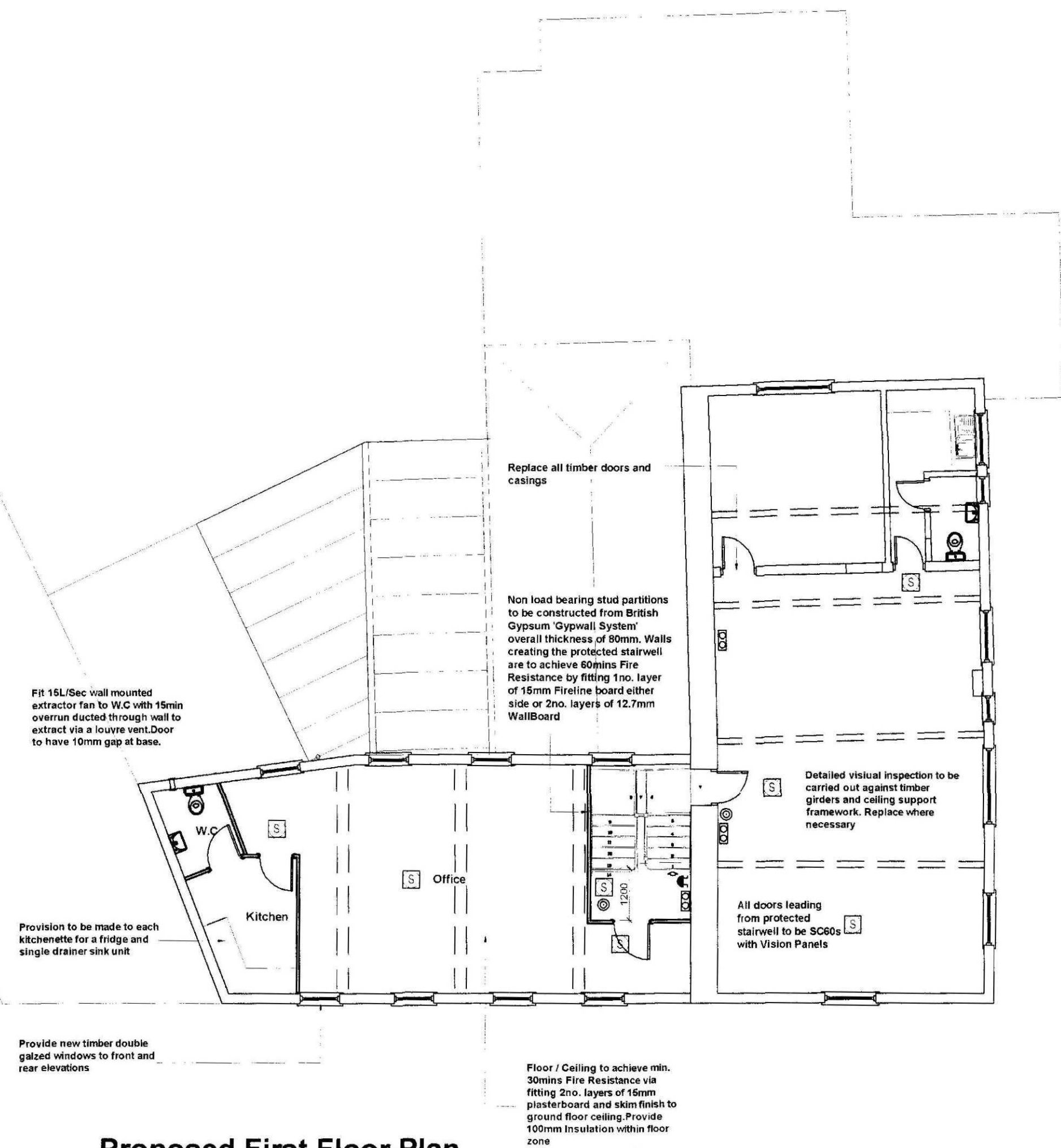
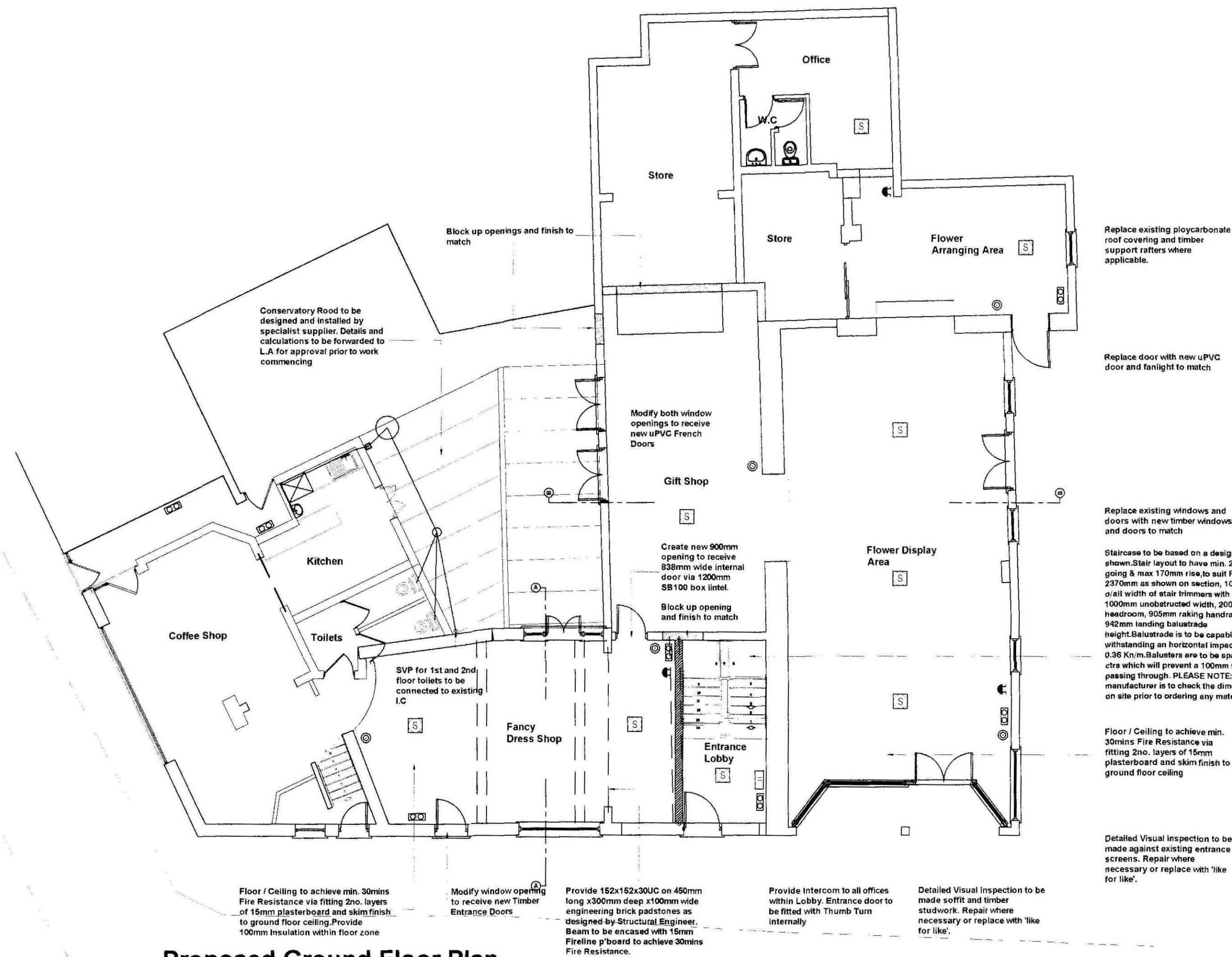




EMERGENCY LIGHTING

The Emergency Lighting Design Engineer should provide a design layout, appropriate to the proposed use of each part of the building & certification that the scheme has been designed to achieve the min. levels of illuminance in accordance with BS5266: a model design certificate is given in appendix B of BS 5266. The design layout & certification should preferably be received by the Building Control before the plans have been approved. If the information is not available the plans will be passed conditionally & the information should be submitted before commencement of this stage of the work on site. Upon completion of the work, the installing Engineer for the Emergency lighting should provide a completion certificate to the occupier / owner of the premises as required by BS 5266 Code of Practice for Emergency Lighting. A copy of this certificate should be sent to the Building Control Division of the Council. The Completion Certificate should consist of two parts:

- Certification of installation.
- Certification of inspection & testing of the system. This should include:
 - Photometric verification data, or test data obtained from the measurements carried out in accordance with Appendix A of BS 5266 Code of Practice for Emergency Lighting.
 - Recommendations on the measuring of illuminance of emergency lighting are given in Appendix A; or BS 5266 Code of Practice for Emergency Lighting. A model completion certificate is given in Appendix B. of BS 5266.

rev 'C' - Entrances Lobby Door details amended to suit Planning Condition 2
rev 'B' - Building Regulation Amendments
rev 'A' - Building Regulation Notes added

GENERAL NOTE FOR CONTRACTOR:
In order to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells, etc. should be positioned between 450mm and 1200mm from finished floor level. Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

ELECTRICS:
Main electric to enter the building within ducts cast in floor (check with client entry positions). Sockets / outlets / lighting points / switches & other equipment to be located so that they conform with Approved Document M Part M1 Section 4.30 to a m 2004 Edition of the Building Regulations (see drawing) & conform with I.E.E. regulations & N.A.B.C. standards. Qty's & positions per room of all above to be agreed between Builder / Client prior to commencement of work. All electrical work is required to meet the requirements of Part P of the Building Regulations (Electrical Safety) & must be designed, installed, inspected & tested by a person competent to do so. Prior to completion of the works the Council Building Control must be satisfied that either:

- 1) An electrical installation certificate issued under a competent persons scheme has been issued or
- 2) An appropriate electrical installation certificate has been issued for the work, & that it has been signed by a person competent to do so

ELECTRIC LIGHTS (INTERNAL):
Energy efficient Fluorescent strip lighting. Check with client positions prior to installing.

ACCESSIBLE SWITCHES & SOCKETS
In order to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells, etc. should be positioned between 450mm and 1200mm from finished floor level. Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

ELECTRICS:
Main electric to enter the building within ducts cast in floor (check with client entry positions). Sockets / outlets / lighting points / switches & other equipment to be located so that they conform with Approved Document M Part M1 Section 4.30 to a m 2004 Edition of the Building Regulations (see drawing) & conform with I.E.E. regulations & N.A.B.C. standards. Qty's & positions per room of all above to be agreed between Builder / Client prior to commencement of work. All electrical work is required to meet the requirements of Part P of the Building Regulations (Electrical Safety) & must be designed, installed, inspected & tested by a person competent to do so. Prior to completion of the works the Council Building Control must be satisfied that either:

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ELECTRIC LIGHTS (INTERNAL):
Energy efficient Fluorescent strip lighting. Check with client positions prior to installing.

HEALTH & SAFETY
Construction (Design & Management) regs 1994 (CDM). Should the works need to comply with the Construction Design & Management Regulations an independent Planning Supervisor would be rep'd to co-ordinate the Health & Safety aspects of the project during the construction period from the time of site possession to completion hand over to the client. The client is to ensure that the appointed contractor is familiar with & complies with Health & Safety for Building Sites & Work Places.

ACCESS FOR THE DISABLED
The building is to comply with all the relevant sections of APPROVED DOCUMENT 'M' of the Building Regulations 2004 amended & B.S.5810 1979 access for the Disabled to buildings.

BUILDING LOG BOOK (Building Regulations Approved Document L2 Section 3.1st April 2002)
The owners & occupiers of the building to be provided with a log book giving details of installed building services plant & controls, method of operation & maintenance & other details that collective enable energy consumption to be monitored & controlled. The information to be provided in summary form, suitable for day to day use. This summary could draw on or refer to information available as part of other documentation, such as the Operation & Maintenance Manuals & Health & Safety File

PERSONNEL / FIRE EXIT DOORS
All outside surfaces from fire exit doors to be reasonably level / flush to enable Disable escape (conc. / terrac. paths not gravel).
All Fire Exit doors to have level approaches with no slope exceeding 1 in 20, with conc. apron outside min. 1200mm sq.
All Fire Exit symbols etc. to BS 1635:1990 & B.S.5449 PT1 (fire safety signs, notices & graphic symbols).
All Fire Exit doors to open outwards (if less than 60 personnel within unit fire exit doors can open inwards).
c/w panic bar & sign "PUSH BAR TO OPEN".
All means of escape routes should be provided with adequate artificial lighting.
All doors on escape routes both within & at the final exit from the building should be readily operable from the side approached by the persons making escape.

Generally no doors on escape routes to be fitted with devices such as locks or security pads unless they can be overridden on the escape side with a thumb turn, any push bars on external escape route doors must also be able to override the external locking device.
Any principle entrance door not fitted with push bars but fitted with external locking device must not be locked during working hours. Management to ensure responsible personnel appointed to ensure staff etc. are not locked in within the whole of the building.

FIRE EXTINGUISHING INSTALLATION & EQUIPMENT
Fire alarm in accordance with B.S.5839
Fire fighting equipment & installation to: B.S.5306: PT1:1976
Emergency lighting to be in accordance with B.S.5266: PT1:1988.
Fire authority to be consulted regarding fire fighting equipment & associated matters.

FIRE ALARM SYSTEM:
Requirements subject to confirmation by client:
Fire Alarm system should be designed & installed by a specialist contractor.
Upon completion of the work, the installing Engineer for the fire alarm system should provide certification that the installation complies with BS 5839 Fire Detection & Alarm Systems for Buildings, that it has been inspected, tested & commissioned in accordance with BS 5839. A copy of the certificate should be sent to the Building Control Division of the Council.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

Client:
Flowers 'N' Things
3 Red Lion Street
Spalding
PE11 1SX

Site:
Proposed First and Second Floors Change of Use to Office Accommodation

remway Design Ltd
2 Red Lion Street
Spalding
PE11 1SX
Tel / Fax: 01775 758 921
Mobile: 07815 112 058
e-mail: jason@remwaydesign.co.uk

Date: Feb07 **Scale:** As Noted

Drawing No:
1445 - 02 "C"