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 lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. All foundations and lintels taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. 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.

Flat Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. on type 1B felt vapour control layer on 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40, all on C16 grade sw joists (as shown on plans.) Rain water to discharge onto existing pitched roof.

Pitched Roof

Tiles to match on 25 x 38mm treated battens on type 1F breathable sarking felt to BS747 .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.

Ventilation

New window serving all rooms 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 glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. All new windows and rooflights to double glazed as detailed with 16mm air gap and a "soft" low-E coating. 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 and a minimum 4000mm² trickle ventilators. Means of escape window to 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. 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. Wc to be provided with an extract fan capable of extracting not less than 6 litres per second which may be operated intermittently and ducted to external air.

Foul Water Drainage

All below ground drainage to BS EN 752. Connected into existing foul water drain. New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom. 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.

External walls

New external wall constructed of 100 x 50mm studding at 400mm centres and 100 x 100mm corner posts. External finish to be render to be 2 coats of 10mm each of nominal mix of 1:1:6 to match existing on expanded metal lathing onto vertical counter battens fixed through to 12.5mm sheathing ply and insulated with 80mm Celotex insulation with 25mm unvented air space and then overdrawn with 12mm Celotex , joints taped and 12.5mm Gyproc wallboard and set. The 12.5mm WBP plywood sheathing should be nailed to studwork at 150mm centres to the sheet edges and 300mm centres to the sheet interior. Each stud to be fixed to the wall with M12 resin anchor studs at 225mm vertical centres. External wall on the boundary to be lined externally with 12.5mm Superlux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides with 1000 gauge polythene vapour barrier between the insulation & plasterboard finish.

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.

Heating

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

Floor

New utility room floor to be minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4) on 100mm Celotex insulation, laid over 3coat RIW dpm. on 100mm concrete ground floor slab (1.2.4 mix),on 100mm hardcore base.

Existing external garage walls

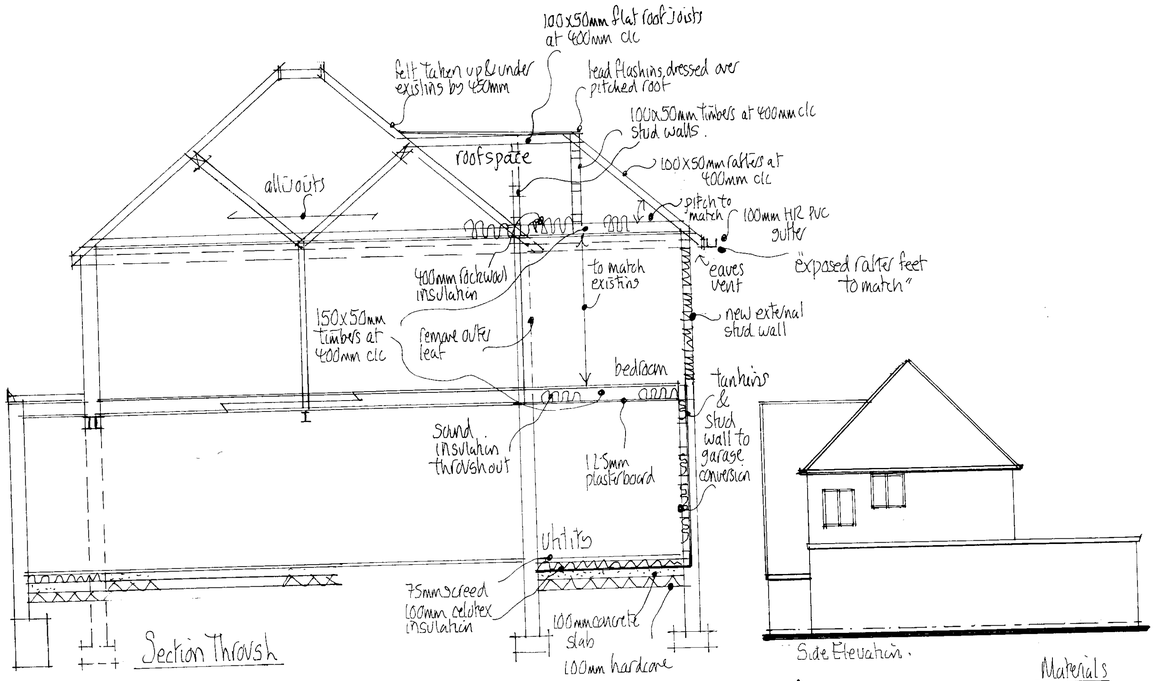
To receive vandex dpm tanking 80mm Celotex within a dry lined stud wall overdrawn with 12mm celotex insulation, 1200 gauge vapour barrier and 12.5m plasterboard and set finish.

Wall between utility and external store

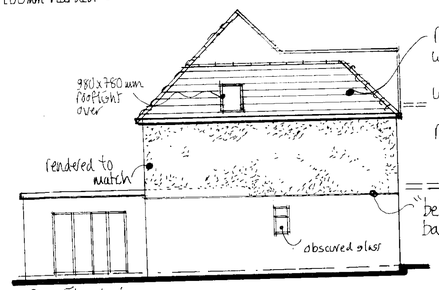
New internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 32mm Gyproc Thermal board set finish. Taken up to the underside of the floor decking above and fire stopped.

Beam Details

Rafters R1 to be 100x50mm timbers at 400mm centres.
Ceiling Joists CJ1 to be 150x50mm timbers at 400mm centres.
Ceiling Joists CJ2 to be 2no 170x50mm timbers
Beam L1 to be 2no 100x50mm timber
Beam L2 to be 2no 200x50mm timbers
Floor Joists F1 to be 150x50mm timbers at 400mm centres.
Beam L3 to be 2no 175x50mm timbers
Beam L4 to be 2no 200x50mm timbers

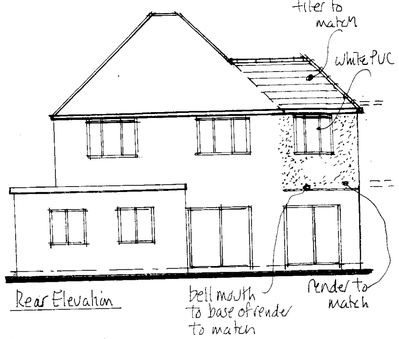


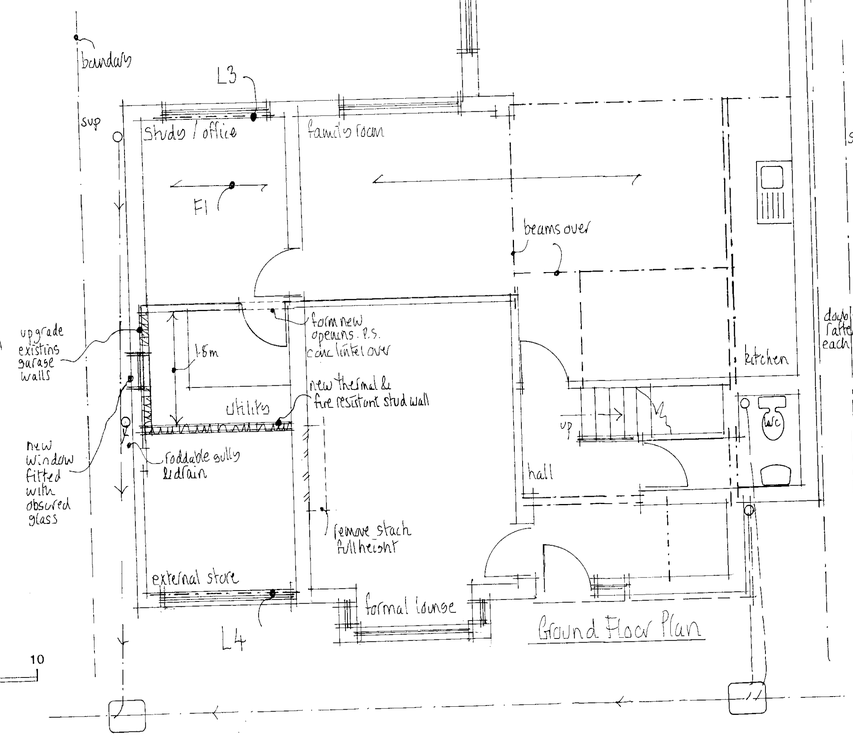


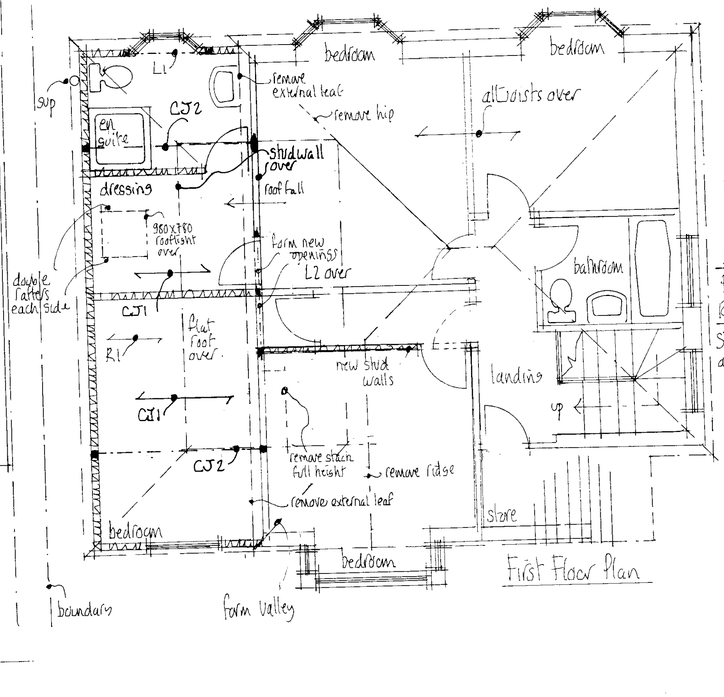


Materials

roof tiles – plain tiles to match
windows – White PVC styled to match
walls – rendered & painted to match
rooflight – velux







Revision A Dec 12
Planning Officers revisions added.
Revision B Dec 12
Structural Detail added

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Drawing Title	First Floor Side Extension
	215 Upper Shoreham Road.
	Shoreham
Scale	1:50, 1:100
Date	Sept 12
Drawn by	mjh
	A1 sized drawing.
Drg No.	Rev.

0 1 2 3 4 5 6 7 8 9 10
metres

0 1 2 3 4 5 6 7 8 9 10