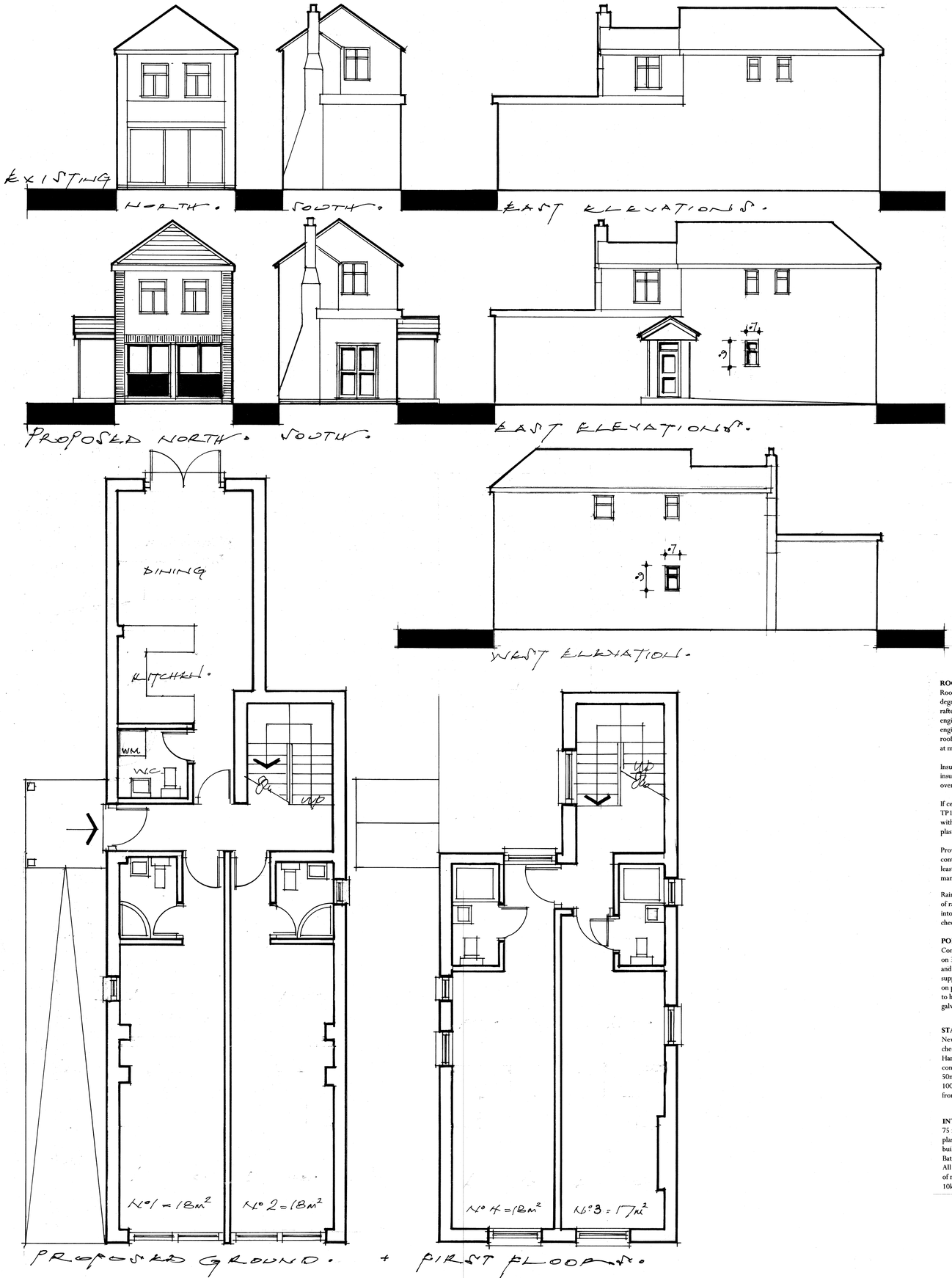


BUILDING REGULATIONS CONSTRUCTION NOTES

DESIGN AND LEGISLATION

The following notes are intended to be used for Building Regulations Approval and construction purposes. Any discrepancies in dimensions or constructional information should be reported to the drawing office once setting out is complete and before any further work is carried out. For individual site details refer to trade or site specifications. The drawings are not the sole contract document and reference should be made to the above specifications. All works are to be carried out in accordance with all relevant Building Regulations, NHBC Standards and British Standards, where applicable.

EXTERNAL WALLS

New walls to be of cavity construction comprising external brick to match existing, 50mm clear cavity and 100mm Celcon Solar blockwork inner leaf with 50mm Kingspan Thermawall TW50 zero ODP insulation to cavity face of block, with 12.5mm plasterboard on dabs to give min. U value of 0.28W/m2K.
Horizontal DPC to be min. 150mm above ground level. Walls to be built up off 675 x 200mm concrete strip footings OR raft foundations, subject to site inspection of existing foundations and ground conditions. To be taken up in commons brickwork/trenchblock up to 4no courses below DPC. Cavities to be filled with lean mix concrete up to 225mm below DPC.
Double twist stainless steel wall ties to be spaced at 750mm cts horizontally and 450mm cts vertically, staggered with additional ties to reveals at 225mm vertical cts. Wall ties to comply with BS 1234: 1978. Jambs to be closed using reveal blocks. Vertical DPC to be correctly lapped to all openings and to be insulated type. All door and window frames to be located within the opening so that the overlap of the frame extends beyond the inside face of the outer leaf a min. of 30mm. The outer joint of the stonework with door and window frames to be sealed using mastic sealant pointing as the primary seal backed with a closed cell foam strip fixed to the back of the frames prior to building in. Behind the DPC, the gap between frame and blockwork is to be filled with loosely packed mineral wool or expanding gap filler as secondary seal. DPC to be 2000g polythene to comply with BS 734. Cavity to be closed at eaves level using cut blocks. Catnic lintels or similar where specified to have 150mm min. end bearing to both sides. All steelwork shown on plans to be encased in 2no. layers 12.5mm plasterboard with angle beads and 3mm plaster to give half hour fire protection. Load bearing internal walls to be 100mm thick 7N/mm2 medium density concrete blockwork. Catnic CN102 lintels to be used over internal openings Non- loadbearing internal partitions to be 100mm lightweight concrete blockwork.

GROUND FLOOR SLAB

New floor slab to line through with existing finished floor level, with 100mm thick concrete slab on Building paper to BS 1521, on 70mm Kingspan Kooltherm K3 floorboard on 1200g Visqueen DPM, on 50mm sand blinding on 150mm well consolidated hardcore. DPM to be taken up edge of slab and lapped under DPC. Max U value to be 0.22 W/m2K. Insulation board to be turned up edge of slab to prevent cold bridging.

PART P – ELECTRICS

All electrical work carried out is 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 must be satisfied that either:
A: An electrical installation certificate issued under the Competent Person Self Certification Scheme has been issued, **or**
B: Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
In the case of option B only, the competent person must be a member of NICEIC c ECA. In addition, in the case of minor works (see Part P for definition) an electrici qualified to at least City and Guilds 2391 is considered to be a competent person.
The person carrying out the work must arrange for a competent person to inspect the electrical installation at first fix stage and inspect and test prior to the installatic being live.

FIRE DETECTION

Existing fire detection to be assessed on site and requirements for further detection to be agreed to the satisfaction of the building inspector.
Minimum 1no self contained smoke alarm to be installed to each storey to be situated in the circulation space within 7.5m of the door to every habitable room. Ceiling mounted alarms to be min. 300mm from walls and light fittings.
All smoke alarms to be interconnected and mains operated to current IEE Wiring Regulations.

FIRE DOORS

All doors to bedrooms, living rooms and kitchens to be minimum 30 min FDS with Self Closing Devices fitted, With Thumb Turn Locks.

FLASHINGS AND CAVITY TRAYS

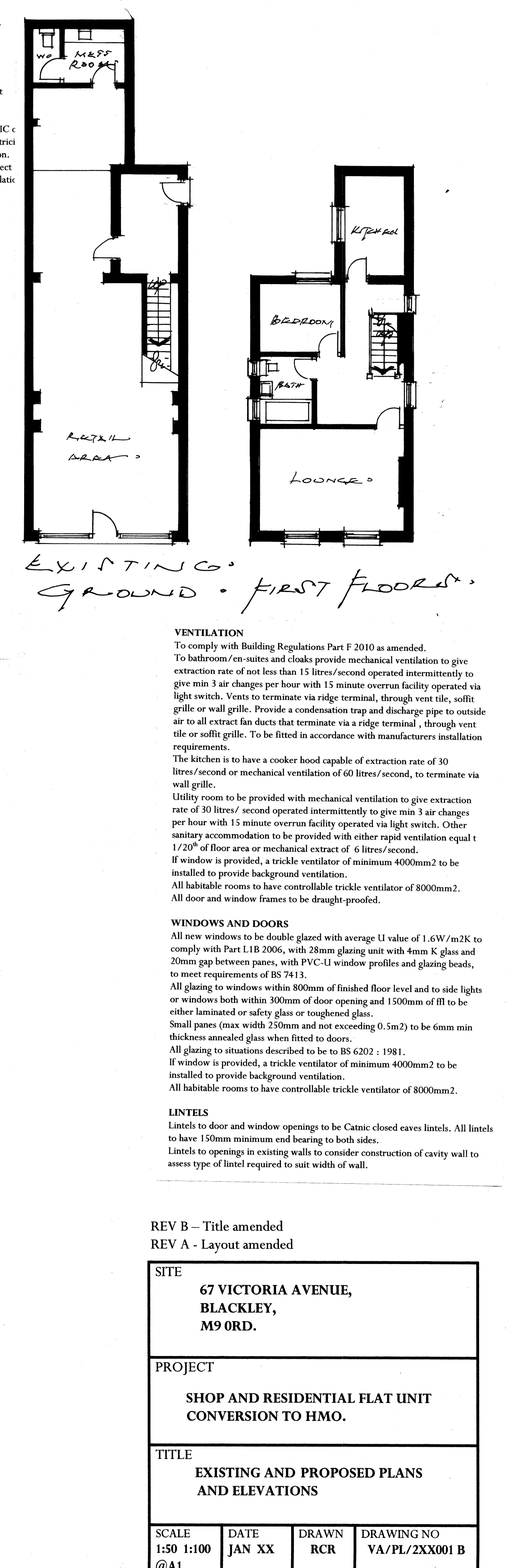
At all abutments. Code 4 lead flashings with min 150mm upstand bedded below Timloc or similar cavity trays and dressed down min 150mm over roof tiles.
Weepholes at max 900mm cts at lowest levels of trays or lintel trays.

EXTERNAL SOFTWOOD FINISH

All exposed s/w to have 2no coats preservative stain finish or primer, undercoat and gloss finish compatible with pre-treatment of timber.

DRAINAGE

Existing drainage to be determined on site prior to commencement of works.
New inspection chamber on the line of the proposed drain run to be as shown on layout, to the satisfaction of the building inspector.
Existing drainage to be determined on site and connection to be agreed with building inspector.
Any drainage under slab to be encased in 150mm concrete.
All inverts, gradients and connections to be checked and approved on site to the satisfaction of the building inspector.



ROOF CONSTRUCTION

Roof to have slates/tiles to match existing to suit min. pitch. See Plan for degrees pitch, on treated battens on untearable roofing felt on 100 x 50mm rafters to design tables, to span from ridge or pole plate beam to structural engineers design to 100x75mm s/w wallplates, fixed to purlins to structural engineers design then onto 100x75mm s/w wallplates to layout as shown on roof plan, to be strapped to wall using 30x5mm galvanised mild steel straps at max. 2m cts.

Insulation to roof to be, between ceiling joists provide 100mm Rockwool insulation quilt to be laid between ceiling members and 170mm quilt laid overall at right angles to members, to give max U value of 0.16W/m2K.

If ceiling follows pitch line of the roof provide 75mm Kingspan Thermapitch TP10 zero ODP insulation, to be fixed between rafters, to be underlined with Kingspan Thermawall TW56 zero ODP comprising of 12.5mm plasterboard and 50mm insulation, to give 0.16W/m2K U value.

Provide soffit vents to eaves to give ventilation at least equal to 25mm continuous strip with ridge vents to match slates, to provide ventilation at least equal to 5mm wide continuous strip, to be fitted in accordance with manufacturers specification.

Rain water gutter to be fixed to 225x25mm fascia board, to be fixed to ends of rafters. Gutters to connect to existing/new rain water pipes, to discharge into existing/new back inlet gulley and connect to existing drainage, to be checked and approved on site by building inspector.

PORCH ROOF AREA

Concrete interlocking/plain roof tiles or slates (subject to planning approval) on 38 x 25mm treated battens on untearable roofing felt on rafters to layout and pitch as shown on roof plan. Rafters to be 150 x 50 sw at 450 centres supported
on pole plate at top and to sit on Catnic type CN55A lintol at eaves level and to have 100 x 75 wallplate all to be tied back to masonry with 30 x 5mm galv.m. s. straps.

STAIRCASE

New staircase to have 13no equal risers of max. 200mm (floor to floor to be checked on site), with 225mm goings, pitch to be max. 42deg. pitch.
Handrail to be min 900mm above pitch line and landings, with guarding to be constructed of a non-climbable design. Winders to staircase to be min 50mm. Gap between balusters to be max. 100mm. Staircase width to be 1000mm over strings. Clear headroom of 2000mm min. measured vertically from pitch line to be maintained to full length of staircase.

INTERNAL PARTITIONS

75 x 50mm timber studding at 450mm vertical centres with 12.5mm plasterboard and skim finish to both sides. Partitions at ground floor to be built off DPC.
Bathroom, en-suite and wc partitions to be filled with sound insulation quilt. All internal partitions to have 75mm between linings with an absorbent layer of mineral wool of minimum thickness of 25mm and minimum density of 10kg/m3. Plasterboard to be minimum mass of per unit area of 10kg/m2.

CONSTRUCTION DETAILING

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 openings.
Reasonable provision would be to demonstrate that the specified details would achieve a temperature factor that is no worse than the performance set out in BRE IP 1/06.
Ways of demonstrating that reasonable provision has been made are to adopt a quality-assured accredited construction details approach in accordance with a scheme approved by the Secretary of State. If such a scheme is utilised then the calculated linear thermal transmittance can be used directly in the DER calculation.

WORKMANSHIP

The person or persons carrying out the relevant work, is required to give the Local Authority a notice confirming that the fixed building services (heating and water systems) have been commissioned in accordance with the procedure approved by the Secretary of State.
This notice should be submitted not later than the date on which the notice required by regulation 15(4) is required to be given; or where that regulation does not apply, not more than 30 days after completion of the work. The procedure approved by the Secretary of State is set out in the 'Domestic Heating Compliance Guide'.
The notice should include a statement signed by a suitably qualified person that the manufacturers commissioning procedures have been completed satisfactorily

BUILDING REGULATIONS PART M

SECTION 6 – Provide level access to front door to allow for wheelchair access. This is to be achieved by raising the external ground level, ie paving or similar, to suit floor slab level with ramped access to min. gradient of 1 in 12 as shown on plan. Provide drainage channel at junction of ramped access and entrance to the dwelling.

SECTION 7 – All internal door openings to be 920mm structural opening to allow for doorway clear opening widths to comply with opening sizes shown in Table 1.

SECTION 8 – All switches and sockets to be between 450mm and 1200mm from finished floor level as shown in Diagram 22.

VENTILATION

To comply with Building Regulations Part F 2010 as amended.
To bathroom/en-suites and cloaks provide mechanical ventilation to give extraction rate of not less than 15 litres/second operated intermittently to give min 3 air changes per hour with 15 minute overrun facility operated via light switch. Vents to terminate via ridge terminal, through vent tile, soffit grille or wall grille. Provide a condensation trap and discharge pipe to outside air to all extract fan ducts that terminate via a ridge terminal , through vent tile or soffit grille. To be fitted in accordance with manufacturers installation requirements.
The kitchen is to have a cooker hood capable of extraction rate of 30 litres/second or mechanical ventilation of 60 litres/second, to terminate via wall grille.
Utility room to be provided with mechanical ventilation to give extraction rate of 30 litres/ second operated intermittently to give min 3 air changes per hour with 15 minute overrun facility operated via light switch. Other sanitary accommodation to be provided with either rapid ventilation equal t $1/20^{th}$ of floor area or mechanical extract of 6 litres/second.
If window is provided, a trickle ventilator of minimum 4000mm2 to be installed to provide background ventilation.
All habitable rooms to have controllable trickle ventilator of 8000mm2.
All door and window frames to be draught-proofed.

WINDOWS AND DOORS

All new windows to be double glazed with average U value of 1.6W/m2K to comply with Part L1B 2006, with 28mm glazing unit with 4mm K glass and 20mm gap between panes, with PVC-U window profiles and glazing beads, to meet requirements of BS 7413.
All glazing to windows within 800mm of finished floor level and to side lights or windows both within 300mm of door opening and 1500mm of fll to be either laminated or safety glass or toughened glass.
Small panes (max width 250mm and not exceeding 0.5m2) to be 6mm min thickness annealed glass when fitted to doors.
All glazing to situations described to be to BS 6202 : 1981.
If window is provided, a trickle ventilator of minimum 4000mm2 to be installed to provide background ventilation.
All habitable rooms to have controllable trickle ventilator of 8000mm2.

LINTELS

Lintels to door and window openings to be Catnic closed eaves lintels. All lintels to have 150mm minimum end bearing to both sides.
Lintels to openings in existing walls to consider construction of cavity wall to assess type of lintel required to suit width of wall.

REV B – Title amended
REV A - Layout amended

SITE: **67 VICTORIA AVENUE, BLACKLEY, M9 0RD.**			
PROJECT: **SHOP AND RESIDENTIAL FLAT UNIT CONVERSION TO HMO.**			
TITLE: **EXISTING AND PROPOSED PLANS AND ELEVATIONS**			
SCALE: **1:50 1:100 @A1**	DATE: **JAN XX**	DRAWN: **RCR**	DRAWING NO: **VA/PL/2XX001 B**

R T DESIGN
Architectural and Surveying Services
304 Valley Mill,
Cottonfields,
Eagley, Bolton.
BL7 9DY
Tel/Fax: (01204) 591411