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our ref: 15/1395 Alterations to the Mayor's Parlor
your ref:

Construction Notes

(Rev B - Revisions Highlighted)

Project Specific CDM Considerations:

1. Existing asbestos register to be reviewed prior to any work commencing with demolition survey undertaken in areas to be affected by works prior to commencement
2. Penetrations through compartment floors/walls/ceilings to have 1hr fire rated fire stops between services & aperture
3. Emergency egress for business to be maintained or adapted in close liaison with personnel throughout works
4. Internal access routes through building to be agreed with business
5. Business to remain open throughout works

Ironmongery:

To clients' requirements for windows, internal doors to have 1.5pr 100mm ss fire rated (CE marked) washered butt hinges, AD:M vinyl coated levers, AD:M door closer to first floor offices & flat 'front/entrance door'.

Services: Electrical Installation Generally:

All new light switches, socket outlets etc. to fixed between 450mm and 1200mm above finished floor level, to current IEE wiring regulations.

All electrical installations to be designed, installed and tested by a competent person in accordance with Approved Document P.

Cont'd/...



Works to be issued with BS7671 certificate by a competent person in accordance with Approved Document P.

100% of energy efficient lights.

Emergency lighting to be to BS5266:1. Escape routes to have exit signs in accordance with H&S (Safety Signs & Signals) Regs 1996 with symbols / pictograms of BS5499:1.

Services:

Extension of existing system, & to be system by registered installer, with radiators, installation to be carried out by BBA approved installer, notices for and the commissioning certificate to be provided adjacent to the electricity consumer units or equivalent position.

System is to comply with section 2 of the Non-Domestic Heating Compliance Guide and that information relating to the operation and maintenance of the heating and hot water systems must be provided to the owner of the building.

Document Provision:

Copies of all completion testing, installation & commissioning certificates / records to be provided to employer / occupier on handover.

Building Contract:

- JCT MWD 2016 under hand
- Liquidated Damages rate TBA
- disputes to be resolved by arbitration by RIBA
- rectification period 12 months
- interim payments of 95% of valuation every 4 weeks
- interim payment of 97.5% of valuation at practical completion
- insurance to be in joint names by contractor

Contractor Design Elements:

- Electrical installation
- Intruder alarm alterations
- Fire alarm alterations

