

20.1.2 Windows within 800mm of FFL

Where glazing is within 800mm of FFL install suitable child safe escape override facility which provides a maximum opening of 100mm when child safe mode is in operation. Ensure facility offers appropriate escape in emergencies.

20.2 Windows

20.2.1 uPVC Windows

uPVC framed windows glazed to give a 'U' value of 1.4W/sq.m/K, as designed within SAP assessment. Windows to have PVC frame, doubled glazed, 16mm+Argon Filled. The window unit as a whole, including frames and furniture is to have a minimum manufacturer's acoustic rating of Rw 33dB. All glazed doors & adjacent side lights and all glazing within 800mm of FFL must be in safety glass to comply with B.S.6206:1981 & fitted to comply with B.S.6262:1982 Draught seal all doors and opening windows to prevent air leakage. All window security elements to be in full accordance with Approved Document Q of the Building Regulations. SAP to confirm

20.3 Window Furniture

20.3.1 Window Furniture

Window furniture shall be to the manufacturer's standard specification, SAA finish, fixed at the works. Security locks shall be standard. Ground floor ironmongery to comply with BS7950 window specification. Ventilation to meet Building Regulations requirements, this will include acoustic trickle ventilation to applicable windows & high & low ventilation to single façade apartments. Easy clean hinges and restrictors to all upper floor windows.

21 VENTILATION

21.1 Whole House Ventilation

21.1.2 Background ventilation

Provided by acoustic trickle ventilators built into the window frame at min. 1750mm above floor level & fitted with controllable operation & built in fly screen. Acoustic rating when open to be a minimum of D_{new} 38dB. Whole House ventilation rate as prescribed on plans of individual house types. Which is to be split equally between front and rear windows to provide cross ventilation. Ensure all internal doors have 10mm gap under above final floor finish (including carpet etc).

21.2 Mechanical Ventilation

21.2.1 Mechanical Ventilation

Mechanical Ventilation: Bathrooms with windows, ventilators to provide a minimum of 4 air changes per hour, extracting 15 litres per second & operated manually.