



STATUS Tender/Compliance (Building Regulation)

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GENERAL NOTES	
1	1 Workmanship & Materials.
1.1	<p>This schedule is to be read in conjunction with the preceding preliminaries, Materials and Workmanship clauses and the Pre-Construction Information which form the complete tender package.</p> <p>All specified works are to be fully in accordance with the Materials and Workmanship clauses included in this specification, together with the accompanying reports contained within the Appendices.</p> <p>The Materials & Workmanship clauses provide general guidance as to carrying out the works and it is expected that these are considered in conjunction/to compliment the specification.</p> <p>Where the Materials & Workmanship items are incomplete these will be subject to further investigations and discussion with the CA, these aspects should be brought to the attention of the CA, however the general information contained within are to be allowed for.</p>
1.2	Where no Materials and Workmanship clauses are provided it is expected that all works will be carried out in accordance with best practice referring to manufactures written instruction, Codes of Practice, Building Regulation and British and European Standards.
1.3	Site:6 Council Houses, Chapel Lane, Mareham Le Fen, Lincs, PE22 7PY
	1 Workmanship & Materials.
2	2 Contract Preliminaries, Payment & Tendering
2.1	<p>Contract: Only the main contract preliminaries are highlighted below, refer to the other attached documents and to the full JCT document for more details. The contractor must review this document and familiarise themselves with the clauses. This contract will be used for the duration of the building works and the contractor must price on the basis of this. Should the contract not be formally executed, it will be deemed to have been the intention to do so.</p> <p>Should the contractor have any issues with the proposed contract, these must be raised during the tender period.</p>
2.2	Contract Drawings and Appendices: BSCITT02Wtd01, BSCITT152Wtd02, BSCITT152Wtd03
2.3	<p>Tendering Note: Access to the site unannounced is not permitted. If the contractor wishes to visit the property, access is to be sought via the CA - Sarah Sorrell, contactable on 07580106684 or oakleyestates@outlook.com</p> <p>The contractor is asked to return this Schedule of Works, clearly indicating the cost for each of the work items. If the contractor does not separately price for any of the items in this schedule, they will be deemed to have included for all requirements within the figure submitted.</p> <p>The contractor is to note that this schedule of works is given to assist in tendering, tender evaluation and provide a suitable basis for the valuation of variations. The schedule is not exhaustive and the contractor is to include for all works necessary or apparent from their site visit, this specification and the accompanying reports, for proper completion of the finished project. Make the CA aware of these in an accompanying side letter along with the tender return.</p>
2.4	If there is a discrepancy between the drawings and the specification and/or doubt about the Contract Administrator's intention for any item of work, it is the Contractor's duty to point out the discrepancy/doubt and to ask for detailed instruction before proceeding with the work in respect of which the discrepancy/doubt occurs. If the Contractor does not do this they will be liable to be required to alter any such work at their own expense to comply with the Contract Administrator's original intention.
2.5	This schedule of works and accompanying drawings should be considered to be issued as a 'tender' issue until such time as the it has been approved for 'construction'. The schedule shall be used to aid the tendering process and not all aspects may be fully designed or aspects may need further confirmation following commencement on site or further investigations for this reason do not rely of the schedule unless confirmed by the CA. The contract sum will be varied through instructions should changes occur in respect to this following the issue of the contract or the tender sum adjusted prior to issuing the contract
2.6	Where items have been identified a 'Contractors Design Portion' this will involve the contractors taking on the design responsibility for these items and proposal to and approval from the CA prior to commencement. It is expected the contractor will engage suitably qualified prior to discharge these aspects, including suitable PI Insurance. Further details can be found in the Contract preliminaries.
2.7	Should it be apparent that there is a conflict between any specified materials or products with the actual construction or that of another specified product the contractor will inform the CA for further instruction.
2.8	Before placing orders for materials and products ensure that a compatibility check is carried out and sub-contractors communicate to avoid compatibility issues on site.
2.9	Quantities: All measurements and quantities given in the reports and specification are for guidance purposes only. The Contractor should ascertain all quantities and dimensions for tendering and construction by site measurement or take off from the drawings provided in the case of new build.
2.10	Materials, Plant & Equipment: The Contractor shall allow for all costs incurred in the provision of all plant, tools and equipment necessary to complete the works and for disposal of all waste and any materials arising. Include for the safe movement of tools and materials through the occupied building. All material and equipment shall be removed from site after the end of each working day. The burning of waste materials on site will not be allowed.
2.11	Protection: The Contractor must allow for all necessary protection within the property and anywhere else on the site as required, to ensure that damage is not caused to any retained structures or finishes.
2.12	Making Good: The Contractor is to make good all disturbances caused to any items outside the scope of works and return to their pre-existing condition, this will not be deemed as an additional item.
2.13	Services: The Contractor is to ensure that all the existing services in the building are protected at all times, including but not limited to, electrical cables, lighting units, water pipework and the like. Any damage caused to any services within the site will need to be remediated immediately to the complete satisfaction of the Contract Administrator (CA).
2.14	Working Hours: Normal working hours shall be restricted to: 08:00 to 17:30 hours Monday to Friday. Any works outside these hours are to be approved by the CA with at least 3 days prior notice and all costs associated will be deemed to be included in the tender price. If specific hours are required due to the needs of the residents then that will be discussed on appointment at the prestart meeting.
2.15	Period of Validity: After submission or lodgement of the tender, it shall be kept open for consideration (unless previously withdrawn) for not less than 6 months.
2.16	<p>Contract Length: The contract length will be determined at the precontract meeting. The contractor must allow for all provisions necessary in order to complete the works described within these prescribed time limits.</p> <p>The contractor is to provide an initial and updated programme of works throughout the project. Also allow for weekly informal site visits with the CA, monthly formal site visits with the Client and weekly e-mail update indicating works completed that week, works planned for the following week, requests for information and any early warnings.</p>
2.17	Extension of Time: If at any point the contractor deems that the works may exceed the contractual completion date, they shall notify the CA immediately in writing. They shall provide the reasoning for the delay stating the relevant events or matters under the JCT Contract and provide an estimate of the extent, if any, of the expected delay.
2.18	Liquidated Damages: The Contractor should note that all applicable Liquidated and Ascertained Damages are INSERT HERE per calendar week or pro-rata thereto .
2.19	Payment & Valuations: The Contractor should note that payment terms are strictly 30 days nett.(or as per contract) The contractor shall use this excel format document for the production of interim valuations adding additional information of percentage of work complete and contract instructions.
2.20	No allowance will be made for contractors claims with respect to additional payment or loss of profit arising from the reduction of the works specified herein following the issue of the contract/ Future contract instructions will be expected to include all preliminaries and profit inclusive.
2.21	In all references to Provisional Sums and PC Sums assume that these sums are only to be expended or omitted upon the written instructions of the CA. Do not assume these sums can be expended without such permission either on the items they refer to or to any other work item. PC Sums in relation to further materials choice should be confirmed by the CA with the contractor noting relevant options.
	2 Contract Preliminaries, Payment & Tendering
3	3 Site Setup, Welfare, Services, Waste Management

3.1	<p>Site Setup: As a minimum, the contractor must ensure the following items are available on site. This list is not exhaustive and the contractor should ensure adequate setup is in place for the level and type of works.</p> <ul style="list-style-type: none"> • Full Specification and copy of all appendices • Construction phase plan • Risk assessment and method statements • F10 displayed (if project is notifiable) • HSE H&S Law Poster • Site induction records • Toolbox talk records • Records of relevant competencies (training, CSC, competent person schemes etc.) • Accident reporting system • Relevant safety signage • Spare PPE • Plant & equipment licenses / service records / permits • Site fire safety procedure • Scaffold records, permits and scaff tags • Hot Work Permits <p>The CA will undertake site audits and the above will be reviewed to ensure that these are in</p>	
3.2	<p>Site Setup - Site boundaries are those within the confines of the building and site area as indicated on location plan (if included). Allow for providing Heras type fencing to areas of site as deemed necessary. Maintain fencing through contract period as per BS5837:2550. Maintain access tracks at all times.</p>	
3.3	<p>Electricity: The contractor may make use of the electricity supply for the duration of the works. The contractor is responsible for testing before use to ensure they are safe and fit for purpose. Should the electricity be unavailable during the works the contractor is to allow for bringing to site temporary electricity facilities. No responsibility will be accepted for the consequences of failure or restriction in supply.</p>	
3.4	<p>Water: The contractor may make use of the water supply for the duration of the works. The contractor is responsible for testing before use to ensure they are safe and fit for purpose. Should the water be unavailable during the works the contractor is to allow for bringing to site temporary facilities. No responsibility will be accepted for the consequences of failure or restriction in supply.</p> <p>The water is to be drained down if the property is left unoccupied for more than 24hrs over the winter period.</p>	
3.5	<p>Gas/Oil/Heating: The contractor may make use of the heating equipment for drying out the Works/ services and controlling temperature and humidity levels. The contractor is responsible for testing before use to ensure they are safe and fit for purpose. Should the facilities be unavailable during the works the contractor is to allow for bringing to site temporary facilities. No responsibility will be accepted for the consequences of failure or restriction in supply.</p>	
3.6	<p>Welfare: The contractor must provide welfare facilities to all of their workers. All to be in accordance with the CDM Regulations 2015. As a minimum there must be:</p> <ul style="list-style-type: none"> • A working toilet separate to the work areas i.e. portaloos • Hand washing facilities with hot and cold water • A heated dry place to eat and rest • A set of table and chairs suitable to undertake small site meetings <p>A garage or out-building may be used for welfare facilities, so long as it satisfies the above requirements and is adequately segregated from the works.</p> <p>The contractor shall be in charge of maintaining and cleaning the facilities to ensure they are useable for the duration of the works.</p>	
3.7	<p>Access & Parking: The contractor may make use of the on-site parking for the duration of the works. The area outside of the property is a strictly no parking zone and access must be maintained at all times.</p> <p>Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage caused to gates, kerbs, hard surfacing or soft landscaping shall be made good to the complete satisfaction of the CA.</p>	
3.8	<p>Signage: The contractor shall erect appropriate health and safety signage on site to adequately locate and identify areas such as fire assembly points, smoking areas, site office and the like.</p> <p>Name boards and advertising are not permitted for security purposes.</p>	
3.9	<p>Waste Management: The contractor shall allow to clear all waste on a regular basis. Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy.</p> <p>Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the waste regulation authority. The burning of waste materials on site will not be allowed.</p> <p>The contractor shall seek to recycle waste at all possible opportunities.</p> <p>Provide the CA with waste documentation such as Collection Receipts, Waste Consignment Notes prior to Practical Completion.</p>	
3.10	<p>Stability: The Principal Contractor must accept full responsibility for the stability and structural integrity of all works during the contract and maintain and replace as necessary.</p>	
3.11	<p>Security and Fire Systems: The contractor shall be responsible for safeguarding the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property. An permanent intruder or fire alarm may NOT be available for use and the contractor shall include for a temporary system relative to the risks.</p> <p>If available and If the contractor deems that any of the security equipment requires adjustment to facilitate the works, then they are to let the CA know immediately so as the equipment can be adjusted by the Client's approved security provider. The contractor is responsible for arming the alarm at the end of each day or when there will be no one on site.</p>	
3.12	<p>Schedule of Condition: The contractor is to provide a schedule of photographs of the internal and external space including external areas and access routes. Make good at the contractors expenses any damaged caused to match existing finishes and surfaces. Highlight to the CA prior to commencement any areas of concern that may be susceptible to damage. Provide a photograph of the meter readings upon commencement and completion.</p>	
	3 Site Setup, Welfare, Services, Waste Management	
4	4 Management, Staff, H&S, CDM 2015	
4.1	<p>CDM 2015: The contractor must comply in full with the Construction (Design and Management) Regulations 2015 and must undertake all roles and responsibilities required of them as Principal Contractor to discharge their duties.</p>	
4.2	<p>Pre-Construction Information Pack: The Pre-Construction Information has been compiled and is appended to this Specification.</p> <p>The contractor is to ensure that they have satisfied themselves with the requirements and information within this document and has priced on this basis.</p>	
4.3	<p>Construction Phase Plan: Before commencing any work on site, the Principal Contractor shall provide a satisfactory Construction Phase Plan clearly setting out how the works will take place, together with site specific Method Statements and Risk Assessments, a minimum of two weeks prior to the commencement of the works..</p> <p>Failure to comply with these requirements may create a delay in commencement of the works, for which the Contractor will be fully responsible.</p>	
4.4	<p>Supervision / Foreman: Allow for employing the same full time 'on-site' competent working Foreman or Site Manager (depending on scale and complexity of the works) for the full duration of the works to effectively programme labour and resources, manage quality, to receive instructions from the CA and to act as a 'responsible person'. The Foreman or Site Manager should be supervised by a remote contracts manager who will visit at least once a week. The foreman or site manager should not be a sub-contractor (as they may not be involved in the project from start to finish). The 'on-site' Foreman or Site Manager may leave the site for the purpose of carrying out the project (such as collecting materials) but this should be for a limited period where a temporary replacement should be nominated.</p>	
4.5	<p>The Site Foreman or Site Manager should have the relevant skill and experience to carry out this role, and CITB/NEBOSH site manager training would be a good demonstration of this but is not compulsory if it can be demonstrated otherwise. They should be aware of the CDM duties of the Principal Contractor such as tool-box talks, site inductions and first aid training.</p>	
4.6	<p>Risk Register- Before commencing any work onsite, the Contractor shall ensure that every person on site has reviewed the Residual Risk Register contained within the Pre-Construction Information Pack.</p>	
4.6	<p>F10 Criteria- A project lasting longer than 30 days AND have more than 20 workers on site simultaneously, or, exceed 500 person days. The project IS NOT deemed notifiable to the Health and Safety Executive. Contractor is to provide evidence of number of people on site and estimate of working days. The Principal Contractor is to monitor this situation at every formal meeting and make the CA aware of any variance.</p>	
4.7	<p>Consents, Licenses & Compliance: The contractor is to include for obtaining all necessary consents and licences for the works, access, service installations and scaffolding. The contractor is to liaise as necessary with Health and Safety inspectors, Local Authority Officers, Building Control Inspectors, Environment Agency and all other anticipated/authorised inspections of the works by third parties.</p> <p>All works are to comply with Building Regulations and all other statutory regulations. The contractor is to liaise as necessary with H&S Inspectors and all other anticipated/authorised inspections of the works by third parties.</p>	

4.8	<p>High Level Access: The contractor is to allow for the design, erection, hire and dismantling of a high level access scaffolding system to facilitate safe completion of the works on site and to afford safety and security to all. Make good disturbances caused when high level access systems are removed. All high level access systems are to be used in accordance with HSE guidance, manufacturers recommendations / specifications and are to be installed / operated by appropriately qualified firms.</p> <p>The contractor's attention is drawn to the specific requirements of the Manual Handling Regulations and Work at Height Regulations 2005 as well as NASC TG20:13 Good Practice for Tube and Fitting Scaffolding.</p> <p>The contractor is to ensure the safety of the high level access at all times and is to notify the CA 5 days prior to removing access to enable high level inspections.</p> <p>The scaffolding must be scaff tagged at all times and is to be inspected and updated <u>weekly</u>.</p> <p>Ladders must be removed when not in use for safety and security reasons.</p>	
4.9	<p>Vehicles, Machinery & Equipment: Operatives using vehicles, machinery or equipment on site must be trained through approved courses and hold a current valid Certificates of Competence and licenses. These must be retained on site and provide upon request.</p> <p>All equipment must be in a good and defect free condition, maintained in accordance with the manufacturers guidance.</p>	
4.10	<p>Personal Protective Equipment (PPE): The contractor is responsible for providing PPE for the sole use of other members of the project team for the duration of the works. This should be inclusive of, but not limited to: safety helmets, high visibility waistcoats, safety boots with steel insoles and toe caps, disposable respirators, eye protection, ear protection and hand protection.</p> <p>The equipment must not be damaged nor time expired and should comply with the relevant Rules/Standards.</p>	
4.11	<p>Occupier premises: Carry out all works without undue inconvenience and nuisance and without danger to occupants and users. If compliance with this requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be allowed, provided that such overtime is authorized in advance.</p>	
4.12	<p>Health and Safety File: The contractor is responsible for liaising with the CA for the duration of the project and shall provide them with all relevant information required for inclusion within the Health and Safety file.</p> <p>The inclusion and layout of the H&S file has been defined in Appendix B of the Pre-Construction Information. The information must be provided to the CA prior to Practical Completion.</p>	
4.13	<p>Operation Manual: The contractor is responsible for providing the CA with an operation manual at handover and prior to Practical Completion. As a minimum, this should include:</p> <ul style="list-style-type: none"> • Operation and maintenance instructions • Manufacturer literature / product details • Guarantees / warranties • As built drawings • Test / commissioning certificates. 	
4.14	<p>Completion and Certificates- Undertake a full and professional clean on completion of the works at each phase leaving all areas of work (internal and external) in a clean and tidy condition. Practical Completion will not be awarded until the Contract Administrator is in receipt of all guarantees, warranties, Building Regulations certificates, NICEIC certificates, Gas Safe certificates, manufacturers instructions and product data related to the works. Sufficient certification will be needed for occupation of each phase.</p>	
	4 Management, Staff, H&S, CDM 2015	
5	5 Asbestos	
5.1	<p>The contractor is to commission a refurbishment and demolition asbestos report of the partial structure to be demolished prior to commencing works, refer to the CA the findings.</p>	
5.2	<p>Works are not to commence until this is received.</p> <p>NON LICENSED - IF asbestos containing materials are found The Principle Contractor will be required to directly undertake the required work involved in the removal or working with non-licensed ACMs without recourse to specialist Contractors. Therefore, in addition to meeting the statutory legal minimum regarding training, the Contractor must maintain at least one operative on site that is trained in the removal of non-licensed ACMs for the duration of the initial strip-out, demolition phase and any subsequent phases where removal, maintenance, encapsulation of such material is required.</p> <p>Non-licensed operatives must carry with them on site at all times their photo ID showing the expiry date. Trained operatives working with ACMs should only proceed if they are sure that the work does not require a licence. In addition, you should also be aware that for the removal of a non-licensed ACM that is friable or poorly bonded, you will also be required to undertake the following:</p> <ul style="list-style-type: none"> -Notification to the enforcing authority. -Keep a written record of the work undertaken. -Ensure that all workers have had a medical examination. <p>The Contractor shall ensure that all operatives involved in the identification and management of asbestos are suitably competent and qualified to do so. Reference to the latest relevant guidance from the Health & Safety Executive, training and experience should be used to determine which category of asbestos that Contractors are dealing with and how to plan the works.</p>	
5.3	<p>LICENSED - IF Asbestos containing materials are found any removal or disturbance of ACMs must be in full compliance with current relevant legislation and Health & Safety good practice. Should the removal of licensed ACMs be required then the Contractor shall submit to the Contract Administrator a competitive quotation from a specialist licensed contractor for approval prior to proceeding further. It shall include all costs including the preparation of a work plan, risk assessments, notification to the HSE, transport and disposal at a licensed tip. The Principal Contractor will submit the licensed contractor's invoice and add 5% to the net amount for overheads and profit on completion of the work.</p> <p>All relevant HSE notifications must be issued in accordance with current legislation. It shall be the responsibility of the Contractor to ensure that any specialist sub-contractors employed to deal with asbestos are suitably qualified and competent to do so. On a job by job basis, submit to Contract Administrator the Contractor's name, address, and licence number.</p> <p>Costs arising for any and all works associated with the removal of asbestos discovered during the Works shall be subject to the approval of the Contract Administrator.</p>	
5.4	<p>Hidden Asbestos: The contractor should be reminded that although the building has an asbestos survey, it may be that once work starts and the building is opened up, that other suspected asbestos containing materials may be found. If this becomes the case then works in that area should stop immediately and the CA must be informed.</p> <p>The contractor is to note the limitations section within the survey report when received for all areas where access and testing was not available. Should works be required in these areas the CA is to be notified before commencing.</p>	
5.5	NO PROVISIONAL SUM IS ALLOWED AS AN R&D SURVEY INDICATES NO ASBESTOS TO BE PRESENT IN THE AREA CONCERNED.	
	5 Asbestos	

	DEMOLITION AND SITE CLEARANCE	
6	6 Demolition	
6.1	Not Applicable	
	6 Demolition	
7	7 Site Clearance	
7.1	<p>Site preparation</p> <p>Before building work can commence on a site, certain activities must be taken to ensure maximum health and safety is achieved and that construction operations will not be hindered.</p> <p>The requirements of the Building Regulations are set out in Part C. Approved Document C (AD C) of the Building Regulations 'Site preparation and resistance to contaminants and moisture' provides guidance for more common building applications.</p> <p>The requirements of Approved Document C are as follows:</p> <p>The ground to be covered by the building shall be reasonably free from any material that could damage the building or affect its stability. This requires the clearing of vegetation, topsoil and any pre-existing foundations. This can include turf and roots, especially if they are close to the proposed building and also to below-ground drainage.</p> <p>Precautions should be taken to avoid danger to health and safety from contaminants in the ground and any other land associated with the building;</p>	
7.2	<p>Surveys- Allow for carrying out detailed site survey (including CAT scans) to establish the location and depth of all existing services, drainage routes, underground pits, aggressive weeds and the like before commencement on site along proposed infra-structure routes. Report location of such services to CA, mark onto a site plan and also on-site, using indicator paint or pegs.</p>	
7.3	<p>Pre-Existing Footings</p> <p>Sites that previously had buildings on them should be checked for the presence of old foundations, services, buried tanks and other infrastructure that could pose a danger to persons using the building and the immediate area.</p>	
7.4	<p>Contaminated Land</p> <p>Numerous solid, liquid and gaseous contaminants can arise on sites, especially those with an industrial heritage. Even agricultural sites may have pesticide, fertiliser, fuel and oil contamination that could be injurious to health.</p> <p>Ensuring the safe development of land with potential solid and liquid contaminants will require undertaking risk assessments, of which the general concepts and recommended stages are included in Building Regulation Approved Document C. Where unacceptable risks are detected, they must be managed through the appropriate remedial measures that cover treatment, containment and removal</p>	
7.5	<p>Overhead electric cables: The contractor is to arrange for any overhead cables to be fully shrouded and protected prior to high level works commencing and ensure they remain so for the duration of the works. Allow sufficient lead-in time to carry out the shrouding.</p>	
7.6	<p>Excavations: The contractor is to arrange for all necessary precautions to ensure that all excavations (no matter how small) are adequately protected. All excavations edges are to be protected by the use of a rigid barrier fencing (Herae fencing or similar) or steel road plates where suitable. Tape and pegs is not suitable. Spoil heaps are to be safely stored away from excavations.</p> <p>Where deep excavations are required, include for all temporary support or battering the sides to a safe angle.</p> <p>Undertake CAT scans prior to excavating. Hand dig grounds where services are likely to be present.</p> <p>All works to be in accordance with HSE guidance.</p>	
	7 Site Clearance	
	NEW BUILD EXTENSION – BUILDING WORKS	
	<p>All notes are to be read in conjunction with drawing No's AHP/Chap/01/A AHP/Chap/02/A and AHP/Chap/03/A - May 23. Material Quantities should be ascertained by the contractor ahead of pricing each item based on the information provided in this working drawing package.</p>	
8	8 Site Preparation	
8.1	<p>SITE PREPARATION</p> <p>Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.</p>	
	8 Site Preparation	
9	9 Structure	
9.1	<p>LINTELS</p> <p>- For uniformly distributed loads and standard 2 storey domestic loadings only</p> <p>Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables.</p> <p>Stop ends, DPC trays and weep holes to be provided above all externally located lintels.</p> <p>Independent lintels to have an insulated cavity closure between the inner and outer lintel.</p> <p>Common leaf lintel base plates should not be continuous and the lintel core should be insulated.</p>	
9.2	<p>STRAPPING OF FLOORS</p> <p>Lateral restraint to be provided where joists run parallel to walls. Floors to be strapped to walls at max 2.0m centres with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved, in compliance with BS EN 845-1. Straps to be taken across minimum of 3 joists and built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.</p>	
9.3	<p>OPENINGS AND RETURNS</p> <p>An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).</p>	
	9 Structure	
10	10 Foundations	
10.1	<p>STRIP FOUNDATION</p> <p>Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.</p>	
10.2	<p>WALLS BELOW GROUND</p> <p>All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid in full to weathervanes.</p>	
10.3	<p>PIPES PASSING THROUGH TRENCH FOUNDATIONS</p> <p>The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at a distance of 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a maximum length of 600mm.</p> <p>Alternatively</p> <p>Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe.</p>	
10.4	<p>PIPES PASSING THROUGH WALLS</p> <p>Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering brickwork. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by RCO.</p>	
	10 Foundations	
11	11 Ground Floor	

11.1	<p>SOLID FLOOR INSULATION UNDER SLAB SOLID FLOOR INSULATION OVER SLAB To meet min U value required of 0.18 W/m²K P/A ratio 0.5</p> <p>Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex GA4000 insulation.</p> <p>25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.</p> <p>Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.</p>	
	11 Ground Floor	
12	12 External Walls	
12.1	<p>PARTIAL FILL CAVITY WALL To achieve U Value of 0.18 W/m²K Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 85mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.15 W/m²K lightweight block, e.g. Celcon solar, Thermatite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.</p>	
12.2	<p>DPC Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is.</p>	
12.3	<p>WALL TIES All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628 and CAVITIES</p>	
12.4	<p>Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity when holes (min 2) at max 900mm centres.</p>	
12.5	<p>CAVITY BARRIERS 30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barrier where required. Trays and cavity barriers to be installed according to manufacturer's details.</p>	
12.6	<p>MOVEMENT JOINTS Movement joints to be provided at the following maximum spacing: Clay brickwork - 12m. Calcium silicate brick - 7.5-9m. Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m. Dense concrete block - density exceeding 1,500kg/m³ - 7.5-9m. Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners. Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm. Additional movement joints may be required where the aspect ratio of the wall (length/height) is more than 3:1. Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry</p>	
12.7	<p>EXISTING TO NEW WALL Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.</p>	
12.8	<p>ALL internal plaster board walls are to be finished in plaster skim, with the joints taped prior.</p>	
	12 External Walls	
13	13 Roof	
13.1	<p>VENTILATED FLAT ROOF (Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²) To achieve U value of 0.15 W/m²K Glass reinforced plastic (GRP) system with an fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, on 18mm exterior grade plywood, laid on frings to give a 1:40 fall on 47 x 200mm grade C24 timber joists at 400 ctrs, max span 4.5m. Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 150mm Celotex XR4000 between joists and 40mm TB4000 under joists. Ceiling construction to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 90 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm</p>	
13.2	<p>LEAD WORK AND FLASHINGS (if required) All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.</p>	
13.3	<p>ROOF LINE The eaves and soffit are to be cloaked in 16mm white UPVC Fascia Boards with pre-vented 9mm UPVC soffit boards. Ventilation to be provided through the use of over fascia ventilators in conjunction with an Eaves Protector, giving continuous air flow to the roof space and preventing condensation. The 16mm square fascia boards should be nailed directly to rafter ends with ventilation provided through over fascia ventilators. The gap between the fascia and the brick should be closed using a 9mm soffit board. The height of the fascia should maintain the tile pitch, in accordance with the tile manufacturer's recommendations.</p> <p>The verge is to be secured with the tiles bedded into a 100mm wide bed of mortar on an undercloak of cement-based board, plain tile or slate, installed to a true line, installed at the correct level to ensure that the line of the tiling is maintained where it passes over the wall, and not tilt inwards, bedded on roofing mortar and struck off flush with the external surface of the wall (alternatively, a suitable exterior grade bedding sealant should be used in accordance with the manufacturer's recommendations)</p>	
	13 Roof	
14	14 External Doors and Windows	
14.1	<p>DOORS To be white UPVC with a glazed portion to the upper half, with none opaque double glazed pane, (30-60% glazed area) to achieve U-value of 1.0 W/m²K. Glazed areas to be double glazed with 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. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.</p>	
14.2	<p>WINDOWS To be White UPVC Frames. Windows to be double glazed with argon filled gap and with a soft coat low-E glass. Window Energy Rating to be Band A or better and to achieve U-value of 1.2 W/m²K. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.</p>	
	<p>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</p>	
	14 External Doors and Windows	
15	15 Ventilation	
15.1	<p>EXTRACT FOR LEVEL ACCESS SHOWER ROOM Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.</p>	
15.2	<p>BACKGROUND VENTILATION - ALL NEW WINDOWS TO HAVE TRIKLE VENTS Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm³, and to bathrooms at a rate of min 4000mm³. Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom. Background ventilators to be tested to BS EN 13141-1 Background ventilator equivalent area and operation to be measured and recorded. Noise attenuating background ventilators should be fitted to facades with sustained loud noise.</p>	
	<p>Allow for all accessories, vent ducts and grilles for the completion of the works.</p>	
	15 Ventilation	
16	16 Level Access Shower Room	
16.1	<p>Supply and install Contour Z1 (S365401) spatula cistern lever close coupled toilet, as manufactured by Armitage Shanks or similar approved. Complete with cistern and spatulate handle- include for all connections and modifications to pipework. Waste pipework to go straight back where ever possible.</p>	

16.2	Supply and install Armitage Shanks Sandringham 56 (pedestal type) WHB including pair lever action chrome taps, trap, including provision of 1000mm overflow waste and 1000mm copper cold water supply. Complete with brackets, new taps and waste fitting, pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints. silicone sealant between splashback and basin, cross bond and remove waste and debris.	
16.3	Supply & install Supply & lay Tuff-form 2 level access tray former to prepared floor including waste adaptor & waste fitting- 1500 x 820mm AKW code 21064 (Waste pipe priced separately) Undertake the supply and installation of new tray, rigidly connected with isolation valves, make connection to waste pipework, include for all plumbing sundries including waste, with new trapped rod-able waste outlet suitable for the location and discharged into the sewer. The tray is to be installed strictly in accordance with the manufacturer's fitting instructions. Include full height glass screen.	
16.4	Install Mira Advance Flex (1.1785.003) electric shower. Complete with hose, shower head, riser rail and incorporating advanced temperature stabiliser for constant temperature control. Make all connections to water supply including running additional pipework as necessary, provide new service valve. Make electrical connections including provision of double pole switch, cable, conduit and, RCBO protection, 45amp double pole switch, test, provide certificate. Make good all finishes on completion, and remove waste and debris. Plumbing and electricals are to be buried in the wall or concealed above ceiling.	
16.5	Supply and install Dimplex towel rail TRS1751W to the Shower Room, including wiring, test, provide certificate, building work, and making good.	
16.6	Supply light pendant to the bathroom and W/C and fit Roma ksr400 14w fitting as manufactured by KSR Lighting or suitable approved LED alternative, including wiring, test, provide certificate, building work, and making good.	
16.6	Provide 2 No. grab rails and 1 No. drop down rail	
16.7	Fix new, 152mm x 152mm x 6mm wall tiling to prepared surface. Tiles to be fixed in accordance to manufacturers recommendations using waterproof grouting. Provide stop end quadrants to all edges of tiling. Seal edges to appliances with a neat bead of silicone seal (white) to BS 5899 type B fungicide. Polish wall tiling with a dry cloth when joints are hard. Cut tiles to be kept to a minimum, as large as possible in unobtrusive locations. The shower room is to be fully tiled to the shower area and the W/C half height to the wall behind the W/C and a 3 high tiled splash back to the Wash hand basin area. Ensure tile trim is utilised on all external angles, and tiling is continued into windows reveals where appropriate. Allow for silicone pointing between bath & tiling, all external angles are to be finished with tile trim, and edges of tiled area shall be silicone pointed.	
16 Level Access Shower Room		
17 Floor Coverings		
17.1	In the Sower Room - Lay new Altro T20 non slip sheet flooring. Type Shower T20804, Reef T20801 or Tide IP120808 as manufactured by Altro Limited, Works Road, Letchworth Garden City, Hertfordshire, SG6 1NW, or similar approved. Adhesive (and primer) as recommended by manufacturer. The sheet flooring should be covered over with a CF38R, CF20R radius cove former fixed at the junction of the wall and floor, up to a minimum height of 100mm and finished into white cap tile strip CB, fixed in conjunction with the wall tiles. The finishing of the flooring to the door architraves should be finished flush leaving no exposed edges. All mitres and joints must be hot welded including cuts for pipework protrusions in floor covering. Include for new threshold strip at doorway. Include for the regeneration of existing floor with latex.	
17.2	To all other areas of the ground floor - Lay Altro Wood Safety Oak Traditions Sheet Vinyl. Flooring to be laid strictly in accordance with manufacturer's specifications. Where flooring is to be made up of more than one piece, it is to be formed from the minimum number of separate pieces required to fully finish the flooring and up stands. Flooring should be adhered with the appropriate manufacturer's adhesive and all joints must be cut, in, grooved and hot welded. All internal/external mitres to be hot welded and any exposed edges to sanitary ware, pipe work etc to be sealed with mastic in matching colour, doorway edges are to be finished with a suitable aluminium edging strip allowing for easing & adjusting doors where required. Ensure a silicone seal is added around the base of the toilet and WHB. Inclusive of all isolation, caulk, etc.	
17 Floor Coverings		
18 Internal partitions and Decorations		
18.1	INTERNAL STUD PARTITIONS/SOWER WALL 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m ³ density acoustic soundproof quilt tightly packed (eg 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and skims.	
18.2	Thoroughly prepare and redecorate ALL new elements that would ordinarily be decorated in accordance with the decoration clauses. Existing wall papers are also to be decorated. Paint to be Dulux Trade. Colours as follows: • General Walls - Magnolia Emulsion • Bathroom - Magnolia Vinyl Silk • Ceilings General - White Emulsion • Ceilings Bathroom - White Vinyl Silk • Joineries - White Satin	
18.3	Allow for mist coat, 1no. Undercoat and 2no. Top coats	
18.4	Allow for carrying out test decoration patch to all rooms in the first week of the contract to check the application onto existing wallpapered surfaces.	
18 Internal partitions and Decorations		
19 Drainage		
19.1	RAINWATER DRAINAGE New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. SOAKAWAY USING CRATES Trench of soakaway to be provided slightly larger than designed depth after porosity test (if required), but a minimum of just over 1 cubic metres from invert level of pipe. Line the trench with suitable geotextile and provide a compacted bed of coarse sand to base. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.	
19.2	UNDERGROUND/FOUL DRAINAGE Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 14011.	
19.3	WASTE DISCHARGE The foul waste here will be connected into a new soils stack or Bad inlet Gully as per the accompanying drawings and discharge into the nearby septic tank.	
19.4	ABOVE GROUND DRAINAGE All new above ground drainage and plumbing to comply with BS EN 12056-2 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 3m 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.	
19.5	PIPEWORK THROUGH WALLS Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 800mm. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.	
19.6	GENERAL Supply and install as necessary all waste pipework in accordance with part H of the building regulation to fittings as detailed below. Run pipe work in an unobtrusive manor as possible. Clip all pipework to wall and provide adequate rodding eyes at changes of directions as required by length.	
19.7	EXTERNAL SURFACE WATER DRAINAGE Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H. Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage. or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway. Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a previous area such as grasslands or to a suitable soakaway.	
19.8	The Contractor shall not do anything that is capable of causing instability of existing buildings, or any part thereof. Observe Building Regulation 2010 Part H for the digging of parallel trenches close to the foundations of any structure.	
19 Drainage		
BUILDING REGULATION COMPLIANCE NOTES		
20	20 Part L - Conservation of Fuel and Power	

20.1	<p>HEATING</p> <p>Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.</p> <p>The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.</p> <p>All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.</p>	
20.2	<p>CONTINUITY OF INSULATION AND THERMAL BRIDGING</p> <p>The building fabric to be constructed so that the insulation is reasonably continuous across newly built elements.</p> <p>Drawings to be provided for junctions to prevent thermal bridging, guidance in Building Research Establishment's BR 497 or other independently assessed thermal junction details to be followed.</p> <p>Before elements are concealed, photographs of the details and an on-site audit to be undertaken to confirm that the designed details have been constructed in line with the drawings.</p>	
20.3	<p>LIMITING HEAT LOSSES AND GAINS</p> <p>In accordance with Table 4.4 Approved Document L</p> <p>Insulation to be provided to:</p> <ul style="list-style-type: none"> Primary circulation pipes for domestic hot water. Primary circulation pipes for heating circuits where they pass outside the heated living space and voids to be insulated Pipes connected to hot water storage vessels for at least 1m from the point at which they connect to the vessel. <p>Secondary circulation pipework.</p>	
20.4	<p>APPENDIX B: REPORTING EVIDENCE OF COMPLIANCE</p> <p>BREL report</p> <p>The Building Regulations England Part L (BREL) report and photographic evidence to be provided to building control and to the building owner.</p> <p>Photographs to show thermal continuity and quality of insulation to be made available to the energy assessor and building control. One photograph per detail to be provided of the following details:</p> <ul style="list-style-type: none"> At ground floor perimeter edge insulation At external door threshold Below damp-proof course on external walls Ground floor to wall junction Structural penetrating elements Joist/rafter level Eaves and gable edges Window positioning in relation to cavity closer or insulation line External doorset positioning in relation to cavity closer or insulation line Air tightness details where required Plant/equipment identification labels, including make/model and serial number Primary pipework and continuity of insulation Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope) <p>Each image file name to confirm location, date and time and to have a plot number and detail.</p>	
20 Part L - Conservation of Fuel and Power		
21	21 Part M - Access and Use	
21.1	<p>RAMP CONSTRUCTION</p> <p>Excavate to reduced levels and provide and lay 100mm thick GEN3 concrete on 150mm approved hardcore, to required falls to form ramped access, include for forming landing with crossfall of 1 in 40 away from building at head of ramp. Include for incorporating 50mm precast concrete pavers, bedded into concrete cut to form 100mm up-stand to exposed edges of ramp and landing as wheelchair protection. Provide a vertical dpc where the ramp abuts a building.</p> <p>Ramp to be 1200mm minimum width and a maximum gradient of 1 in 20 and to have suitable steel handrail system to each side (described elsewhere). Ramp surface to be finished to provide a non-slip surface.</p>	
21.2	Provide & fit "Aludrain 130" aluminium surface drain channel within ramp immediately outside door.	
21.3	<p>ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING</p> <p>Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Rear entrance door to have a minimum 775mm clear opening between the door leaf and doorstone.</p>	
21.4	<p>INTERNAL DOOR WIDTHS</p> <p>New internal doors into all rooms to have 750mm minimum unobstructed opening width and level access thresholds</p>	
21.5	<p>ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC</p> <p>All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level.</p> <p>Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.</p>	
22	22 Part G - Condensation	
22.1	<p>CONDENSATION</p> <p>Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.</p> <p>Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.</p> <p>The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17(01) and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings.</p>	
23	23 Part G - Hot and Cold Water Supply	
23.1	<p>WATER EFFICIENCY</p> <p>The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2 (or 110L per-person if required by the planning conditions) .</p> <p>Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' or from the list of fittings from the 'Table of fittings' in ADG to comply with part G. The results submitted to building control before works commence on site.</p> <p>Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below;</p> <p>WC 53 (dual flush)</p> <p>Taps (excluding kitchen taps) 4</p> <p>Baths 180</p> <p>Shower 8</p> <p>Kitchen sink taps 6</p> <p>Washing machine 8.17 (not supplied)</p> <p>Dishwasher 1.25 (not supplied)</p> <p>Water recycling 0 (not supplied)</p>	
23.2	<p>COLD WATER SUPPLY</p> <p>There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared.</p> <p>Supply of wholesome cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.</p>	
23.3	<p>HOT WATER SUPPLY</p> <p>All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold wholesome water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold wholesome water also to be provided to any area where food is being prepared.</p>	
24	24 Part Q - Security	
24.1	<p>SECURITY</p> <p>Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2016 or alternatively comply with the requirements set out in Approved Document Q – Appendix B.</p> <p>Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24:2016 or designed and manufactured in accordance with Appendix B or Approved Document Q</p> <p>For example:</p> <p>Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide.</p> <p>The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m3.</p> <p>Any panel in the door must be a min15mm thick and suitably secured in place.</p> <p>The smaller dimension of the panel must be no larger than 230mm in either width or height.</p> <p>Main front doors should be fitted with multipoint locking system.</p> <p>Windows:</p> <p>Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q.</p> <p>Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2016</p> <p>Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.</p>	
25	25 ELECTRICAL	

25.1	ELECTRICAL All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.	
25.2	Supply and install all new switches, sockets and pendant lights to be Crabtree/MK white plastic. Include for all associated light bulbs. - For number of fixtures see the building control detailed drawing.	
25.3	All new wiring is to be chased into walls or run through floor voids and protected as required. Routes to following standard guidelines and to be vertical.	
25.4	Allow inclusion of the following: Fixings of every description • Conduit fixings including couplers, bushes, block nuts, clips etc. • Cable clips and saddles • Earthing clamps • Cable bonding nipples • Isolating bushes • All other accessories and/or devices.	
25.5	Agree cable routes and ascertain precise locations for outlets, luminaries, appliances, control gear and other equipment before commencing the installations. Allow for accessibility of wall mounted switches and socket outlets which is from 450mm up to 1200mm.	
25.6	All recessed lights are to be fire rated.	
25.7	The IP rating of each fitting is to be suitable for the room and intended use.	
25.8	INTERNAL LIGHTING Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.	
25.9	All sockets to be switched unless otherwise stated.	
25.10	Allow for engraved switched plates for major appliances.	
	25 Electrical	
26	26 General	
26.1	Allow for general liaison and communication with the main contractor and sub-contractors in terms of co-ordination and the like.	
26.2	Allow for notifying the main contractor all builders work and access for inclusion within the overall tender.	
26.3	All pipework to be compliant with current building regulations is to be concealed where possible. New pipework is to be installed in the most efficient routes to serve the system and not necessarily use existing routes, the routes are to be confirmed with the Contract Administrator.	
26.4	Allow for all local isolation valves and stopcocks to each appliance and air vents and drain cocks to ensure the installation can be easily fitted, vented and maintained.	
26.5	All piping must be Copper in material with soldered joints. All piping should have the correct clips and spaced. The distance between pipe clips, or any pipe supports, is dependent on the size of pipe, wall thickness. The larger the diameter, and greater the wall thickness, the wider the spacing should be between the supports/clips.	
26.6	All exposed pipework (where unavoidable) shall be boxed in or painted as appropriate. Generally vertical pipe drops should be boxed in to avoid the risk of burns in areas of high circulation (such as hallways or near doors).	
26.7	Pipework in unheated spaces shall be insulated to comply with the maximum permissible heat loss and labelled accordingly.	
	26 General	
27	27 BUILDERS WORK	
27.1	Allow for removal of the existing window to the side elevation to create a level access opening. A new proprietary lintol should be provided to the wider opening, Catnic or similar approved.	
27.2	Allow for consultation with sub-contractors and allow for all builders work in connection with proposed works. And is to include cutting away, hacking off, chasing and making good and plastering, taking up and ref-fixing floorboards and the like. To include second fix joinery.	
27.3	All proposed subcontractors are to be named below along with the function they will undertake within the contract:	
	27 BUILDERS WORK	
28	28 COMPLETION	
31.1	The contract will not be considered complete until all certificates are provided. Required information is listed below; (List not Exhaustive) • NICEIC Minor Works Installation Works Certificates; • NICEIC Electrical Installation Condition Report; • Building Control certificates (or competent person scheme registrations); • Others Gas Safe/OFT/ETC/ETC • Client Documents? PRACTICAL COMPLETION WILL NOT BE ISSUED UNTIL ALL CERTIFICATES ARE RECEIVED.	
31.2	Allow to undertake a thorough professional clean of the internal and external areas on completion and leave the site in a tidy condition. Include for cleaning windows internally and externally as part of this.	
	28 COMPLETION	