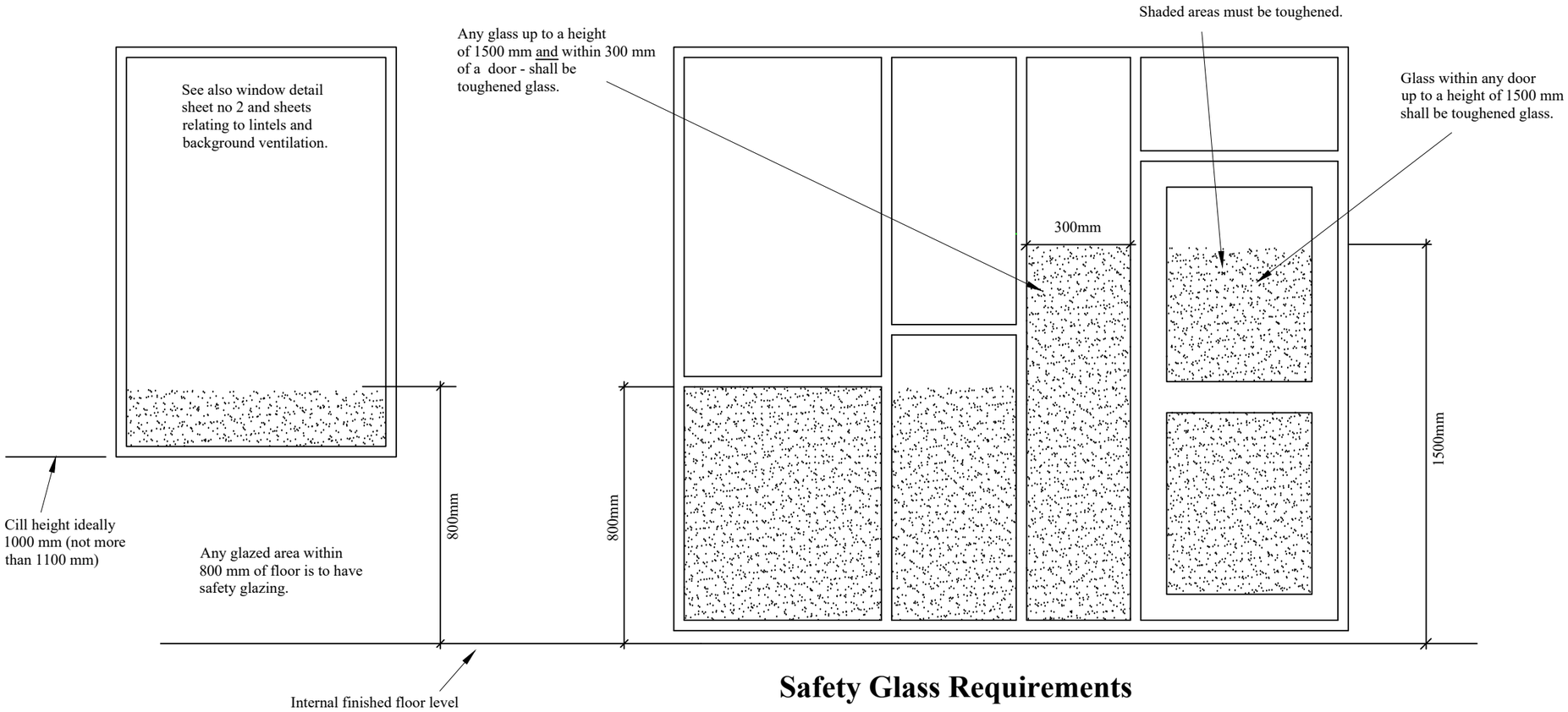

Safety Glass Requirements

Glazing In Critical Locations

Glazing in critical locations is to be glass which breaks safely. this defined in BS 6206 1981 and basically means toughened glass which shatters into small blunt pieces.

The critical locations are
- Any glass between finished floor and a level 800mm above it.
- Any glass within 300mm of the side of a door (glazed or otherwise) and at a height less than 1500mm above finished floor level.
- Any glass within a glazed door that is less than 1500mm above finished floor level.
- Any glass in a full height side panel adjacent to a door.

These are minimum requirements. any glass in a panel less than 250mm wide in any direction and not more than 0.5m² need not be safety glass.

Alternatives To Safety Glazing.

As an alternative to the use of safety glazing, a screen may be erected in front of a glazed area. In such cases the screen should be
- Such that no apertures in it are greater than 75mm wide.
- At least 850mm above finished floor.
- Securely fixed.
- Strong enough to resist being moved or significantly deflected.
- Not capable of being easily climbed (i.e. not just horizontal bars).

Manifestation

Consult diagrams 5 and 6 Building Regs part M for guidance on need for glazing manifestation. In domestic circumstances this is not normally required unless the doors have a narrow frame or none.

Safe Opening

All window catches and locks to be located not higher than 1700mm above floor level.
Except in life time homes buildings where they must be a maximum 1100 mm above floor level.

Safe Cleaning

For non-domestic buildings refer to Building Regulations part No4 for details of safe access for cleaning etc.

Daylight

Adequate levels of daylight. In accordance with BS 8206 part 2 code of practice for day-lighting are to be provided in all habitable spaces.

Window And Glazing Details Sheet 1

Note
For Building Regulation purposes
a new bay window is an extension.

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

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

	CHECKED ·	APPROVED ·
·	SCALE 1:100 @A3	DATE

DRAWING No. 17 CHAWORTH-16 REV A

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