

To existing drainage as to satisfaction of environmental health inspector

Septic Tank by "Klargester"

GENERAL NOTES
Contractor to complete all notices required under Northern Ireland Building Regulations Amended 2012 or any other authority. Contractor to verify all dimensions on site and report discrepancies immediately. Noted dimensions to be followed in preference to those on drawings, allow to be to the satisfaction of the local Building Control Officer. Project to be carried out in accordance with current Building Regulations. Accredited Details, Codes of Practice, British Standards, proper methods of workmanship, protection and construction so as to give acceptable sound and secure job.

All internal dimensions are taken from the face of blockwork work & do not include plaster work or any other finish.

ACCREDITED DETAILS
All work to be carried out in accordance with accredited construction details. All relevant Accredited Details to be signed, dated and submitted to Building Control PRIOR to completion.

FIBRE REINFORCED POLYMER (FRP)
Contractor to supply specific, sufficient, readily accessible information for the Building Owner regarding the energy efficient operation and maintenance of the FRP building service. A notice confirming that all FRP building services have been properly commissioned, that the FRP building services are safe to use and that the FRP building services are covered by a valid warranty, shall be provided to the Building Owner and local Council Building Control Officer.

THERMAL AND AIR PERMEABILITY PROPERTIES
Prior to practical completion, the Building shall be of a pressure tested to a specified and approved firm in full accordance with Part F2 of the Northern Ireland Building Regulations Amended 2012. The Main Contractor shall be responsible for ensuring that the Building is constructed in a manner that guarantees the thermal and air permeability properties of the building envelope, and the lead building services and control, exceeds a calculated Building Carbon Emissions Rate (BER) (based on a 10% target Carbon Dioxide AIR TEST REQUIRED TO ACHIEVE 10 M3/H/RT/M2) @ 50PA.

The Main Contractor's attention is drawn to Technical Booklet F2 of the Northern Ireland Building Regulations Amended 2012.

SEM CARBONATE
Premise contractor to supply an SEM rating including carbon emissions noted to meet a low energy, in accordance with Building Control Northern Ireland within the time frame of completion of the building noted 'As' the contractor will verify in a written statement that the building has been built in accordance with all relevant design, as identified to the Building Control Northern Ireland for its application. Contractor to advise on all details relating to the SEM energy rating calculated on IBEV software and shall be filed in the building completion file. It should be noted that any changes from the specification detailed in the SEM calculations could have a negative impact on the results and could render the building non-compliant. We therefore advise against making any changes to the specification without first checking the impact this will have on the overall results. These calculations reflect the thermal performance and emissions of the building, for SEM purposes, based on the heating and insulation details submitted. However, the calculations for the current Northern Ireland Building Regulations Amended 2012 and Accredited Details where applicable. No works should be carried out on site without ensuring of these details are not altered.

COLD AIR INFILTRATION
For the purpose of reducing the infiltration of cold air leakage paths through the building fabric, the following measures shall be implemented:
1. Sealing gaps between stud work and masonry work at the edges of openings, such as windows and doors and at junctions with walls, floors and ceilings.
2. Sealing gaps between frames and openings and draught proofing the operable elements of windows, doors and roof lights.
3. Securely fix access hatch into roof void providing adequate insulation and draught proofing around opening.
4. Sealing service penetrations and of floor and ceiling junctions where services are not tested in.
5. Sealing joint ends where joints are built into the external walls.

STRUCTURAL STEELWORK
All Structural Steelwork to be designed by a Structural Engineer. Design and Calculations. All steel beams or columns not encased in concrete to be protected using intumescent fire resistant coating system or equal and approved to achieve 30min fire resistance, applied in strict accordance with manufacturer's instructions. Colour white, certificate to be forwarded to Building Control on completion. Product to be physically tested in line with BS 6202: Part 2 code of practice. The test to be BS 476: Part 21. All Structural Steelwork to Structural Engineers Design, Details and Calculations to be forwarded to Building Control three weeks prior to installation on site.

WHEELCHAIR ACCESSIBLE SANITARY ACCOMMODATION
Ground floor WC to comply with the requirements in Technical Booklet 'K' Northern Ireland Building Regulations Amended 2012. Minimum 2200 x 2000mm with clear space of not less than 1500mm x 1500mm, to enable transfer, the wheelchair shall be able to approach within 400mm of the front of the wc.

CLEAR OPENING TO ROOMS
All Doors to have a minimum clear opening as stated in the Department of the Environment Technical Booklet 'K' of the Northern Ireland Building Regulations Amended 2012. Principle Entrance Doors to have a minimum clear opening of 1000mm. Internal Doors on the outside story to have a minimum clear opening of either:
A) Clear opening of doorway - 800mm - Direction of approach - Head-on - Min. width of circulation route - No less than 1500mm.
B) Clear opening of doorway - 800mm - Direction of approach - Not head-on - Min. width of circulation route - No less than 1500mm.
C) Clear opening of doorway - 800mm - Direction of approach - Head-on - Min. width of circulation route - No less than 1500mm.
D) Clear opening of doorway - 850mm - Direction of approach - Not head-on - Min. width of circulation route - No less than 1500mm.

DOORS ON ESCAPE ROUTES
In general doors on escape routes, whether fire doors or not, should only be fitted with locks or fastenings which are readily operated from the side. The operation of such a lock or fastening should not involve the use of a key or the manipulation of more than one mechanism. A glazed vision panel, or panels of not less than 0.1 m2, should be provided in a door that subdivides a corridor, or where a door swings both ways. The vision panel or panels should include -
(A) a lower zone of visibility not more than 500mm to not less than 800mm, and
(B) an upper zone of visibility not more than 150mm to not less than 1500mm.

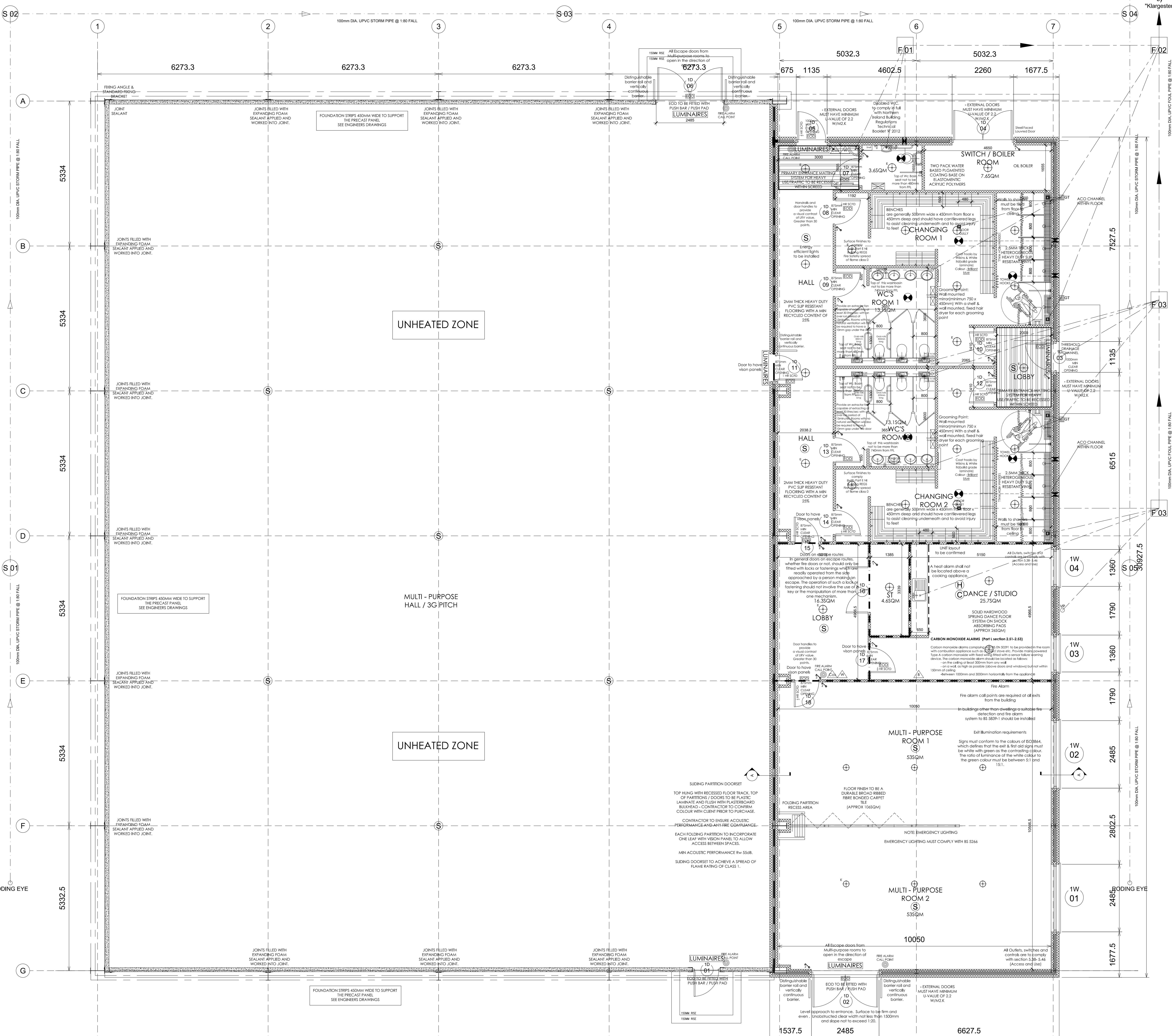
LOW ENERGY LIGHTING
Minimum 1000 lux low energy lighting, to be provided in any kitchen, Retail Area, W.C., Store, Offices meeting room and circulation space.

EXTERNAL LIGHTING
External lighting if provided shall have a minimum output of 100W per fitting. All external light fittings shall automatically switch off when there is a complete absence of natural light, and glow sockets that can only be fitted with lamps having a luminous efficiency greater than 40 lumens per circuit-watt.

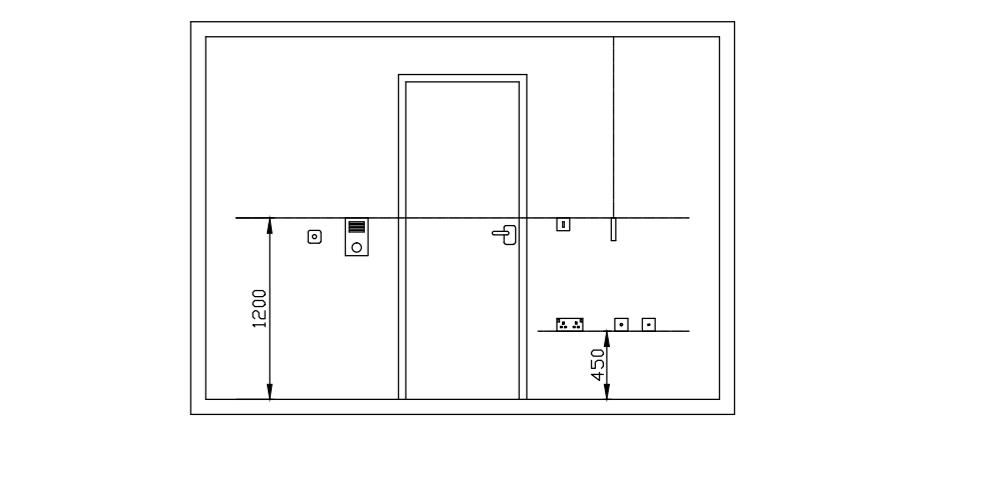
FIRE AND SMOKE DETECTOR
Provide an L1 Detection system to retail units. L1 system to be designed by a suitably qualified M & E contractor. Provide a self contained smoke alarm/detector as indicated on plans comprising of an electronic monitor powered device to detect smokehead and give an audible alarm. Self contained intumescent smoke detector heat sensor to BS 5446: Part 2: 2002 installed in accordance with paragraphs 1, 18 & 23 of the Department of the Environment Technical Booklet 'E' of the Building Regulations (BS 5588: Smoke detector circuit should not be connected to a RCD which is also used by any other circuits. All sensors to have battery backup power supply in the event of power failure.

MECHANICAL VENTILATION
All mechanical ventilation fans, except kitchen fans, to be situated to the external side of the ducting to prevent noise within the associated room. Kitchen and laundry fans provide an extractor fan capable of extracting at least 30 litres per hour, or a cooker hood capable of extracting at least 15 litres per hour, or a fan capable of extracting at least 15 litres per hour, which can be operated continuously while the room is in use and which has an over run period of 15 minutes. BEDROOMS & BATHROOMS - Provide an extractor fan capable of extracting a total area of at least 1/200th of the floor area of the room, or an extractor fan capable of extracting at least 4 litres per hour, which can be operated continuously while the room is in use and which has an over run period of 15 minutes.

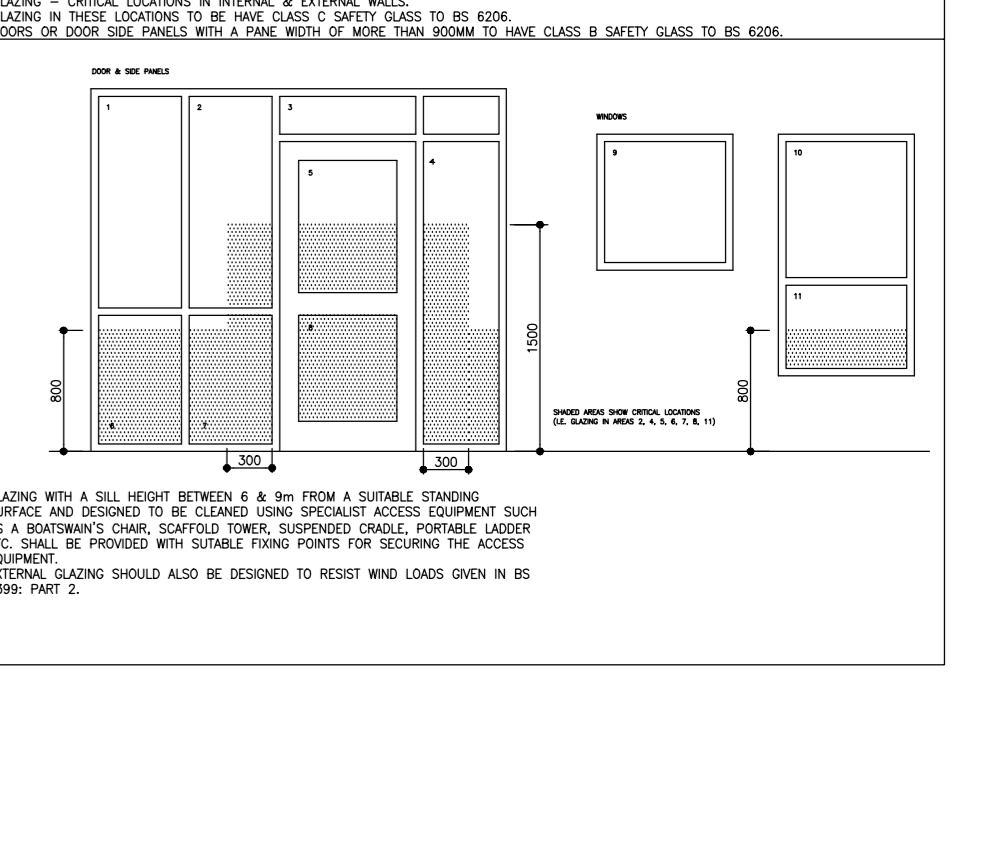
ELECTRICAL AND FIRE STANDARDS
Break glass call points to be provided in conjunction with smoke detection in accordance with BS 5824.
Escape Lighting to comply with BS 5499: Part 4: 2000 and Part 1: 2002.
Fire Alarm system to comply with BS 5839: Part 1: 2002.
Signs and notices to comply with BS 5499: Part 1: 1999.
Means of escape to comply with Building Regulations (M1) Part 9: 2005.



- 1 HR FIRE RESISTING CONSTRUCTION BUILT UP TO UNDERFLOOR OF ROOF AND FIRE STOPPED TO MAINTAIN APPROPRIATE INTEGRITY**
- 1 HR FIRE RESISTING CONSTRUCTION BUILT UP TO UNDERFLOOR OF ROOF AND FIRE STOPPED TO MAINTAIN APPROPRIATE INTEGRITY**
- PORTABLE FIRE FIGHTING EQUIPMENT**
- CARBON DIOXIDE FIRE EXTINGUISHER
 - FIRE BLANKET
 - WATER FIRE EXTINGUISHER
 - FIRE ALARM CALL POINT
 - FIRE EXTINGUISHER
- NOTES:**
- VISION PANELS TO COMPLY WITH BS 476 PARTS 20:21:22
 - ESCAPE LIGHTING TO COMPLY WITH BS 5266: PART 1: 2011
 - FIRE ALARM SYSTEM TO COMPLY WITH BS 5839: PART 1: 2013
 - SIGNS AND NOTICES TO COMPLY WITH BS ISO 3864-1, BS ISO 3864-3, BS 5499:10:2014
 - ALL UPVC PIPES EXCEEDING 40MM PENETRATION THROUGH COMPARTMENT WALLS, FLOORS, ROOFS ETC TO BE FITTED WITH FIRE COLLARS
 - BREAK GLASS CALL POINTS TO BE PROVIDED IN CONJUNCTION WITH SMOKE DETECTION IN ACCORDANCE WITH BS 5839:PART 1: 2013
 - PORTABLE FIRE FIGHTING EQUIPMENT TO COMPLY WITH BS 1010: BS 5306: PART 8: 2012
 - ALL FIRE DOORS TO BE FITTED WITH SELF CLOSING DEVICES UNLESS OTHERWISE SPECIFIED
 - MEANS OF ESCAPE TO COMPLY WITH THE BUILDING REGULATIONS NORTHERN IRELAND 2012 TECHNICAL BOOKLET 'E'
 - EXTERNAL DOORS MUST HAVE MINIMUM U-VALUE OF 2.2 W/M2.K
 - AIR TEST REQUIRED TO ACHIEVE 10 M3/H/RT/M2 @ 50PA



- WALL KEY**
- 300mm Blockwork cavity wall construction.
 - 215mm Concrete Block 7.0:10.0 Nilig min.
 - 100mm PAINT QUALITY BLOCKS
- Emergency Lighting
- Easy Opening Device
- Indicates extent of protected corridor
- Indicates extent of protected corridor



PRELIMINARY PENDING BUILDING CONTROL APPROVAL. ALL WORKS UNDERTAKEN PRIOR TO FULL BUILDING CONTROL APPROVAL ARE SOLELY AT CLIENTS RISK



PROJECT: NEW INDOOR FACILITY @ BALLYCRAN
Project No: 18-22
Drawing Number: WOI.1 PROPOSED FLOOR PLAN
Client: BALLYCRAN
Drawn by/ Check By: Date: Scale: OCT 18 1:50 @ A0