



SANITATION, HOT WATER SAFETY & WATER EFFICIENCY.
G1 Cold Water Supply.
 The wholesome water supply to the building is direct from mains supply. All areas where food is prepared a wholesome water supply will be supplied to a sink. All sanitary conveniences fitted with a flushing device must have a suitable installation for the provision of water of a suitable standard.
G2 Water Efficiency.
 Prior to completion calculations to be submitted to demonstrate water usage does not exceed 125 Litres/per person/per day.
G3 Hotwater & Supply Systems.
 All sanitaryware except WCs to be supplied with heated wholesome water direct from the heat source.
 Hot water storage systems to be limited to prevent water exceeding 100 degree C & discharge safely.
 Hot Water to fixed bath/shower to be limited to deliver water to a temperature not to exceed 48 degree C.
G4 SANITARY CONVENIENCES & WASHING FACILITIES.
 Suitable sanitary conveniences must be provided in rooms provided to accommodate them or in a bathroom.
 hand washing facilities are to be provided in adjacent rooms, spaces or within rooms containing sanitary conveniences. all rooms containing such facilities are to be separated from kitchen areas or where food is prepared.
G5 BATHROOM
 All building containing one or more rooms for residential purposes is to have a bathroom containing a wash hand basin & either a fixed bath or shower.
G6 FOOD PREPERATION AREAS
 A suitable sink must be provided in any area where food is prepared.

NOTE
 All hot water taps on sanitary appliances must be located on the left hand side.

EMERGENCY LIGHTING SYSTEM
 The existing system to BS5266 Part 1 is to be extended as shown on the drawing and tested on completion to comply with BS5266 Part 1 1999

FIRE EXIT SIGNS
 All existing fire exit signs and new as shown on the drawing are to be in accordance with BS5499 Part 1 2002

FIRE DETECTION AND ALARM SYSTEM
 The existing zoned system (L1 type) is to be extended with a new main panel as shown on the enclosed drawing in accordance with BS 5389 Part 1 2002

All fire exit doors to escape routes to have push bar to open signs and panic bar mechanisms. Doors must be openable from the escape side without locks or security gates etc requiring keys during operating hours, a managment procedure must be introduced to ensure fire exits are openable when premises are occupied.

New and existing fire doors with vision panels are to be 6mm georgian wired or pyroduur glass 350mm dia or 450x450mm square. All hardwood beads and itumescent tape bedded.

Part L 2B - CONSERVATION OF FUEL AND POWER
 All services installations to meet provions indicated in paragraphs 40-53 of Approved document L2B 2006

All building services to be commissioned and notice provided in accordance with paragraph 70 and Regulation 20c of Approved document L2B 2006

Sanitary Goods / Above Ground Drainage
 WC to be trapped to 100mm dia waste pipe, WHB to 32mm, Shower 40mm dia. All fitted with 75mm deep seal traps.
 All connected to 100mm soil pipe- no connection to be made to SVP within 200mm below centre line of WC waste pipe. Provide rodding access at all floor level and bends. Box pipes in & wrap in mineral wool internally.

Fire extinguishers to BS5306 including fire blanket and multi purpose extinguisher rated 55B to kitchen

CERTIFICATES - the following certificates are to be submitted by a competent person

Heating system efficiency and controls in accordance with non domestic heating, cooling and ventilation compliance guide, inc boiler efficiency in accordance with AD L1 1.7

fixed internal lighting in accordance with Approved Document L2B paragraphs 55 to 66

Controlled fittings (window and doors) to be in accordance with Approved Document L2B paragraphs 75 to 78 and table 5

Newly constructed thermal elements to be in accordance with Approved Document L2B paragraphs 79 to 84 and Table 6

Building services systems to be commissioned in accordance with CIBSE Commissioning Code M Commissioning Management and AD L1 Para 1.47 to 1.50

ACCESS - Level or ramped access should be provided into the building in accordance with Approved Document Part M, (Access to and use of buildings) Table 1

SWITCHES & SOCKETS - Switches and sockets outlets in accordance with Approved Document Part M, (Access to and use of buildings) Table 1

Rev	Note	Initial	Date
T D JAGGER LTD CHARTERED BUILDING SURVEYORS PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE			
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Client	OSCA		
Project	Forest Cottage Cousin Lane Halifax, HX2 8AD		
Drawing	Proposed First Floor Plan		
Date	Oct 18	Drawn	RL
		Checked	
		Scale	1:50@A1
Drawing No.	1798-18-11		Revision
			C
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