

## **GENERAL SPECIFICATION**

**APPLICABLE TO STANDARD LOFT CONVERSIONS**  
**REFER TO DRAWING FOR ADDITIONAL NOTES**

**'FLAT' DORMER ROOF** (Warm deck) – where provided  
12.5mm bitumen bedded chippings on 3No. layers bituminous felt on 106mm Timberdeck board, 9.5mm plasterboard & skim internal finish. Ensure no ventilation to dormer roof. Dormer roof joist size noted on plan

**'FLAT' DORMER ROOF** (Cold deck) – where provided  
12.5mm bitumen bedded chippings on 3No. layers bituminous felt on 50mm air gap above 150mm Rockwool, Thinsulux across face of joists, 9.5mm plasterboard & skim internal finish. Ensure no ventilation to dormer roof. Dormer roof joist size noted on plan

**PITCHED DORMER ROOF** – where provided

Re-use (or new) tiles / slates on sw battens on slating felt on new rafters (min 50x150mm), 50mm air gap above 100mm Celotex insulation between rafters, Thinsulux insulation across face of rafters, 25mm battens to u/side insulation, 9.5mm plasterboard & skim internal finish.

**DORMER CHEEKS / FRONT PANEL CONSTRUCTION** where provided

Plain tiles on sw battens on slating felt on 50x100mm studding @ 450mm cts, 100mm Rockwool insulation, Thinsulux insulation across face of studding, 9.5mm plasterb'd & skim.

Dormer frame within 1m of boundary to have non-combustible exterior material (ie: slates or tiles) on sw battens on felt on exterior grade ply on 9mm 'Masterboard' on sw framing with 100mm Rockwool insulation, Thinsulux insulation across face of studding, 12.5mm plasterboard & skim internally. Provide lead soakers at cheeks and to apron onto extg roofslope.

New fascia board to provide 25mm air gap behind and insect-proof screen over.

Unless stated otherwise, 100x150mm header beam over new d/glazed window with doubled 50x100mm studs each side of any opening and at dormer corners.

Internal cill height to be 900mm or, if below 800mm, opening lights to be fitted with child-proof guarding and fitted with toughened glazing.

Dormer cheeks built off doubled 75x150mm sw rafters per side.

### **PARTY WALL CONSTRUCTION**

100mm Rockwool insulation between 50x100mm sw battens fixed to party wall, 9.5mm plasterb'd & skim

### **VENTILATION**

New habitable loft room(s) to be provided with min 8000mm<sup>2</sup> trickle ventilation and min 4000mm<sup>2</sup> trickle ventilation to bathrooms.

Roofslope to be vented equiv to 5mm continuously at high level and equiv to 25mm continuously at low levels.

50mm air gap above Celotex insulation (or equiv) to roofslope provided by rafters (for enhanced rafters, see drawing).

### **LOW ENERGY LIGHTING**

Client to provide Min 1 No low energy light fitting with a min efficiency of 40 lumens per circuit watt.

### **VERTICAL WALLS UP TO RAFTERS** (IE: up to front roofslope)

M10 bolts & toothed timber connectors bolted through 50x75mm vertical studding and rafter(s), 100mm Thinsulux insulation between studs, Thinsulux insulation across face of studding, 25mm sw battens, 9.5mm plasterboard & skim.

### **VELUX ROOFLIGHTS**

Trim out any new Velux rooflights using doubled 75x150mm rafters (or to suit depth of new enhanced rafters) per side and to manufacturer's instructions with suitable flashing kit to suit existing roof covering.

In all cases, install mains operated interconnected smoke detectors to all circulation spaces, installed to current fire and Building Regulations.

### **NEW LOFT FLOOR CONSTRUCTION**

Existing ceiling finish either 16mm L+P or 9.5mm/12.5mm plasterboard & skim. New floor to be 21mm T+G chipboard (with moisture resisting to bathroom). Uprate fire resistance of existing ceiling with min 100mm mineral quilt (min 1kg/m<sup>2</sup>) on chicken wire dressed over and nailed to existing ceiling joists beneath new loft floor and to entire loft area.

Take no action where ceiling is 12.5mm plasterboard & skim.

In addition, add min 100mm mineral quilt beneath new loft floor area for noise reduction.

Unless stated otherwise, ensure all new structure is min 25mm clear of existing ceiling finish / joists.

New floor joists / trimmers to be packed off loadbearing walls (shown hatched on plan) using solid sw packing.

Always re-support existing ceiling joists onto floor trimmers or onto sw noggins between floor joists where existing summer beams etc are cut.

Multiple timber beams to be bolted together @ 600mm cts using M10 bolts and toothed timber connectors.

All new beams built into walls to achieve 100mm bearing.

### **BATH / SHOWER ROOM** (where provided)

Provide mechanical extractor capable of extracting at a rate of not less than 15 litres / second – operable intermittently. Where no natural ventilation provided, connect extractor to light switch and provide 3No air changes per hour with 20 minute overrun.

**All above ground drainage to be agreed on site with Building Inspector prior to installation and dependant upon final position of fittings.**

All new wastes to be uPVC with 75mm deep seal traps using 100mm dia to wc, 40mm to bath/shower and 32mm to whb.

All to connect to extg SVP via single run or into new 100mm dia branch pipe – all with rodding access to changes in direction, or using 'Sanipius' maserator behind wc.

Any SVP within 3m of an opening light to be re-routed / extended to terminate 900mm above.

### **NEW STAIRCASE**

NB: Exact rise and going can only be determined after installation of new structural floor.

Rise = 220mm (max), Go = 220mm (min), pitch = 42 degrees max, 2m min headroom, 50mm min go to tapered treads, 900mm high handrails & balustrade with 100mm max gaps anywhere.

Relationship of rise to go to be '2R + G = 500 to 700'.

Where new stairs rise over extg, 2m min headroom must be achieved between flights.

**All to Part K – Building Regulations.**

New partition enclosing new stairs to provide ½ hr fire resistance with 12.5mm plasterboard & skim both sides.

Any glazing within stairwell enclosure to be either changed for Georgian wired glass or overboarded.

### **All electrical work to comply with Building Regulations – Part P.**

All new glazing to be double glazed and draughtproofed.

Use low 'E' glass (min) 2.0m/m degrees C ... all to Building Regulations Part L.

All doors opening off stairwell enclosure, to habitable rooms, to be fitted with ½ hr fire res doors.

All partitions to provide ½ hr fire resistance – upgrade if necessary.