BUILDING REGULATION NOTES

New build at 2a Madeira Avenue

This specification is for building regulations approval only. it is not a full specification of materials or finishes to be employed in this project.
Generally all works to be in accordance with building regulations approved documents, nhbc or zurich requirements, relevant codes of practice and british standards.

FOUNDATIONS

300mm wide load bearing walls to have min 600 wide concrete strip foundation with load bearing 100mm walls to have min 450 wide strip foundations. Refer to engineers design and recommendations for concrete mixes and foundation depths. Alternative foundation design according to engineers recommendations. Structural engineer to specify pad foundation to pier in lounge.

GROUND FLOOR to achieve min 0.20w/m²k U value

75mm sand/cement reinforced screed on 75mm Celotex GA4075 or equivalent (U value of 0.20w/m²k for beam and block) on 1200 gauge polythene DPM linked to DPC on 150mm deep precast beam and block floor system by manufacturer laid in accordance with manufacturers design layout drawing for submission to BC for approval. Min 150mm ventilated void below beam floor via air bricks calculated to achieve min 1500mm² air ventilation per 1 metre run. Refer to substructure plan for foundation details and notes on installation.

EXTERNAL WALLS - BETWEEN FOUN & DPC

a) External leaf of brickwork to BS 3921:1995 Class FL or FN. b) inner leaf of aggregate concrete blocks to bs 6073:1991 (min 1500kg/m3 or 7n/mm2) or proprietary aerated blocks used strictly in accordance with manufacturers specification. c) cavity filled to within 225mm of lowest dpc with lean mix. d) mortar mix below ground 1:1:5 for aggregate blocks and 1:4 for aerated blocks but generally in accordance with manufacturers recommendations. e) build in precast concrete lintels where services pass through the walls ensuring all gaps are sealed.

EXTERNAL WALLS - 300mm O/A min 0.25w/m²K U value

a) 103mm Facing bricks as approved by planning dept as outer leaf: 100mm cavity filled with Celotex CW4055 55mm partial fill insulation: 100mm Thermalite Shield 2000 (3.6N/mm2) inner leaf. c) Stainless steel wall ties built in at max. 450mm vertical centres (300mm at jambs) and 750mm horizontal centres. d) All mortar 1:1:6 (Portland cement:lime:sand). e) Blocks finished with 13mm wallboard on dabs with continuous dabs around openings. f) Refer to structural engineers report for confirmation of block strengths.

TIMBER STAIRS

a) 14 Risers= 216 mm. 13 treads min 240 mm. pitch = 42 degrees. Width over strings min 900mm. b) Handrail min. 900mm above pitch line and 900mm above landing. c) Balustrade members not to permit the passage of a 100mm dia. sphere and to be constructed to prevent children being able to readily climb. d) Guarding to be designed to resist the forces laid down in BS6399:1996. e) Headroom above pitch line min 2000mm.

SANITARY, HOT WATER SAFETY AND WATER EFFICIENCY

a) Rising main and water connections to derive from a wholesome water supply from local water board. Mains supply and materials to comply with 67 of the Water Industry Act 1991. This approach to section 67 needs to be implemented to the following points within the water system.
1) places where drinking water would be drawn off
2) basins, baths, showers and sinks
3) WC cysterns.
b) Water efficiency is to be calculated by the consultant responsible for the code 3 level of code for sustainable homes. The method specified in the report regarding water efficiency is to be adopted.
c) Heated water using a wholesome water supply is to be fed to all basins, sinks and showers.
d) Hot water supplied to any bath must incorporate a temperature limiter to ensure a max 48 degrees celsius is fed from the tap.
e) Hot water storage system to be designed and installed in accordance with BS67100:2006+A1 2009. Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897:2006

WINDOWS

Windows to be standard double glazed sash and casement PVC-U low 'E' or 'K' glass double glazed units with Min U-value of 1.6W/m²K, unless otherwise specified. By specialist manufacturer.
All windows and doors to be draught stripped. Insulated cavity closers Dacatie T221, or equivalent, integral with window interceptors subframe.
Glazing to doors where within 1.5 m from floor level will be class C to BS 6206.
Safety glass to be provided where glazing unit is less than 800mm from FFL.

GLAZING

a) Ensure that all glazing within 800mm of floor level; within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. b) All safety glazing shall be marked. c) All new windows and doors to be provided with sealed unit double glazing

VENTILATION - also see system 1 ventilation schedules

Kitchen to be fitted with continuous extract, (Greenwood SK200 or similar approved). Vent extracting a minimum of 60 L/S with power output of less than 0.5watt/sec to extract to the external air via roof mounted tile vent.
WC, bath & en-suite to be fitted with continuous extract, (Greenwood SF90 or similar approved), and 10mm gap provided below doors. Vent extracting a minimum of 15 L/S with power output of less than 0.5watt/sec to extract to the external air via wall mounted unit. Extracts to be inspected, tested and commissioned (controlled service introduction) by contractor on site with manufacturers information to be handed to client by contractor on completion of correct installation.

All habitable rooms must have at least one ventilation opening with an area of at least 1/20th of the floor area of the room or space. Some part of the ventilation opening to be at least 1.75 m above the floor. Ventilation opening must open at least 30 degrees. Controllable background ventilators fitted to all windows having a minimum equivalent area of 3750mm2 except wet rooms from which air is extracted.

DRAUGHT SEALING

All windows, doors along with main entry and exit points to be draught sealed. Drylining to be sealed at junction with window/door frames at perimeter of all walls, junctions, around openings and under window board.

ROOF STRUCTURE (CUT ROOF ON SITE BY ROOF MANUFACTURER)

a) Plate-nail connected trussed rafters set at max. 600mm centres designed and supplied by specialist manufacturer. b) Full design calculations to be provided by manufacturer. c) Trusses and bracing fixed in accordance with manufacturers specification and to comply with BS 5268 Pt. 3. d) Trusses fixed to wall plates with purpose made galvanised truss anchors. e) Timber wall plates plates bedded to head of walls and secured with galvanised plate anchor straps at max. 2.0m centres. f) Valleys formed with diminishing valley sets fixed across trusses or loose timbers as indicated. g) Loose timbers to be used at gables, trimmings etc. as shown on roof plan. h) Lateral support to gable walls provided by 30 x 5mm Catnic galvanised m.s. straps fixed at max. 2.0m centres across ceiling ties and up gable ends. Straps fixed across min. 3 No. ties or rafters and supported by solid noggins.

TIMBER FLOOR

22mm chipboard flooring to BS 5669 fixed in accordance with manufacturers instructions on JJI joists (or similar approved i.e TJI) fitted strictly in accordance with manufacturers specifications, sizing and spacings as indicated (see specialist calculations and drawings).
Joints and perimeter to be taped. All joists to be built in using approved end caps in accordance with the recommendation of Robust Details manual Appendix A. All notching and drilling through joints shall be in accordance with NHBC regulation no. 7 and manufacturers spec. Provide 30x5mm galvinised m.s lateral restraint straps to BS. EN 845-1 held tight against inner leaf and fixed across 3 joists. Straps at 2m c/c max with in-line SW noggings to walls. 12.5mm plasterboard with filled and taped joint finish. All joints and perimeter of ceiling fully supported by solid noggins. All joints and angles to be applied with joint tape. 2mm skim plaster finish. Where downlighters penetrate the ceiling provide fire covers or similar. Where stack pipes pass through the floor provide mineral fibre fire stopping.

GENERAL

Wall ties to BS 1243 at 450mm crs vertically and 900mm horizontal. All cavities to be closed at top of wall and all openings in external walls with cavity tray over.
Cavity in partywall at roof level to be sealed and fire stopped using mineral fibre insulation. All cavities to be free from obstruction. Cavities at base of wall to be filled up to 225mm below DPC.
External timbers, where applicable, to be pretreated by supplier then coated with Sadolin or similar and painted white.

LIGHT SWITCHES AND SOCKETS

All floors- placed in a zone between 450mm and 1200mm from finished floor slab. Provide 40 lumens/circuit-watt luninaires (or fittings which can only receive the appropriate bulb) to comply with table 4 in Part L1 of the Buildings Regulations. See diagram on floor plans.

ELECTRICS

All inslallations to IEE edition 17 and NIC standards,
Switches/Sockets- placed in a zone between 450mm and 1200mm from finished floor slab, Provide 40 lumens/circuit-watt luninaires (or fittings which can only receive the appropriate bulb) to comply with table 4 in Part L1 of the Buildings Regulations. Downlighters to be fitted with intumescent material fire collars to completely seal the downlighter and cut out. Downlighters tested to BS EN ISO 140-3:1995 & BS EN ISO 140-6:1998 (Acoustics) confirming that they maintain the ability for an internal floor to provide sound insulation.

To Comply With PART P Building Regulations. All electrical work is to be designed, installed, inspected and tested in accordance with BS 7621:2001 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self certificate scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of works.

SMOKE ALARMS

Mains operated, interlinked smoke alarms to BS 5839-6:2004.
A system of one or more mains powered smoke alarms, each with an integral standby supply. To be operated at a low voltage via a mains transformer. One or more batteries or capacitors are to be provided to ensure protection is availible under loss of mains conditions.
Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors.
If ceiling mounted, smoke alarms should not be over a stairwell, within 300mm of a wall or within 300mm of a light fitting.
If wall mounted, smoke alarms should not be over a radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

STRUCTURAL STABILITY

Galvanised MS lateral restraint straps 30 x 5mm section to be provided as indicated on floor and roof layouts. All straps to be fixed to solid packing min 38mm thick between structural member of adjacent walls.

STATUS: Building regulations

CLIENT: GEORGE MILLS LTD

PROJECT: Land south of 2 Madeira Avenue, Worthing. W. Sussex. BN11 2AU.

DRAWING TITLE: Proposed building regulation notation (sheet 1)

SCALES: nts | DRAWING NUMBER: H10-097-2a5