



STANDARD 2.1.1	FIRE DETECTION AND FIRE ALARM SYSTEMS
TYPE	RECOMMENDED LOCATION
OPTICAL	PRINCIPAL HABITABLE ROOM - LOUNGE OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHENS
IONISATION	HALLWAYS AND STAIRWELLS ADJACENT TO BATHROOMS OR SHOWER ROOMS
SMOKE ALARM IN BSB 1604: 2005	
MULTI SENSOR ALARM IN BSB 5839: Part 6: 2004	UPPER AND LOWER HALLWAYS WITHIN 3 METRES OF BEDROOM DOORS
HEAT ALARM IN BSB 5446: Part 2: 2003	KITCHEN
STANDARD 3.1.2	VENTILATION AWARENESS IN DWELLINGS
TYPE	RECOMMENDED LOCATION
CO2 MONITORING EQUIPMENT TO SUPERVISE DIRECTLY MEASURED CARBON MONOXIDE	PRINCIPAL BEDROOM
STANDARD 3.2.20	CARBON MONOXIDE DETECTION
TYPE	RECOMMENDED LOCATION
CO DETECTION SYSTEM TO BE IN ACCORDANCE WITH BS EN 14181-1:2010 EUROPEAN STANDARD INCLUDING MECHANICAL	EVERY SPACE CONTAINING A FIXED COMBUSTION APPLIANCE - BOILER INCLUDING EXTENDED FLUES
Ground Floor Habitable Compartments (GROUND FLOOR HALL TO APARTMENT) (GROUND FLOOR HALL)	
125mm Wallboard to 10 either side of 75mm timber stud	
25mm Super Gypsum Multi-Purpose Acoustic Mats with min wall density of 10kg/m3	
Standard Upper Floor Internal Partitions (1st FLOOR HALL TO APARTMENT & APARTMENT TO APARTMENT)	
125mm Wallboard to 10 either side of 75mm timber stud	
25mm Super Gypsum Multi-Purpose Acoustic Mats with min wall density of 10kg/m3	



21. Heating: Boiler, Hot Water/Cylinder, Radiators and Heating Controls to be as specified in SAP 2012 (Energy) Regulations. Heating to have panels and grilles. T.R.V.s to be on all rooms except room with thermostat. Heating system to comply with Part L (Energy) of the Scottish Building Standards. Boilers to be fitted with frost stats. Boiler installation to comply with requirements of the Gas Safety (Installation and Use) Regulations 1995 and the Gas Safety (Installations and Use) Regulations 1998. A durable label to be provided and installed in a location in accordance with Part L1.7.7 of the Scottish Building Standards. The gas appliance is to carry a CE mark in accordance with the Gas Appliance (Safety) Regulations 1999. Condensate from condensing boilers to be plumbed into adjacent house plumbing system at kitchen sink or sink in garage. If not, then gas appliance to be installed in an appliance compartment, ceiling area to be supplied in accordance with BS 5440. Part 2, 2000

22. Heating and hot water system will be commissioned and tested prior to handover. Manufacturer's instructions for the operation and maintenance of the system will be provided for the building occupant to encourage optimum efficiency in the conservation of fuel and power.

23. The Heating system should be designed to be capable of maintaining temperature of 21°C in at least 1 apartment and 18°C elsewhere, when the outside temperature is minus 1°C.

24. Fire Detection: Provide 1 No. smoke detector per storey, 1 No. to Principal Room, 1 No. Heat detector to Kitchen all with standby supply complying with BS 5446. Part 2, 2000. Part 2.11.1.12.2 of the Scottish Building Standards and complying with and installed in line with the provision of current Building (Scotland) Regulations, see table for type & location

25. Carbon Monoxide Detection: Detectors to comply with BS EN 50191:1-2010 and be powered by a battery designed to operate for the working life of the detector. The detector will incorporate a warning device to alert users when its working life is about to expire. A CO detector will be fitted in every space containing a fixed combustion appliance (excluding an appliance solely used for cooking) and a detector provided in a bedroom or principal habitable room, where a fire passes through that room. CO detectors will be located either ceiling 3m, 300mm away from a wall or, wall mounted 1m, 150mm below a ceiling and above any door or window in the room. CO detectors will be located between 1m & 3m from the appliance.

26. Ventilation: Ventilation equipment to be self-contained to the Principal Bedroom. Monitoring equipment for CO2 detection should be manually operated and may take the form of a required-to-be monitored device. The device will be fitted with a manual override and will have an easily understood visual indicator and be capable of logging data to allow the occupant to gain information on CO2 levels for at least the preceding 24 hour period. If the device is not manually operated, the alarm should be capable of being permanently deactivated.

27. Where there are multiple rooms, the equipment should be fitted to maintain fire separation between garages and main house.

28. All Ground Floor Windows & Doors to have laminated glass to comply with BS 6262: Part 1 and Technical standards 4-13 (Security).

29. Escape windows (EF) to have a clear opening of at least 0.33m² and be at least 450mm high and 450mm wide, with the bottom of the opening no more than 1100mm above the floor and providing unobstructed egress. (Upper floor only)

30. Cleaning of Windows and Rooflights - All Upper Floor windows to comply with current Building (Scotland) Regulations, & comply with Parts 4.8.3 & 4.8.4 Scottish Building Regulations and Clauses 10.2, 10.3 & 10.4 of BS 6212 Part 1 (1991) with regard to cleaning Windows and Rooflights.

31. External Stairs at Grenfell Patio doors to be maximum 1700mm rise, 300mm treads. Maximum projection of door frame sill to be 20mm above finished floor level. Protective barriers to external steps and landings at change in direction to be minimum 1100mm.

32. Stairs to comply with Building (Scotland) Regulations, & Scottish Building Standards Part 4.3.1, 4.3.3-4.3.11 (inclusive) with MDF treads and nosings, pine stringers, nosings and balusters.

33. Minimum going 227.5mm Maximum rise 204mm

34. Maximum pitch 42°

35. Handrail to be 900mm above pitch line on one side only and to comply with BS 5180: 1999. Protective barriers to stairs and any Upper Floor escape Doors to be minimum 1100mm high and comply with BS 5180: 1999 and BS 6068-1.1. Barrier will be designed & constructed to self-close and be easily climbed by young children. A maximum space of 59mm between balusters. A minimum of 2000mm clear headroom over pitch line. Stairs with a winter design requires a continuous handrail to the outer portion of the stair. The effective width of the stair between handrails should be min 900mm.

36. Installation of fasteners for the Building Standards to comply with Parts 6.0.6 16.26.36.48-76.8 of the Scottish Building Standards, & current Building (Scotland) Regulations and due consideration given to be in compliance with Directive 2001/57/EC. Ensure all gaps with BS 5180: 1999, window sills, door openings, ceilings and floor joints to be sealed. Service penetrations and radiator pipes properly sealed.

37. Drafted seals fitted to windows, external doors and hot air hatches. Thermoset radiator valves fitted to all radiators. Heating system controlled with ACL TEMPUS 2 electronic time switch and room stat. Heating pipes for supply of hot water to be suitably insulated against heat loss.

38. Energy Performance Certificate to be provided to Local Authority on completion of works. A copy of the EPC will be displayed inside the boiler of each property.

39. Reference should be made to the Domestic Building Standards Compliance Guide for Scotland 2015 Edition to provide guidance on compliance with Building Regulations, namely standards 6.2 to 6.7 as set out in Section 6 (energy) of the 2015 Domestic Technical Handbook.

40. Provide a start guide for clients to all houses as per standard 6.8.2

41. Noise and Air Tests to be carried out to the satisfaction of the relevant local authority