

FELIXSTOWE TOWN HALL – WINDOW REPLACEMENT AND REPAIRS

BUILDING REGULATIONS NOTES 13-6-22

1.0 GENERAL & WORKMANSHIP

SUMMARY OF WORK

Take out and replace existing windows (see drawings) where identified as not strong and thick enough to receive double glazing.

Repair windows strong and thick enough to receive double glazing.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. Follow manufacturer written instructions and guidelines.

2.0 CONSERVATION OF FUEL & POWER – APPROVED DOCUMENT L2b - REPLACEMENT WINDOWS

Description of replacement element in existing building:

Windows – double glazed double hung sliding sashes in softwood sub-frames with architraves/beads internally and externally - all to match existing.

Note – the existing secondary glazing may continue in use for part of each year, to assist thermal insulation and comfort of occupants;

Proposed glazing:

Double glazing to be soft-coated low-E glass and Slimline sized to suit window frame and rails,

Window Energy Rating to be Band C or better OR to achieve centre pane U-value of 1.8 W/m²K.

The aim – depending on availability is 7mm ultra-slimline DGU from Fineo or equal and approved supplier; the glazing might finally be 12mm slimline DGU glazing soft-coated and low-E as noted above.

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LIMITING DRAUGHTS – paragraph 4.15

Cold air leakage paths into the building to be reduced as far as possible.
The following measures are to be used: Install at all sashes:

Seals to be removable (e.g weatherfine

pile type from Ventrolla or Mighton or

equal and approved) for periodic painting:

- Renew parting bead at sides and head in FSC redwood complete with draught seal, brushes colour black, carrier white;

- Add draught seal at mid rail – by adding groove at lower sash and insert – brushes colour black, carrier white;

- Renew staff beads internally as for parting bead;

3.0 FIRE SAFETY - APPROVED DOCUMENT B – BUILDINGS OTHER THAN DWELLINGS

Regulation 3 – building work applies - because the proposal is for “the material alteration of a fitting”

Regulation B1 – Escape Route Design

The existing windows are not part of the existing escape route design. The escape routes via doors are shown on the enclosed drawings. Escape would be possible (with ladder assistance externally) through the existing windows when replaced as the windows would be more easily openable and some would currently comply with the requirements for Escape windows:

Escape windows

Window to have an unobstructed openable area of 450mm high x 450mm wide, minimum and minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor.

4.0 APPROVED DOCUMENT F - BACKGROUND VENTILATION

Maintain background ventilation to each office to achieve “whole building ventilation” and “purge ventilation”. The existing top sashes are fixed shut, and the proposal is to re-open these to increase ventilation.

The existing and proposed double-hung sashes can achieve 4 air changes per hour and 1 litre/second/m² floor area and total rate of 10 litres/second/person (at normal occupancy rates).

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5.0 APPROVED DOCUMENT K - SAFETY GLAZING

Generally in the proposals there is no change to the glazing areas or access or operation. Where glass is lower than 800mm above floor level – as at some existing windows (with no safety glass) – do not install safety glass as the proposal does not worsen the existing situation:

Regulation 3 - ii. the building must be no more unsatisfactory in relation to the requirements than before the work was carried out.