

#### MEANS OF ESCAPE - Door upgrade

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). Existing doors on to protected route to be upgraded with proprietary intumescent paint/paper products with relevant BBA certificate applied as manufacturer's details to achieve 20 minutes fire resistance (check suitability of doors as agreed with building control before works commence on site). A copy of the purchase invoice will be required by building control on completion to confirm product used and manufacture to confirm fire resistance achieved. Doors to be fitted with intumescent strips rebated around sides & top of door or frame if required by BCO. Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

#### SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

#### BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm<sup>2</sup>; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm<sup>2</sup>  
Purge ventilation - New windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°  
Internal doors should be provided with a 10mm gap below the door to aid air circulation.  
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

#### ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe  
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe  
W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

#### ROOF LIGHTS

Min U-value of 1.6 W/m<sup>2</sup>K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

#### SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

#### NEW WINDOWS

New windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m<sup>2</sup>K.

#### NEW EXTERNAL DOORS

New external doors to achieve a U-Value of 1.80W/m<sup>2</sup>K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

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| <b>Mr and Mrs Nye</b><br><br><b>3 Chalcot Gdns, NW3<br/>4YB</b> | <b>Building Control Notes 2</b> |                |
|   | Project number                  | Project Number |
|   | Date                            | Issue Date     |
|   | Drawn by                        | DJD            |
|   | Checked by                      | /              |
| <b>A116</b>   |                                 | Scale          |