Building Regulation Notes

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. All foundations and lintels taking additional load are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996. THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Foundations

Generally 750mm x 450mm trench fill foundations (1:2:4 concrete mix) for the extension and 750mm x 300mm trench fill foundations for the garage. All foundations to be minimum 1.0m below ground level at least to drain invert with the exact depth to suit site conditions.

Ground Floor External Walls

To be solid 215mm Durox rendered block work (thin joint fast build method of construction)Insulated internally with 50mm Celotex insulation board finished internally with a12.5mm plasterboard and set. Alls constructed using Clan thin set-set mortar used to bed and perpend joints of 2-3mm thickness mixed strictly in accordance with the manufactures instructions. Render to be 2 coats of 10mm each of nominal mix of 1:1:6. Horizontal strip polymer (hyload) damp proof course in the leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists. Beams over openings unless specified are to ne 150mm x 100mm concrete beams for the whole width of the wall with minimum 150mm bearings. Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.

Ground Floor

Minimum 65mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, 3 coats RIW dpm all linked to the new and existing dpc's on 100mm concrete slab reinforced with A142 mesh on top of 100mm consolidated hardcore.

First Floor

New areas of first floor to be 22mm T & G flooring ,moisture resistant grade chipboard of 15kg/m² on existing 225 x 50mm floor joists at 400mm centres insulated with 100mm rockwool quilt for sound insulation as indicated on plan.

Steel beams and supports

To be clad to afford 1/2hours fire resistance encased in 12.5mm Fireline board upon a timber cradle.

Dwarf stud partition

New dwarf walls are to be a minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 100mm Celotex insulation in between studwork, and over boarded with 12.0mm Celotex with 1200-gauge polythene vapour barrier under 12.5mm plasterboard and set finish.

Existing gable walls

To be upgraded, fix Celotex GA4045 to the wall by over battening with 25mm x 25mm battens at 600mm centres, this is fixed through the battens and Celotex GA4045 into the wall using propriety fixings. All joints are then taped and the perimeter edges sealed with mastic to provide a vapour control layer. The 12.5mm plasterboard is then fixed to the studs.

Skeilings

All new skeilings to be insulated with 50mm Celotex (GA4050)between rafters , securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under drawn with a further 70mm Celotex (GA4070). The joints of the insulation should then be taped and perimeter edges sealed with mastic to provide a vapour control layer. A 25mm batten should be installed on the line of the rafter onto which the 12.5mm plasterboard is fixed through to the batten. Provide ridge or high-level tile ventilators to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen. And low level tile ventilartors to assist cross ventilation of roof space.

Internal stud partitions

To be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm soundbloc plasterboard finished with set

New Dormer

Studding to be lined externally with Marley Cedral weather boarded cladding, colour to be agreed on at least 50mm wide treated vertical battens at 600mm centre and breather paper (Sisalkraft) on 12.5mm sheathing ply. Walls to be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Insulated with 100mm Celotex insulation in between studwork, and over boarded with 12.0mm Celotex with 1200-gauge polythene vapour barrier under 12.5mm plasterboard and set finish. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary at the junction of the cladding and roof tiles.

Smoke Detectors

At least one number main operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Flat Roof

To be throughout to be a warm roof construction. Flat roof covered RubberBond FleecBack EPDM membrane with polyester fleece backing, , 12.5mm plywood above a layer of Celotex TD41126 over the new joists and firings, provide noggins under all unsupported ends and a double bead of mastic up the firings and across the noggins wherever there is a butt joint. Provide an air tight seal between the insulation of the flat roof and cold pitched roof. Rain water to discharge into 100mm half round pvc gutter laid to falls to the 65mm down pipes as shown discharging on existing roof.

Electrics

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. Energy efficient lightings are to be provided not less than 3 per floor with a luminous efficacy greater than 45 lamp lumens per circuit watt.

Heating ,Central heating and hot water

Provided by a gas fired high efficient condensing boiler SEDBUK rating to be at least 86%. (position not yet determined) with fan assisted flue, minimum 2.0m above ground level. Central heating system controlled by room thermostat. All pipework to be insulated with foam jackets of thickness at least that of the pipe diameter. Gas spillage test to be carried out upon completion of the work by a suitably qualified person with all extract fans running to ensure adequate working of boiler. Suitability/compliance to be certified. Boiler flue to be sleeved through the cavity and the outlet to be fitted with a durable guard externally. Installed in accoidance with manufacturers instructions. All hot water pipes to be insulated where necessary in accordance with the Building Regulations. Heating to be controlled by room thermostat in living room and thermostatic radiator valves.

Ventilation

New windows to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a minimum 8000mm² trickle ventilator. All new and replacement windows to be double glazed grey PVC C rated with 16mm air gap and a "soft" low-E coating. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. The bedrooms shall have a window at least 850mm high and 500mm wide suitable for escape puposes with a cill height of between 800mm and 1100mm above floor level.Any new bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air. Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently and ducted to external air. Utility room to be provided with an extract fan capable of extracting not less than 30 litres per second which may be operated intermittently and ducted to external air. Rooflights to be double glazed and AA rated.

Foul Water Drainage

All complying with BS EN 752. All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths - 40mm diameter Wash hand basin 32mm diameter WC - 100mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps, all to discharge into existing soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. Any new drains to be 100mm diameter UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Provide rodding access at the base of any new soil and vent pipe or stub stack.

Surface Water

Rainwater to 100m half round PVC gutter laid to falls to the 65mm down pipes as shown to discharge to soak away. New soak away min 5m away from any building to be 2.0m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000-gauge polythene. Drain to be 100mm diameter UPVC laid to min fall of 1 in 40, bedded and surrounded in 150mm pea beach.

Sanitation Hot Water Safety and Water Efficiency

There will be a supply of wholesome water (mains water supplied and stored in accordance with the requirements of the Water Supply (water fittings) Regulations 1999) to the following locations.....

a) Any place where drinking water is drawn off.

b) Wash hand basins, baths, showers and sinks.

c) Sanitary conveniences -however alternative supplies to sanitary conveniences are acceptable (e.g. harvester rainwater).

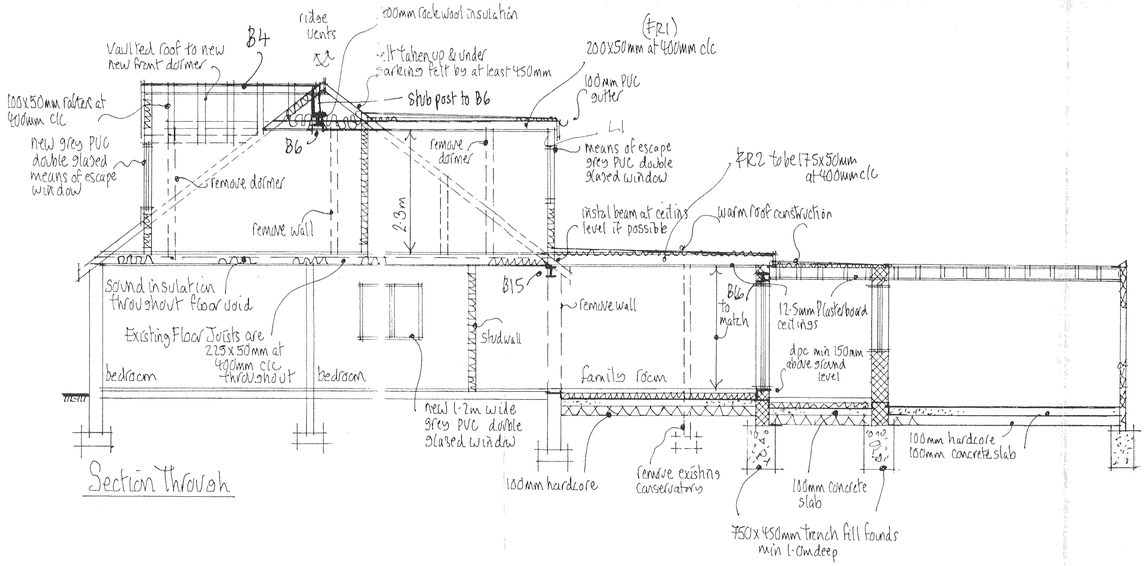
Heated (includes softened) wholesome water will be supplied to the following locations.....

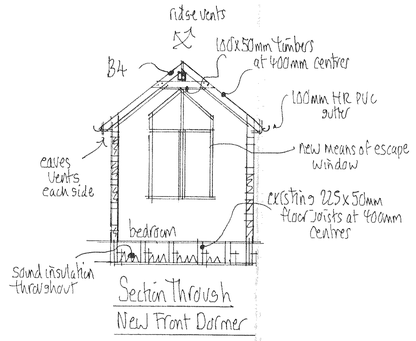
Wash hand basins, bidets, baths, showers and sinks (in areas where food is prepared).

Any hot water storage and supply system installed is required to be commissioned in accordance with procedures set out in the domestic heating compliance guide .Commissioning documentation will be required at completion. Hot water storage systems should be designed and installed in accordance with BS 6700, 2006 + A1 2009. Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897.2006.

Guarding

To french doors to be 1.1m high toughened or laminated safety glass securely fixed back to wall with 12.5mm bolts, ensure any gap around its perimeter do not exceed 100mm.





NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A	Feb 11	garage height reduced
	Date	Revisions

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Scale 1:50

Date Nov 10 | Drawn by WSH

A1 sized drawing

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