



Proposed ground floor plan
73.62 m. sq. + garage
(19.80m. sq.)

01: DRAWINGS
These drawings if not stamped 'Approved by Building Control' are preliminary working drawings and changes may take place during the process of obtaining Building Control Approval or any other Statutory Approval.
Any work which commences on site prior to gaining Statutory Approvals will be carried out at the Client's own risk and expense.
This project is to be executed to a high standard and completed in accordance with current Northern Ireland Building Regulations, at time of construction, Codes of Practice, British Standards, proper methods of workmanship, protection and construction as to give a complete, sound, safe, secure and weatherproof job. All materials used and all fittings and fixtures installed must also be in accordance with the relevant British Standards & Codes of Practice applied, fitted, installed/erected, etc. strictly to manufacturers' instructions, the whole of the materials and construction details and methods specifically mentioned, indicated or otherwise necessary to complete the work must be provided or carried out by the contractor. No responsibility for standards of workmanship, or site supervision is accepted by the Architect.
Contractor to complete all notices to the Building Control Officer for inspection of the work, at required stages for the duration of the project.
Contractor shall verify all dimensions on site and report any discrepancies immediately to the Architect. No excavations shall commence until the position of the building has been set out and agreed with Architect and Client.
Written dimensions should be used over scaled dimensions and detailed drawings used over general arrangement drawings.
Contractor should check and satisfy himself that he has a full drawing package to work off including for example any Structural Engineers drawings and specifications (refer to drawing issue sheet).
All drawings should be read together and in conjunction with each other and any discrepancies raised with Architect immediately.

02: SITE PREPARATION
Contractor to comply with all Planning Approval conditions including any work which is to be carried out first prior to the commencement of any construction work, such as, forming of visibility splay and road access arrangements or demolitions of any existing structures which are being replaced etc.
Contractor to confirm location and direction of any existing services on the site and make any applications for connections or build overs or required in order to gain written consent.
The Contractor shall ensure the site is made safe within reason at all times for site operatives, visitors and members of the public. Welfare facilities should be in place for all site operatives.
In preparing these drawings, standard/normal ground conditions were assumed and designed. No trial pits were excavated and if required, will be carried out at the Client's expense.

03: DRAINAGE
Underground drainage within site boundaries shall be 110mm uvc pipes to BS 4460:1972 & BS 5481:1977.
All pipes are to be laid to correct self-cleaning falls (Table 3.2; Section 3; Technical Booklet N 2012) with mastic surrounds at openings in walls. Provide reinforced concrete lintels over openings for full width of wall, providing an opening with min 50mm clearance all round and sealed both sides of wall with rigid sheet material to prevent entry of fil or vermin.
A pipe shall be laid at a depth which will protect it from damage or with suitable protection over it.
Refer to Table 3.3, Diagrams 3.2 & 3.3 - Section 3 - Technical Booklet N 2012.
Pipes to be laid in accordance with the above dependant on material of pipe.
Flexible uvc pipes to have min. 400mm cover to vehicular areas, 300mm to all other areas and maximum of 10m.
Trench of pipe shall be filled with concrete to the underside level of any adjacent foundation if within 1m of any building, refer to Diagram 3.7a - Section 3; Technical Booklet N 2012.
Where the trench is more than 1m from the foundations, be filled with concrete to a level, below the level of the underside of the foundations, equal to the distance from the foundations less 150 mm as shown in Diagram 3.7(b); Section 3 - Technical Booklet N 2012.
Drainage should not pass under foundations unless specified by a Structural Engineer.
Manhole covers/slots should suit expected traffic: see over.

The last manhole on each run shall be within 12m of public sewer.
Manholes and/or inspection chambers should suit drainage system, located and be of a size suitable, in accordance with Section 3.4; Section 3; Technical Booklet N 2012.
Provide access to foul drainage system for rodding purposes at head, change in direction (vertical and horizontal), change in pipe diameter or along straight pipe run (dependent on length see Table 3.5; Section 3 of Technical Booklet N 2012).
Provide 110mm x 150mm Fall Vents (FV) at highest or end of foul drainage system to terminate 900mm above highest opening window head level if within 3m horizontally of same, SVP to terminated with a protective vent cover.
Provide direct fresh air intake vent to and to suit wood burning stove (ala. to be confirmed by stove supplier and Architect prior to construction work commencing).
Provide 110mm x 150mm Fall Vents (FV) at highest or end of foul drainage system to terminate 900mm above highest opening window head level if within 3m horizontally of same, SVP to terminated with a protective vent cover.

04: GLAZING & WINDOWS
Windows to achieve U Value of 1.6 W/(m²K) or better of average weighted area and external door to achieve U Value of 1.8 W/(m²K) or better of average weighted area.

SAFETY GLAZING
Any panels of glass between FFL and 800mm in walls and partitions or in a door between FFL and 1500mm or within 300mm of either edge of a door shall be laminated or toughened safety glass. Safety glass in critical locations shall satisfy the test requirements of Class 3 and 4 of BS EN 12600.
Safety glass installed in a door or door side panel and has a pane width of more than 900mm shall satisfy the test requirements of Class 2 of BS EN 12600.

A control for a window, skylight or ventilator shall be within safe reach of a person standing on a floor (or other permanent stable surface).
When considering safe reach, a small recess such as a window reveal may be ignored.
Where reach is unobstructed the control shall be not more than 1.9m above floor level (Diagram 4.1a; Section 4; Technical Booklet V 2012).
Where reach would be obstructed the control shall be lower, for example, if the obstruction is a kitchen unit 900 mm high and 400 mm deep, the control shall be not more than 1.7 m above floor level (Diagram 4.1b; Section 4; Technical Booklet V 2012).

EMERGENCY FIRE EGRESS WINDOW
Shall have a clear opening not less than 450mm wide OR 450mm high, and to have a clear opening area of not less than 0.33m². The lower edge of the opening to be not less than 800mm and not more than 1100mm from FFL.
In the case of a roof window, the lower edge of the window may be not more than 600mm from FFL.
A door leading to an escape area or balcony may be used.
Roof windows for escape purpose must be installed/constructed in accordance with Diagram 2.1; Section 2; Technical Booklet E 2012.

05: STRUCTURAL TIMBERS
Strength class of timbers to be in accordance with BS 5268:Part 2:1994, strength class C16 or unless otherwise stated.
Timbers to be clearly marked 'yc' or 'kd' (kink dried).
All timber to be treated with preservative.

Wherever a joint requires to be notched into, notch size shall be no deeper than 1/8 of the depth of the joint and shall not be cut closer to the support than 0.07 of the span, nor further away than 1/4 of the span.
Any holes required shall be no greater in diameter than 1/4 of the depth of the joint, shall be drilled off the neutral axis and shall be not less than 3 diameters centre to centre apart and shall be located 0.25 & 0.04 times the span from the support.
Bearing areas and workmanship shall comply with the requirement of BS 5268: Part 2: 1998.

All timbers should be FSC Approved and from a sustainable source.

06: STEEL WORK
Structural steel to be grade S275 and to comply with BS EN 10025 - EN 10113.
Structural steel sections to be to BS 4.
Fabrication and erection to be carried out to the requirements of BS 5950:Part 2: 2001.

All steel protected by 12.5mm plasterboard or intumescent paint to provide 1 hour fire protection. Specialist paint for steel work must have test certificate and be submitted to Building Control for approval prior to its application.
Note, all steel to be packed up using only steel beams.
All steel beams to be elevated min. 15mm above the level of plasterboard below to allow for natural deflection.

Contractor to use Structural Engineers drawing (if appointed) in conjunction with Architects drawings, all discrepancies to be clarified with Architect.
All internal steel work shall bear on PC Conc. pad stones to Structural Engineers specification (if appointed).

07: LEAD CONSTRUCTION NOTES
Rolled lead shall be mild lead sheet and ship to BS EN 12588. Workmanship to BS6915.
All leadwork is to be in accordance with good practice and the recommendations of the Lead Sheet Association.
Lead sheet sizes and details are to be in accordance with the recommendations of the Lead Sheet Association, as contained in the Rolled Lead Sheet The Complete Manual.
Lead shall be fixed with stainless steel clips, not less than 50mm wide and cut from stainless steel strip of not less than 0.375mm thickness. The stainless steel shall comply with grade 304S11, 304S15, 316S16, 316S11, 316S531 or 316S533 of BS1494 Part 2, tennacotted.

Nails shall be of austenitic stainless steel with annular rings, helical or serrated shanks not less than 19mm long. The shank diameter shall be not less than 2.5mm with a head diameter not less than 8mm. Screws shall be stainless steel to BS1210 and not less than 19mm long and 3.5mm diameter. Intermediate fittings shall be a soldered pad or stainless steel screw and washer capped with small piece of lead sheet.
All leadwork is to be coated with Patination Oil as soon as practical after fixing and no later than the end of a day's work. This should be applied evenly with a soft cloth, working horizontally from top to bottom and keeping a wet lower edge. A second layer is to be applied before the completion of the work in areas suffered by subsequent work.

WORKMANSHIP
Cut, joint and dress lead neatly and accurately, to provide fully waterproofed coverings/flashings, free from ripples, buckling and cracks.
Comply with BS 6915 and current good practice as described in the latest editions of The Lead Sheet Manual published by the Lead Sheet Association, unless specified or agreed otherwise.
Do not use scribers or other sharp instruments to mark out lead. Pencil chalk or crayon should be used.
Use solder only where specified.

Provide direct fresh air intake vent to and to suit wood burning stove (ala. to be confirmed by stove supplier and Architect prior to construction work commencing).
Provide 110mm x 150mm Fall Vents (FV) at highest or end of foul drainage system to terminate 900mm above highest opening window head level if within 3m horizontally of same, SVP to terminated with a protective vent cover.

08: MECHANICAL & NATURAL VENTILATION
All natural and mechanical systems should be fully commissioned in accordance with the guidance given in the Domestic Ventilation Compliance Guide.

habitable rooms
Provide min. area for rapid ventilation openings of min 1/20th of floor area of the room. In addition the room shall have 1 or more trickle vents total of not less than 8000mm².

Kitchen:
Provide min area for rapid ventilation openings of min 1/20th of floor area of the room. Provide mechanical ventilation to kitchen capable of extracting air at a rate of 60 litres per sec. or incorporated within a cooker hood and capable of extracting air at a rate of 30 litres per second which may be operated intermittently for instance during cooking & one or more trickle vents total of not less than 4000mm².

Utility:
Provide mechanical ventilation at a rate of 30 litres per sec. and a min over run period of min. 15 minutes.
Provide min. area for rapid ventilation opening of min. 1/20th of floor area of the room and background ventilation at min. 4000mm².

Bathrooms, En-Suites & WCs:
Provide mechanical ventilation at a rate of 15 litres per sec. and a min over run period of min. 15 minutes.
Provide min. area for rapid ventilation opening of min. 1/20th of floor area of the room and background ventilation at min. 4000mm².

09: CONTROL OF SPACE HEATING SYSTEMS & HOT WATER STORAGE
The control of space heating system shall be controlled by:
a) Room thermostats or thermostatic radiator valves to control temperatures independently in zones that require different temperatures. Thermostatic radiator valves may be omitted where room thermostats are used.
b) A time clock shall be provided to control the periods when the system operates. To minimise boiler cycling a gas or oil boiler shall switch off when there is no demand for heat and where a space heating system is controlled solely by thermostatic radiator valves the system shall be fitted with flow control or other anti-cycling devices.

Hot water storage system controls in all buildings:
In a building an indirectly heated hot water storage vessel with a heat exchanger, having sufficient heating capacity for effective control, shall have:
a) A thermostat to shut off the supply of heat to the hot water storage vessel when the storage temperature is reached (in the case of hot water).
b) A time clock to shut off the supply of heat when water heating is not required.
The provisions of (a) & (b) above shall not apply where the hot water storage vessel provides the heat leak in a solid fuel system. The provisions of (a) & (b) above shall not prevent the use of hot water storage vessels which are controlled by a central heating system.

10: ELECTRICAL INSTALLATION
The works shall be carried out in strict accordance with the requirements of Electrical Installations, recommended by the Institute of Electrical Engineers together with any regulations laid down by the local Electrical Authority. The general rules for wiring referred to is the latest edition of Electrical Engineers, Wiring Regulations (current edition at time of construction), B.S. 7671:1992. Include for complete new electrical installation inc. connection to mains to provide ring main circuit and lighting points, including for all accessories, associated switching gear, builder's attendance and making good on completion. Refer to proposed plan for position and quantity of light fittings, power points etc.
INTERNAL FIXED LIGHTING
The number of low-energy lamps that would be reasonable is given in the Domestic Building Services Compliance Guide.
All internal lights to be of low energy type.

EXTERNAL LIGHTING
(a) have a max. output of 150w per fitting & automatically switch off (i) where there is adequate daylight; and (ii) where not required at night or
(b) have sockets that can only be fitted with lamps having lamps a luminous efficiency greater than 40 lumens per circuit-watt.
11: CARBON MONOXIDE, SMOKE & HEAT ALARMS
Carbon Monoxide Alarms:
Installed as per Technical Booklet 'E' Section 2 of The Building Regulations (N.I.) 2012 and to BS EN 50291
Carbon monoxide alarms should comply with BS EN 50291 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative appliances provided they are fitted with a sensor failure warning device.
If the combustion appliance is installed in a room or space not normally used e.g. a boiler room/cupboard, the detector/alarm should be located just outside the room or space.
The carbon monoxide alarm should be located –
(a) on the ceiling at least 300 mm from any wall or, if it is located on a wall, as high up as possible (and above the height of any doors or windows) but not within 150 mm of the ceiling; and
(b) between 100 mm and 300 mm horizontally from the appliance.
Further guidance on the installation of carbon monoxide alarms is available in BS EN 50292 and from manufacturers' instructions.

FLUES
A flue should be checked for completion to ensure that it is free from obstructions, satisfactory gas-light and constructed with materials and components of steel that suit the intended application.
Where the building work includes the installation of a combustion appliance, all of the tests should include the flue pipe and the gas-tightness of the joint between the flue pipe and the combustion appliance outlet. A spillage test should be carried out with the appliance under fire.
Flues to be inspected for compliance and suitability by an appropriately qualified person at completion stage.
A report shall be forwarded to Building Control for assessment.
12: PART L
To satisfy the requirements of Regulation 74 in Part L, a durable notice should be provided to convey:
(a) the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue;
(b) the generic type(s) of combustion appliances that can be safely accommodated;
(c) the type and size of the flue (or its liner if it is not raised) and the manufacturer's name; and
(d) who installed the hearth, fireplace, flue or chimney and the date of installation.
2.48 Notice plates should be robust, indelibly marked and securely fixed in an unobtrusive but obvious position within the building such as –
(a) next to the electricity consumer unit; or
(b) next to the chimney or hearth described
For flue products whose performance characteristics have been assessed in accordance with a European Standard (EN) and which are supplied or marked with a designation as defined in Section 2, the installer should include this designation, under additional information, on the notice plate as shown in Diagram 2.8.

OIL TANK NOTE
Oil to be stored in an integrally banded prefabricated tank. The bund shall have a capacity of not less than 110% of the tank it contains.
Oil storage tanks should be constructed in accordance with the recommendations of OFS T100: 2008 for polyethylene oil storage tanks.
Provide fire resistant fuel pipe work and fire valve to oil tank to comply with BS5410 Part 1:1997 sections 8.2 and 8.3.
Oil tank to be stored not closer than 1800mm from a building and not closer than 750mm from a boundary.
Oil tank above ground to be placed on a hard surface constructed of concrete/paving slabs not less than 50mm thick and hard surface to extend beyond perimeter of tank, or its original skin if it is integrally banded type by not less than 300mm.

AIR PRESSURE TESTING
The procedure for air pressure testing is given in the Air Tightness Testing and Measurement Association (ATMA) publication Measuring air permeability of building envelopes under test conditions. A certificate stating that the TER and DER calculations are based on the list of specifications and any changes notified by the person carrying out the work to the district council should be signed off by a suitably qualified person.
The district council should be provided with evidence that the test equipment has been calibrated within the previous 12 months by a UKAS accredited facility and that the results have been carried out by a person who has received appropriate training and who is registered to test the specific class of building concerned.
The person carrying out the work is required to give, not more than 5 days after completion of the testing, a notice in writing to the district council stating the result of the air pressure test

Smoke Alarms:
Installed as per Technical Booklet 'E' Section 2 of The Building Regulations (N.I.) 2012 and to BS 5446-1: 2000
Heat Detector Alarm
Installed as per Technical Booklet 'E' Section 2 of The Building Regulations (N.I.) 2012 and to BS 5446-1: 2003

Less than 200m²/sq for any storey
Automatic fire detection system complying with BS 5839-4: 2004 of at least Grade D Category LD2 standard.
At least one smoke alarm should be provided (a) in the circulation route or routes on each storey; and (b) in the principal habitable room, and at least one heat alarm should be provided in every kitchen.
Smoke alarms and heat alarms should be interconnected so that they all give an audible alarm when any one of them is activated.
The maximum number of smoke alarms and heat alarms which may be interconnected should not exceed that given in the manufacturer's instructions.
A back-up power source to each smoke alarm and heat alarm should be provided by either –
A primary or secondary battery or a capacitor.
Installation of smoke alarms and heat alarms
Smoke alarms & heat alarms should be permanently wired to either:
(a) a regularly used lighting circuit; or
(b) where a residual current device is used – it is not connected to a residual current device which is also used by any other circuit.
Smoke alarms and heat alarms may operate at a low voltage via a mains transformer. The cable for the power supply to a low voltage smoke alarm should not be connected to a residual current device which is also used by any other circuit.
Smoke alarms should be located in the circulation route or routes of a dwelling house so that there is one –
(a) not more than 3 m from every bedroom door;
(b) not more than 2.5 m from every door to a living room or kitchen; and
(c) where a circulation route on a storey is more than 15 m long – not more than 15 m from another smoke alarm on the same circulation route and storey.
Smoke alarms should be located in a principal habitable room that is not a point in the room is more than 7.5 m from the nearest smoke alarm. Heat alarms should be located in a kitchen so that no point in the kitchen is more than 5.3 m from the nearest alarm.

A smoke alarm or heat alarm should be located so that it is not:
(a) either on a ceiling and not less than 300 mm from a wall or light fitting, or where designed for wall mounting on a wall and not less than 150 mm, or more than 300 mm from the ceiling and the sensitive element should not be below the ceiling of a door opening;
(b) not less than 300 mm from, and not directly above, a radiator or air conditioning vent;
(c) on a surface which is normally at the ambient temperature for the space it bounds; and
(d) easily and safely accessible.
Where a smoke alarm is mounted on a ceiling, it should be located so that its sensitive element is not less than 25 mm or more than 400 mm below the ceiling.
Where a heat alarm is mounted on a ceiling, it should be located so that its sensitive element is not less than 25 mm or more than 150 mm below the ceiling.
A heat alarm should not be located above a cooking appliance.
A smoke alarm should not be located in a kitchen, garage or other place where steam, condensation or fumes could give false alarms.
Where dwelling houses are part of a sheltered dwelling scheme with a warden or supervisor, the fire alarm system and fire alarm system within each dwelling house should be connected to the warden's or supervisor's central monitoring point so as to –
(a) give an audible warning of the detection of smoke or heat in any dwelling house; and
(b) enable the identification of the dwelling house involved.

13: PART R
ACCESS TO A DWELLING
People with a disability should have access from the point of entry to the principal entrance of a dwelling by either a level approach complying with the provisions of paragraph 7.7 of Technical Booklet R or a ramped approach.
A combination of the above may be used.
The surface of an approach available to a wheelchair user should be firm enough to support the weight of the user and their wheelchair and smooth enough (to permit) easy maneuver. It should also take account of the needs of people using walking aids. Loose laid materials, such as gravel or shingle, are not suitable for an approach.
ACCESS INTO A DWELLING
The principal entrance to a dwelling should have a door with a minimum clear opening width of not less than 775 mm and a maximum height of not less than 2050 mm.
The access to the principal entrance to a dwelling should be level for a distance of not less than 900 mm and at or about the level of the finished floor of the dwelling.
HORIZONTAL CIRCULATION
In a dwelling, a person with a disability should have access from the principal entrance (or an alternative entrance) to all habitable rooms and to a sanitary convenience in the entrance storey. However, where there are no habitable rooms in the entrance storey, a person with a disability should have access to all habitable rooms and to a sanitary convenience in the principal storey.
SANITARY PROVISION
In the entrance storey or the principal storey of the dwelling should be accessible from the habitable rooms in that storey without the need to negotiate a stair to reach it.
Where there is a bathroom on that storey, the WC may be located in that bathroom.
A WC should be located so as to have a clear space of not less than 900 mm by 750 mm for a person with a disability to access it in accordance with Diagram 10.1.
The washbasin may project into this clear space provided that it does not impede access to the water closet.
For frontal access to the water closet the clear space should be centred on the water closet as shown in Diagram 10.1.
A clear path of access to the water closet the clear space should be offered towards the access as shown in Diagram 10.2.
HEIGHTS OF SWITCHES, SOCKET OUTLETS ETC.
Wall mounted socket outlets & switches (other than isolators) in the entrance storey and where appropriate the principal storey shall be located not more than 1200mm or not less than 1500mm above the floor level.
The pull cord of a pull cord switch shall terminate not more than 1200mm above the floor level.

14: PART F
The dwelling is to be constructed using quality assured accredited construction details, the Domestic Building Services Compliance Guide and Domestic Ventilation Compliance Guide.
FIXED BUILDING SERVICES
Every fixed building service, including its control and installation, should be at least as efficient as the minimum acceptable efficiency for that particular type of appliance or fitting given in the Domestic Building Services Compliance Guide.
A notice in writing confirming that all fixed building services have been properly commissioned & requires to be given to the building owner not more than 5 days after completion of the commissioning of the system. The notice should be signed by a suitably qualified person.
The notice should confirm that the Commissioning Plan has been followed and that the system has been inspected on an appropriate sequence and to a reasonable standard and that the test results confirm that performance is in accordance with the design requirements. The district council is required to be notified in writing that the provision in the above has been met.
The person carrying out the work shall give, not more than 5 days after completion of the work, a notice in writing to the building owner giving sufficient information, including the commissioning details, to enable the building owner to ensure the dwelling and its fixed building services to be operated and maintained in an energy efficient manner. The instructions should be directly related to the specific system installed in the dwelling and should be readily understandable by the occupier. They should be in a durable format that can be kept and referred to for the service life of the system. The district council is required to be notified in writing that the provision in the above has been met.
Without compromising health and safety requirements, the instructions should explain to the occupier of the dwelling how to operate the systems efficiently.
The boiler should have a seasonal efficiency of not less than:
(a) 88% (SEDBUK 2009) or 90% (SEDBUK 2005) if fired by oil, mains gas or LPG; or
(b) 86% (SEDBUK 2009) or 86% (SEDBUK 2005) if an oil-fired or gas boiler.
Central heating systems should be provided with a minimum of two independent heating zones. It should be noted that each zone should be controlled by a room thermostat, with thermostatic radiator valves on all the radiators in the room without a thermostat except bathrooms. For example, one room thermostat could be in the lounge and a second one in a home study, if the floor area is greater than 150 m², each zone should in addition have separate timing controls.

15: PART P
The hot water supply temperature to a bath should be limited to a maximum of 48 deg. by use of an in-line blending valve or other appropriate and approved method with a maximum temperature stop and suitable arrangement of pipework.
In-line blending valves should comply with European Standard BS EN 1111 or BS EN 1287.
Valves fitted should be kept away from building users so that they can not be easily and readily adjusted.
The length of pipes between in-line blending valves and final outlets should be kept to a minimum in order to prevent condensation by waterborne pathogens.
Client/Contractor to ensure that top fitting for the free standing bath if fitted can provide thermostatic mixing to required temperature if using a floor mounted top fitting.
16: GENERAL INFORMATION
The project is to be executed and completed in accordance with current Building Regulations at time of construction. Codes of practice, British Standards proper methods of workmanship, protection and construction as to give a complete, sound and secure job.
Contractor shall complete all notices required under Building Regulations for inspection of work as contract proceeds.
Contractor shall verify all dimensions on site and report any discrepancies immediately. No excavations shall commence until the position of the building has been set out and agreed with Architect and Client.
During exceptionally inclement weather the contractor shall suspend all work likely to be affected and cover up and protect from damage by weather and works in course of erection.
Hardcore shall be composed of hard dry broken stone grade 150 - 50mm, rolled, well compacted and blinded. Hardcore shall be 225mm minimum thickness. Hardcore to be consolidated in layers not exceeding 225mm thick up to a maximum depth of 600mm.
All cement shall be set using approved brand to BS 127 and must be stored dry.
Sand shall be clear, sharp pit & fresh water, free from dirt, loam, organic or saline matter and complying with BS 882.
Upon completion the Contractor to sign and complete a copy of each accredited detail and construction checklist and issue to the Building Control Officer as confirmation that the works has been completed satisfactorily.

A smoke alarm or heat alarm should be located so that it is not:
(a) either on a ceiling and not less than 300 mm from a wall or light fitting, or where designed for wall mounting on a wall and not less than 150 mm, or more than 300 mm from the ceiling and the sensitive element should not be below the ceiling of a door opening;
(b) not less than 300 mm from, and not directly above, a radiator or air conditioning vent;
(c) on a surface which is normally at the ambient temperature for the space it bounds; and
(d) easily and safely accessible.
Where a smoke alarm is mounted on a ceiling, it should be located so that its sensitive element is not less than 25 mm or more than 400 mm below the ceiling.
Where a heat alarm is mounted on a ceiling, it should be located so that its sensitive element is not less than 25 mm or more than 150 mm below the ceiling.
A heat alarm should not be located above a cooking appliance.
A smoke alarm should not be located in a kitchen, garage or other place where steam, condensation or fumes could give false alarms.
Where dwelling houses are part of a sheltered dwelling scheme with a warden or supervisor, the fire alarm system and fire alarm system within each dwelling house should be connected to the warden's or supervisor's central monitoring point so as to –
(a) give an audible warning of the detection of smoke or heat in any dwelling house; and
(b) enable the identification of the dwelling house involved.

12: PART L
To satisfy the requirements of Regulation 74 in Part L, a durable notice should be provided to convey:
(a) the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue;
(b) the generic type(s) of combustion appliances that can be safely accommodated;
(c) the type and size of the flue (or its liner if it is not raised) and the manufacturer's name; and
(d) who installed the hearth, fireplace, flue or chimney and the date of installation.
2.48 Notice plates should be robust, indelibly marked and securely fixed in an unobtrusive but obvious position within the building such as –
(a) next to the electricity consumer unit; or
(b) next to the chimney or hearth described
For flue products whose performance characteristics have been assessed in accordance with a European Standard (EN) and which are supplied or marked with a designation as defined in Section 2, the installer should include this designation, under additional information, on the notice plate as shown in Diagram 2.8.

OIL TANK NOTE
Oil to be stored in an integrally banded prefabricated tank. The bund shall have a capacity of not less than 110% of the tank it contains.
Oil storage tanks should be constructed in accordance with the recommendations of OFS T100: 2008 for polyethylene oil storage tanks.
Provide fire resistant fuel pipe work and fire valve to oil tank to comply with BS5410 Part 1:1997 sections 8.2 and 8.3.
Oil tank to be stored not closer than 1800mm from a building and not closer than 750mm from a boundary.
Oil tank above ground to be placed on a hard surface constructed of concrete/paving slabs not less than 50mm thick and hard surface to extend beyond perimeter of tank, or its original skin if it is integrally banded type by not less than 300mm.

AIR PRESSURE TESTING
The procedure for air pressure testing is given in the Air Tightness Testing and Measurement Association (ATMA) publication Measuring air permeability of building envelopes under test conditions. A certificate stating that the TER and DER calculations are based on the list of specifications and any changes notified by the person carrying out the work to the district council should be signed off by a suitably qualified person.
The district council should be provided with evidence that the test equipment has been calibrated within the previous 12 months by a UKAS accredited facility and that the results have been carried out by a person who has received appropriate training and who is registered to test the specific class of building concerned.
The person carrying out the work is required to give, not more than 5 days after completion of the testing, a notice in writing to the district council stating the result of the air pressure test

13: PART R
ACCESS TO A DWELLING
People with a disability should have access from the point of entry to the principal entrance of a dwelling by either a level approach complying with the provisions of paragraph 7.7 of Technical Booklet R or a ramped approach.
A combination of the above may be used.
The surface of an approach available to a wheelchair user should be firm enough to support the weight of the user and their wheelchair and smooth enough (to permit) easy maneuver. It should also take account of the needs of people using walking aids. Loose laid materials, such as gravel or shingle, are not suitable for an approach.
ACCESS INTO A DWELLING
The principal entrance to a dwelling should have a door with a minimum clear opening width of not less than 775 mm and a maximum height of not less than 2050 mm.
The access to the principal entrance to a dwelling should be level for a distance of not less than 900 mm and at or about the level of the finished floor of the dwelling.
HORIZONTAL CIRCULATION
In a dwelling, a person with a disability should have access from the principal entrance (or an alternative entrance) to all habitable rooms and to a sanitary convenience in the entrance storey. However, where there are no habitable rooms in the entrance storey, a person with a disability should have access to all habitable rooms and to a sanitary convenience in the principal storey.
SANITARY PROVISION
In the entrance storey or the principal storey of the dwelling should be accessible from the habitable rooms in that storey without the need to negotiate a stair to reach it.
Where there is a bathroom on that storey, the WC may be located in that bathroom.
A WC should be located so as to have a clear space of not less than 900 mm by 750 mm for a person with a disability to access it in accordance with Diagram 10.1.
The washbasin may project into this clear space provided that it does not impede access to the water closet.
For frontal access to the water closet the clear space should be centred on the water closet as shown in Diagram 10.1.
A clear path of access to the water closet the clear space should be offered towards the access as shown in Diagram 10.2.
HEIGHTS OF SWITCHES, SOCKET OUTLETS ETC.
Wall mounted socket outlets & switches (other than isolators) in the entrance storey and where appropriate the principal storey shall be located not more than 1200mm or not less than 1500mm above the floor level.
The pull cord of a pull cord switch shall terminate not more than 1200mm above the floor level.

14: PART F
The dwelling is to be constructed using quality assured accredited construction details, the Domestic Building Services Compliance Guide and Domestic Ventilation Compliance Guide.
FIXED BUILDING SERVICES
Every fixed building service, including its control and installation, should be at least as efficient as the minimum acceptable efficiency for that particular type of appliance or fitting given in the Domestic Building Services Compliance Guide.
A notice in writing confirming that all fixed building services have been properly commissioned & requires to be given to the building owner not more than 5 days after completion of the commissioning of the system. The notice should be signed by a suitably qualified person.
The notice should confirm that the Commissioning Plan has been followed and that the system has been inspected on an appropriate sequence and to a reasonable standard and that the test results confirm that performance is in accordance with the design requirements. The district council is required to be notified in writing that the provision in the above has been met.
The person carrying out the work shall give, not more than 5 days after completion of the work, a notice in writing to the building owner giving sufficient information, including the commissioning details, to enable the building owner to ensure the dwelling and its fixed building services to be operated and maintained in an energy efficient manner. The instructions should be directly related to the specific system installed in the dwelling and should be readily understandable by the occupier. They should be in a durable format that can be kept and referred to for the service life of the system. The district council is required to be notified in writing that the provision in the above has been met.
Without compromising health and safety requirements, the instructions should explain to the occupier of the dwelling how to operate the systems efficiently.
The boiler should have a seasonal efficiency of not less than:
(a) 88% (SEDBUK 2009) or 90% (SEDBUK 2005) if fired by oil, mains gas or LPG; or
(b) 86% (SEDBUK 2009) or 86% (SEDBUK 2005) if an oil-fired or gas boiler.
Central heating systems should be provided with a minimum of two independent heating zones. It should be noted that each zone should be controlled by a room thermostat, with thermostatic radiator valves on all the radiators in the room without a thermostat except bathrooms. For example, one room thermostat could be in the lounge and a second one in a home study, if the floor area is greater than 150 m², each zone should in addition have separate timing controls.

15: PART P
The hot water supply temperature to a bath should be limited to a maximum of 48 deg. by use of an in-line blending valve or other appropriate and approved method with a maximum temperature stop and suitable arrangement of pipework.
In-line blending valves should comply with European Standard BS EN 1111 or BS EN 1287.
Valves fitted should be kept away from building users so that they can not be easily and readily adjusted.
The length of pipes between in-line blending valves and final outlets should be kept to a minimum in order to prevent condensation by waterborne pathogens.
Client/Contractor to ensure that top fitting for the free standing bath if fitted can provide thermostatic mixing to required temperature if using a floor mounted top fitting.
16: GENERAL INFORMATION
The project is to be executed and completed in accordance with current Building Regulations at time of construction. Codes of practice, British Standards proper methods of workmanship, protection and construction as to give a complete, sound and secure job.
Contractor shall complete all notices required under Building Regulations for inspection of work as contract proceeds.
Contractor shall verify all dimensions on site and report any discrepancies immediately. No excavations shall commence until the position of the building has been set out and agreed with Architect and Client.
During exceptionally inclement weather the contractor shall suspend all work likely to be affected and cover up and protect from damage by weather and works in course of erection.
Hardcore shall be composed of hard dry broken stone grade 150 - 50mm, rolled, well compacted and blinded. Hardcore shall be 225mm minimum thickness. Hardcore to be consolidated in layers not exceeding 225mm thick up to a maximum depth of 600mm.
All cement shall be set using approved brand to BS 127 and must be stored dry.
Sand shall be clear, sharp pit & fresh water, free from dirt, loam, organic or saline matter and complying with BS 882.
Upon completion the Contractor to sign and complete a copy of each accredited detail and construction checklist and issue to the Building Control Officer as confirmation that the works has been completed satisfactorily.

01: DRAWINGS
These drawings if not stamped 'Approved by Building Control' are preliminary working drawings and changes may take place during the process of obtaining Building Control Approval or any other Statutory Approval.
Any work which commences on site prior to gaining Statutory Approvals will be carried out at the Client's own risk and expense.
This project is to be executed to a high standard and completed in accordance with current Northern Ireland Building Regulations, at time of construction, Codes of Practice, British Standards, proper methods of workmanship, protection and construction as to give a complete, sound, safe, secure and weatherproof job. All materials used and all fittings and fixtures installed must also be in accordance with the relevant British Standards & Codes of Practice applied, fitted, installed/erected, etc. strictly to manufacturers' instructions, the whole of the materials and construction details and methods specifically mentioned, indicated or otherwise necessary to complete the work must be provided or carried out by the contractor. No responsibility for standards of workmanship, or site supervision is accepted by the Architect.
Contractor to complete all notices to the Building Control Officer for inspection of the work, at required stages for the duration of the project.
Contractor shall verify all dimensions on site and report any discrepancies immediately to the Architect. No excavations shall commence until the position of the building has been set out and agreed with Architect and Client.
Written dimensions should be used over scaled dimensions and detailed drawings used over general arrangement drawings.
Contractor should check and satisfy himself that he has a full drawing package to work off including for example any Structural Engineers drawings and