification.  
**WINDOW**  
Supply and fix new internally sealed double glazed uPVC windows. Glass to be low emissivity 'K' glass and to have a combined (glass and frame) 'U' value of 0.16W/m2K or better, to comply with the Building Regs 2013, approved Document L1A. Include all furniture, fittings

All glazing to comply with Approved Document N states that the Regulation will be satisfied if glazing in "critical locations" is designed to limit the risk of injury.  
The following locations should be regarded as critical:  
• Between finished floor level and 800mm above it  
• Between finished floor level and 1500mm above if in doors or side panels close to either edge of a door  
**MECHANICAL VENTILATION**  
Natural ventilation opening lights to Habitable rooms, kitchens and toilets to be provided of at least 1/20th of the floor area of the room. Mechanical ventilation equivalent to 15 litres per second is to be provided to bathrooms, utility room and toilets and 60 litres per second to kitchens. Vent ducts to incorporate condensation traps and outfall pipework. To avoid the build up of condensation in the roof space, vents equivalent to a continuous eaves slot of 25mm must be provided to eaves soffits on both sides of the roof. Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.

**ELECTRICAL INSTALLATION**  
All works to be in accordance with BS 7671 (the IEE Wiring Regulations). All electrical work to be carried out by an approved Electrician and issue Part P compliance certificate or BS7671 electrical installation certificate on completion of works. Points & light switches to be positioned as indicated below.



**HEATING**  
Extend existing C.H. pipework to new radiators capable of maintaining temp. of 18 deg. C. when external temp. is -1 deg. C.  
**SMOKE DETECTORS**  
Supply and fix electronically operated interlinked smoke detectors with battery back up to ground and first floor circulation areas  
**PAINTING & DECORATING**  
Internally apply 1 mist and 2 full coats emulsion to walls and ceilings. Knot, prime and stop and apply 2 coats undercoat and 1 coat gloss to wood surfaces.

312-009

Notes

Building Control  
May '20

Do not scale off this drawing

Proposed Rear Extension To  
19 Taff Vale Estate, Edwardsville  
Treharris, Merthyr Tydfil CF46 5NJ

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