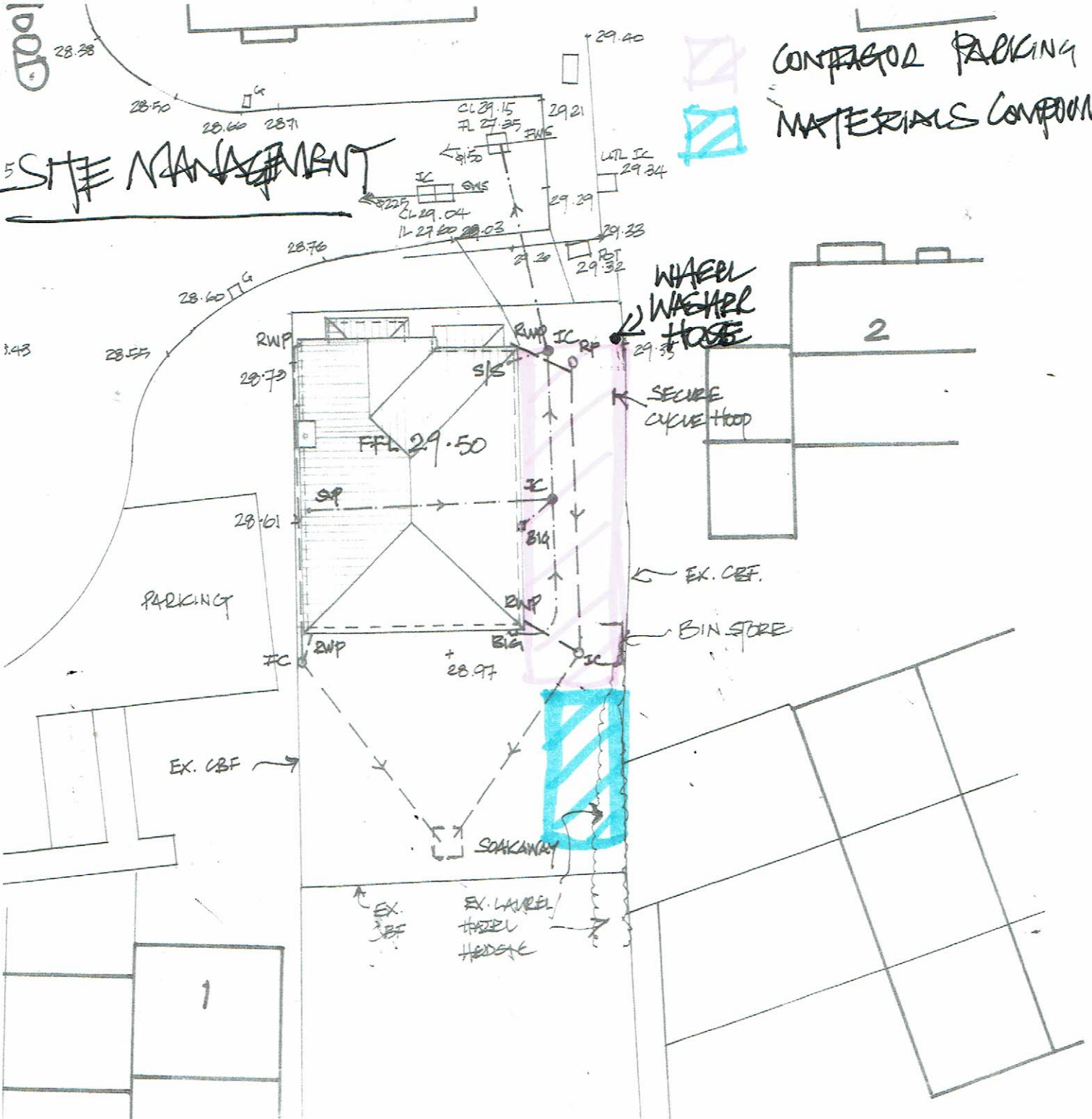


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VENTILATION

- Ventilation specification to be as specified by the M&E Consultant.
- Window opening lights to exceed 5% of floor area total per room.
- 28mm sealed double glazed units to all windows, 24mm sealed double glazed units to external doors. All glass to be Low E, with maximum U value of 1.8.
- All windows to be fitted with trickle vents equal to 5000mm² area total per habitable room, otherwise 2500mm² per room (kitchen, utility, en-suite, cloakroom).
- All glazing to conform to the Building Regulations Approved Document: Part N and BS6206:1981.
- Mechanical ventilation to be provided to (ducted to external air). Windowless rooms to have a 15 minute overrun.
 - Bathroom/en suite - intermittently operated ventilation at 15 litres/second
 - Kitchen - ventilation at 60 litres/second or 30 litres/second where within a cooker hood
 - Utility - ventilation at 30 litres/second
 - Cloaks - ventilation at 6 litres/second

- All installations to conform to BS EN12056 2000.
- 100 dia. PVCu soil pipe with flexible joints taken up to a thru-tile vent or to be fitted with a non-return air valve.
- Baths, showers and sink wastepipes to be 38mm dia. minimum and wash handbasin to be 32mm dia. minimum.

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