Pipe work above ground

(All size are minimum)

Trap size

Trape size for whb	diameter 32mm	seal depth 75mm
Trape size for bath	diameter 40mm	seal depth 75mm
Trape size for shower	diameter 40mm	seal depth 50mm
Trape size for wc	diameter 100mm	seal depth 50mm
Trape size for sink	diameter 40mm	seal depth 75mm

- All points of discharge in to stack/ branch to have a trap as noted above.
- (All traps deep seal and tubular).
- All traps fitted directly to appliance to be removeable and have cleaning eye.
- Branch pipe should discharge into stack so as to avoid cross flow. the minimum offset should be 250mm.
- No connections to branch pipe lower than 500mm above drain invert.
- All branch pipes should have same minimum diameter as trap size noted above.
- All discharge systems to be air tight and capable of withstanding an air test of positive pressure of at least 38mm water guage for 5 minutes.

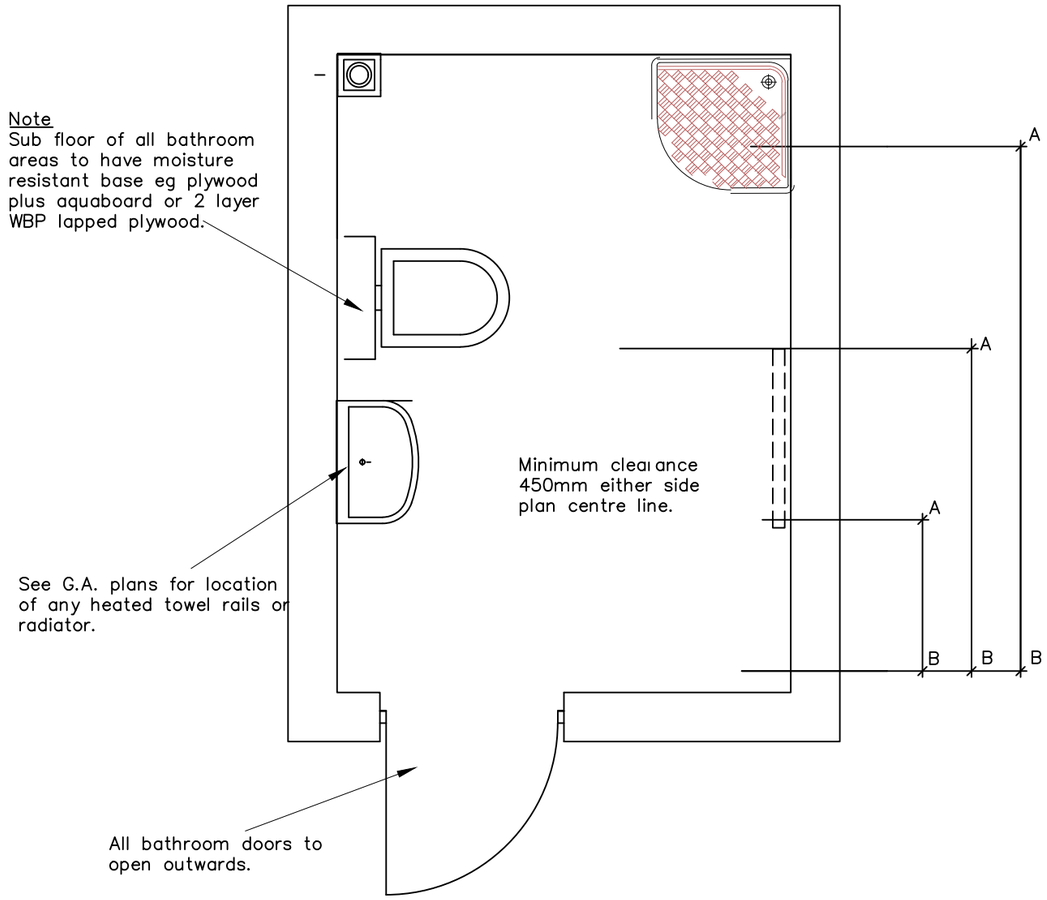
Maximum Branch Lenghts (unventilated)
Are to be as follows.
- WC maximum branch length 15m.
- Urinal maximum branch length 3m.
- WHB maximum branch length 3m for 40mm dia pipe.

For other variants consult table 2 building regs part h1.
For longer lengths the branch pipe should be ventilated.
Dimension a to b on attached plan should ideally not exceed 3m.

Maximum Gradients

WC	–	18 to 90 mm fall per metre
Urinal	–	18 to 90 mm fall per metre
Bath	–	18 to 25 mm fall per metre
WHB	–	18 to 25 mm fall per metre
Shower	–	18 to 25 mm fall per metre

- All pipe work should be securely fixed.
- All pipe work should be fitted with rodding/ cleaning access at the end of pipe runs.
- Where appliances cannot be fitted to a stack/ svp directly a common pipe connection is acceptable provided that:
- WC basins and other high level fittings are drained separately from ow level fittings such as showers.
- Individual pipes should discharge into the upper third of the perimeter of the common pipe.
- The diameter of the common pipe should be not less than 50mm and agreed on site subject to the number of fittings connecting to it (generally use 100mm)
- Venting should be provided at the end of the common pipe by means of an air admittance valve.



NOTE

- Qualified plumber to install all pipe work.
- Exact routes for pipes finalised on site.
- Inspection to be undertaken prior to covering up.
- Drains and pressure test will be required upon completion.

Indicative Bathroom Layout

(See general arrangement plans for proposed layout of the scheme to which this drawing relates)

See Project Layout Drawings For Exact Plans.

SUBJECT TO Approval

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30 — FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges.
Middle Hinge to be installed at least ⅔ of way up door frame

SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: hthuseyin0809@msn.com

T: 07969925562

CLIENT	PROJECT	DRAWING	STAGE
Mr and Mrs SMITH	Wendover Lower Rochester Road Higham Rochester Kent ME3 7HD	DETAILS	Building Control

	CHECKED ·	APPROVED ·
·	SCALE @A3	DATE
DRAWING No. 17 CHAWORTH - 15		REV A

Plans and contents are bound by Copyright - they are not to be copied or reproduced without prior permission given