

17.0 MEANS OF ESCAPE

- 17.1 In accordance with Building Regulations, Approved Document B Volume 1, B1, Section 2. Refer to house type working drawings for exact locations of escape windows. Except for kitchens, all habitable rooms in the ground floor storey should either open directly onto a hall leading to the entrance or other suitable exit or comply with the provisions below. Provisions for escape from floors not more than 4.5m above ground floor level (first floor): habitable rooms (bedroom, study etc.) to be provided with emergency egress window(s) (or door(s) if applicable). The window should have an unobstructed openable area that is at least 0.33m sq. and at least 450mm high or 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above the finished floor level. Any narrow casement unable to achieve the above must have a flying mullion arrangement. The window (or door) should stay in an openable position to enable the person escaping to reach a place free from the danger of fire.
- 17.2 Provisions of escape for houses with a floor level more than 4.5m above ground floor level (Second Floor): no requirement for egress windows to the upper floor habitable rooms, if a protected stairway is provided with half hour fire resisting construction discharging to a final exit at ground floor level.
- 17.3 Inner rooms where applicable to have a window or door sized in accordance with 16.1 above and leading to a final exit at ground floor level.
- 17.4 All fire doors to be 30mins fire resistance.

18.0 MEANS OF VENTILATION (CONTINUAL MECHANICAL EXTRACT VENTILATION)

- 18.1 Continuously running mechanical extract fans as per manufacturers designs to be installed in each wet room. Minimum extract rates to comply with Approved Document F1 (2021), paragraph 1.22, table 1.2 and vented directly to outside air. For background ventilation where CMEV is used no trickle vents should be installed in wet rooms and should provide 4000mm² for each habitable room within the dwelling and provide a minimum total number of ventilators that is the same as the number of bedrooms plus two ventilators. All in accordance with paragraphs 1.60 to 1.66 of Approved Document F1 (2021)

See Bloor Homes Standard Details IS911.3, IS911.4

Minimum extract rates;

Kitchens – Minimum 13 litres/sec

Utility Room – Minimum 8 litres/sec

Bathroom – Minimum 8 litres/sec

W/C – Minimum 6 litre/sec

The sum of all extract ventilation in the dwelling on its continuous rate should be at least the whole dwelling ventilation rate given in Table 1.3 of Approved Document F1 (2021)

18.0 MEANS OF VENTILATION (Continued)

- 18.2 Natural purge ventilation to be provided by means of ventilation openings with a total area of minimum $1/20^{\text{th}}$ of the floor area of the room (i.e. window) where the window opens at least 30 degrees or more, $1/10^{\text{th}}$ of the floor area where the window opens less than 30 degrees.
- 18.3 To ensure good transfer of air throughout the dwelling, there should be an undercut (minimum area of 7600mm^2) to all doors (equivalent to an undercut of 10mm per door above the floor finish or 20mm to the unfinished floor surface) In accordance with paragraph 1.25 of approved Document F1 (2021)
- 18.4 All Fixed mechanical ventilation systems installed in new dwellings, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the building control. For mechanical ventilation systems installed in new dwellings, air flow rates shall be measured on site and a notice given to the building control body. The owner shall be given sufficient information about the ventilation systems and its maintenance requirements so that the ventilation system can be operated to provide adequate air flow. Reference is made to a new domestic ventilation compliance guidance on installing, inspecting, testing and commissioning ventilation systems in dwellings.

19.0a FIRST & SECOND FLOOR CONSTRUCTION

- 19.1a **All floors to be designed to achieve the Part E compliance decibel rating of 40dB for single occupancy dwellings.** Manufacturer's confirmation of compliance required for floors to justify the requirement if no insulation within the floor.
- 19.2a First and Second floor to comprise of 22mm nominal T&G flooring grade moisture resistant chipboard, type P5 with glued joints and to be glue fixed to joists using D4 adhesive or similar approved, on 241mm deep Steico engineered floor joists at 600mm centres with 15mm British Gypsum Gyproc Standard Wallboard to the ceiling with joints filled and taped including 10mm perimeter gap to T&G flooring edge as detail. Joists at junction of external and party walls to be built in and sealed in accordance with Robust Details.
See Bloor Homes Standard Details FJ500, FJ501
- 19.3a Semi exposed Floors above internal garages to have 15mm British Gypsum Fireline board with all joints taped and filled with 250mm Knauf Earthwool Loft Roll 44 glass mineral wool insulation quilt laid between joists. Edges and penetrations to be finished with sealant.
See Bloor Homes Standard Detail IW403, IS918, IS918.1
- 19.4a Semi exposed Floors above carports or drivethro's to have nominal 10mm uPVC T&G boarding secret nailed into 50x25mm SW counter battens on 2 layers of 12.5mm Fireline plasterboard (pink board) staggered to suit board joints with 250mm Knauf Earthwool Loft Roll 44 glass mineral wool insulation quilt laid between joists and to achieve 30 mins fire resistance. Floor U value to be calculated in the applicable TER / DER calculations for each individual house type.
See Bloor Homes Detail IW403
- 19.5a Underside of all staircases to three storey houses to have 1 layer of 15mm British Gypsum Fireline plasterboard or 2 layers of 12.5mm Gyproc Wall Board to the underside to achieve 30 mins fire resistance.