Building Regulation Notes

All building work is to be carried out in accordance with all current Building Regulations and Codes of Practice in force at this time. 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. These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification. 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.

External Walls

Cavity walls comprising rendered blockwork to match existing, 100mm cavity with 100mm Rockwool insulation cavity batts, inner leaf 100mm Thermalite or equal and approved block work min 3.5 N/mm². Render to be 2 coats of 10mm each of nominal mix of 1:1:6.All walls constructed using 1:1:6 mortars or 1:5 masonry cement mortars. Finished with 13mm lightweight plaster internally. Horizontal strip polymer (hyload) damp proof course in each 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. Vertical DPC to be installed at all reveals where cavity is closed. Block work below ground level to be Class a dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. All walls constructed with stainless steel wall ties built in at 450mm centres vertically and 750mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous. 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. Weep holes to be provided adjacent to ground level and over openings/cavity trays etc every third perpendicular Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings.

Ground Floor

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, and 3 coats RIW dpm on 100mm concrete slab and blinded 100mm consolidated hardcore. Provide an insulated up stand to the perimeter of the floor. Any air bricks covered to be ducted through the oversite to external air via 100mm dia ducts.

Ventilation

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 glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. All new doors , roof lights and windows to be double-glazed to clients approval, with 16mm air gap and a "soft" low-E coating to achieve a U value of 1.6W/m². 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. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering. Means of escape window to the bedrooms be provided with an unobstructed open able area of at least 0.33m² and at least 450mm high and 450mm wide. If the minimum 450mm clear horizontal dimension is used then the minimum vertical clear dimension will need to be 735mm. The bottom of the open able area to be no more that 1.1m above floor level.

Internal stud partition walls

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.

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.

Pitched Roof

Tiles to match, on 25 x 38mm treated battens on type 1F sarking felt to BS747 on prefabricated roof trusses (details to be submitted to Local Authority prior to commencement of the work). Fascia to match existing with soffit of 'Masterboard' fitted with continuous 50mm vent and fly-proof screen. Pitch and detailing to match existing.Ceiling joists , rafters and 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Fix 12.5mm plasterboard ceiling lined with 1000 gauge polythene vapour barrier over 400mm Rockwool insulation in between joists. Roof to be ventilated with high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Rainwater to 100mm half round pvc gutter laid to falls to the 65mm down pipes as shown.

Foul Water Drainage

All below ground drainage to 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. New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions. All drains to be 100mm dia UPVC pipes laid and surrounded in 150mm of pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Soil and vent pipe or stub stack within the building to be fitted with a "Durgo" air admittance valve. This valve to be situated above the overflow of the highest appliance.

Surface Water

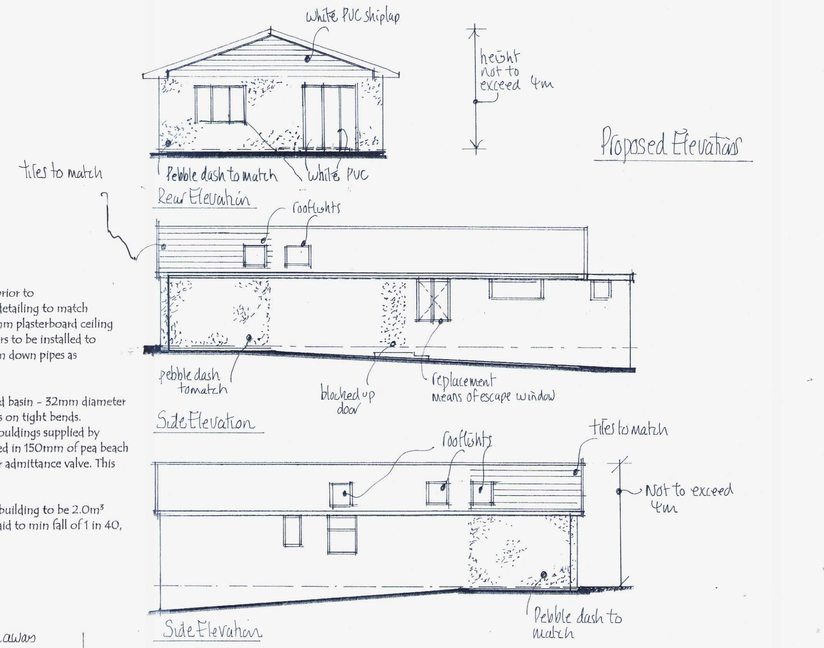
Rainwater to 100m half round PVC gutter laid to falls to new 65mm down pipes to discharge to new soak away. New soak away min 5m away from any building to be 2.0m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000-gauge polythene. Drain to be 100mm diameter UPVC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

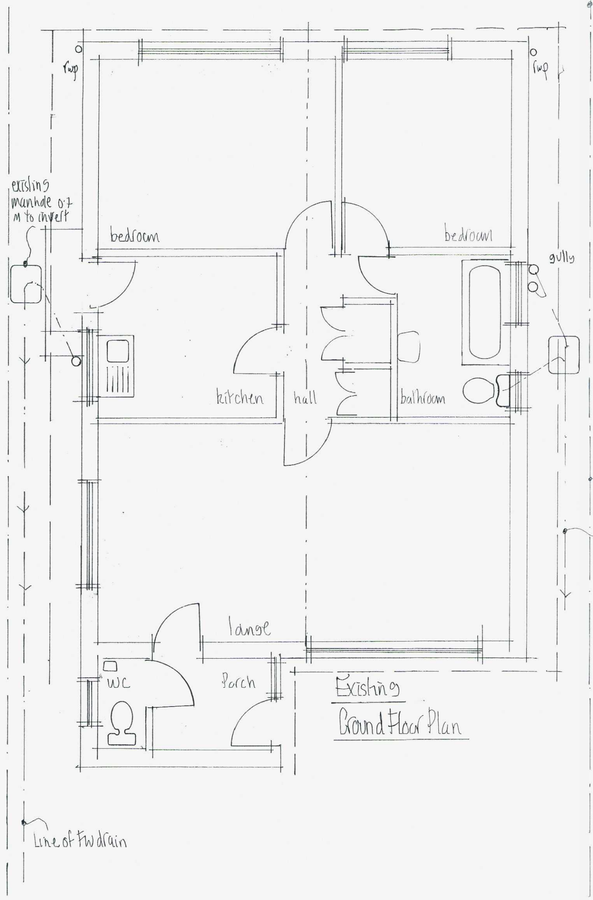
Energy efficient lighting

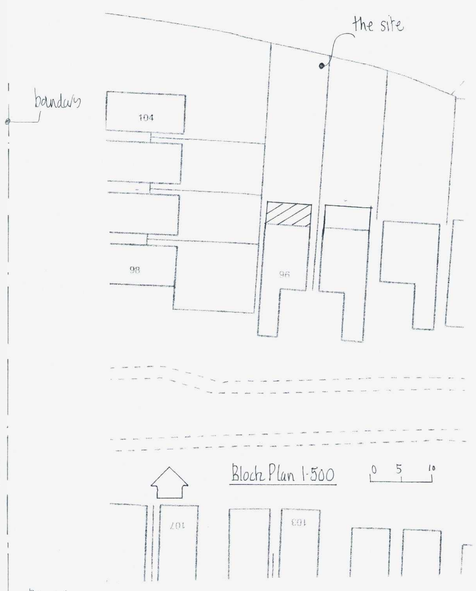
At least 75% of new light fittings will be energy efficient.

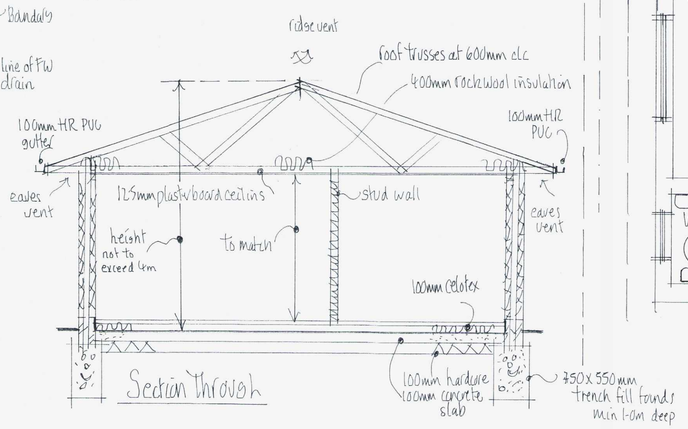
Heating

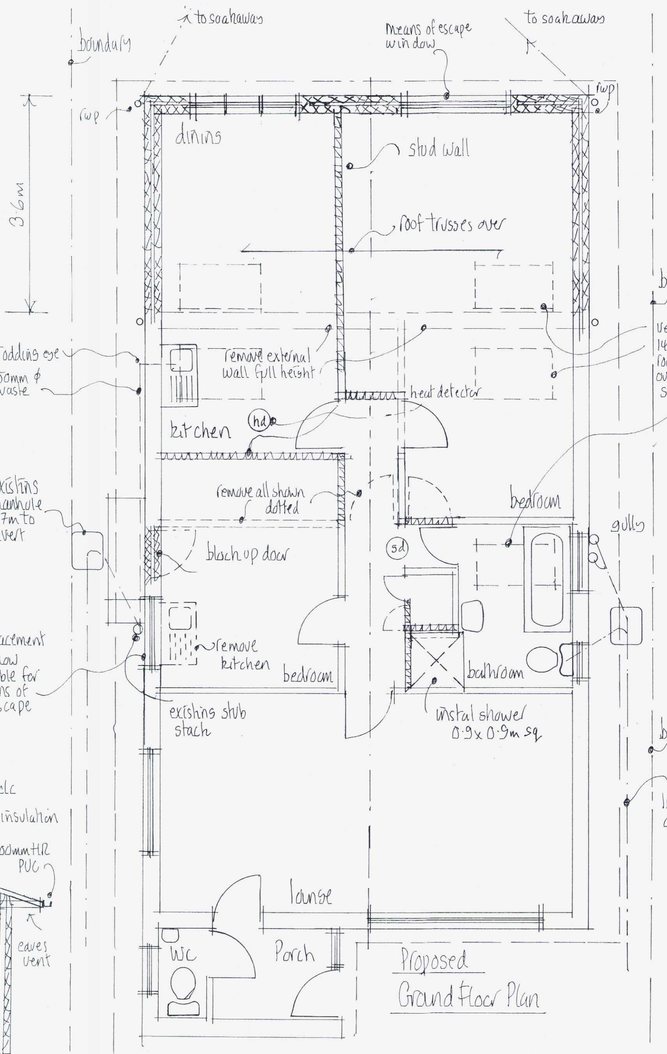
Any radiators to be installed into new rooms are to be fitted with TVR s.







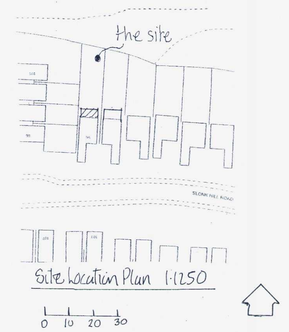




Revision (A) May 13

Height of extension , not exceed 4m

Rooflights are not to protrude more than 150mm above the roof finish.



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Drawing Title	Rear Extension @ 96 Slonk Hill Road. Shoreham by Sea
Scale:	1:50, 1:100
Date: March 13	Drawn by: MJH
	A1 sized drawing
Drg No.	Rev.