

Your Ref:
Our Ref: BS/RG/08/69062

Grant Management
Flat Two
25 Heaton Moor Road
Cheshire
SK4 4LT

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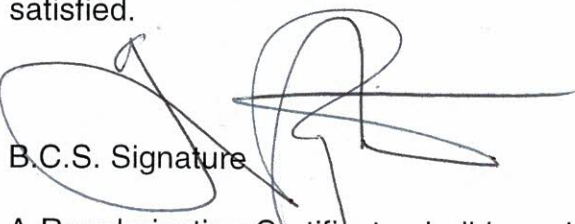
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Date: 11 August 2008

Building Regulation Regularisation Certificate

1. Description of Work.
Alterations to form HMO
2. Location
188 Platt Lane, Moss Side, Manchester, M14 7DE
3. Regularisation Certificate Application No. RG/08/69062

The above mentioned work has been inspected by the Building Surveyors' Division of Manchester City Council who are satisfied that:-

The work has been carried out so that the relevant requirements have been satisfied.


B.C.S. Signature

A Regularisation Certificate shall be evidence (but not conclusive evidence) that the relevant requirements have been complied with. "Relevant Requirements" are the requirements of those Building Regulations applicable at the time the work was carried out.

FIRE ALARMS (1 & 2 Storey Properties)

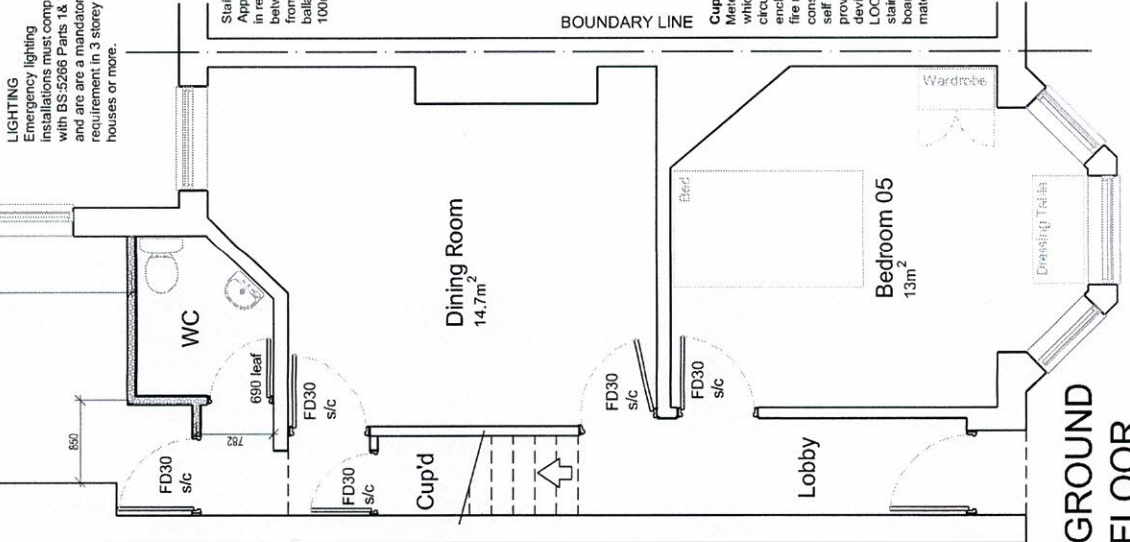
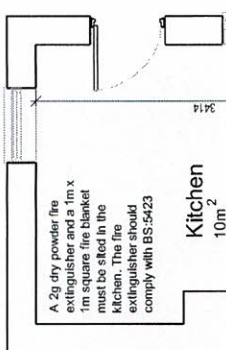
Automatic fire detection installation
A system of interconnected self contained smoke/heat detectors with battery back-up is required. The system must be permanently wired to a separately fused circuit at the distribution board. The installation is to be in accordance with BS 5446-Part 1:1990 (or most recent issue). The system must be tested in accordance with the manufacturers instructions by a person competent to do so to the requirements of BS 5839 and a completion certificate submitted.

All electrical wiring to the fire alarm must be separate from all other wiring in the building and cables running in damp or corrosive atmospheres should be protected with PVC sheath.

LIGHTING

Emergency lighting installations must comply with BS-5266 Parts 1 & 7 and are a mandatory requirement in 3 storey houses or more.

Staircase to comply with Approved Doc Part K in regards to handrail height between 900mm & 1000mm from pitch line of stairs and balustrades no bigger than 100mm apart

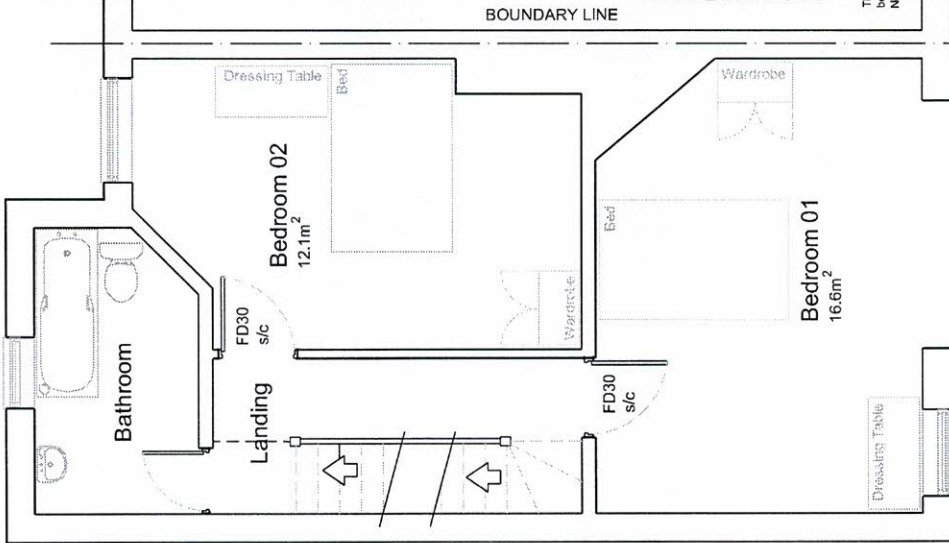


SMOKE ALARMS

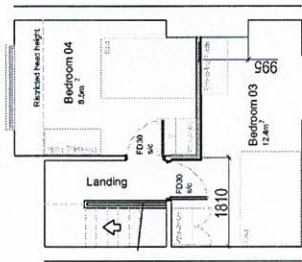
Smoke alarms to be installed in habitable areas on each storey of the property. Smoke alarms must be BS 5839-P1:2004 & to be fitted 300mm from light fittings and walls. Alarms must be connected to a separately fused mains electricity supply with a transformer (if needed) and where more than one unit is fitted within a dwelling they must be intercommunicating. The installation must comply with the current IEE regulations. Class D system to be used, interlinked smoke, heat & CO alarm.

SMOKE ALARMS (Locations)

Smoke detectors to be provided in dining rooms, lounge, bedrooms, storeys & cupboards, on each landing at the highest point in the staircase enclosure; and where applicable in the basement. Heat detectors are required in kitchens or where kitchens are part of another room. The power supply equipment for the fire alarms must be easily identified and accessible; located adjacent to the mains intake position; mains electricity, supply and standby supply of sufficient capacity to meet the requirements of BS 5839:2006



FIRST FLOOR



LOFT FLOOR Scale 1:100

VENTILATION

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.

Location of extract ventilation devices in rooms

- * Cooker hoods should be 650x750mm above a hob surface
- * Extract fan should be as high as possible, preferably less than 400mm below the ceiling.
- * Fans should be sited in kitchen, bathroom, utility rooms
- * For a room with no openable window, the fan should have a 15 min overrun. In rooms with no natural light, the fan could be controlled by the operation of the main room light switch.

Extract ventilation rates

Kitchen	30 l/s (adjacent to hob) or 60 l/s
Utility Room	30 l/s
Bathroom	15 l/s

ALL INTERNAL WALLS - NON LOAD BEARING

STUDWORK
75x50mm s.w. framing comprising sole and head plates, upright at 400mm centres and noggin staggered at mid-height. Walls to be lined each side with 12.5mm plasterboard, taped, skimmed and set for decoration. All studwork walls to be supported on double floor joists or nogginings. All stud work to be 30min fire rated and filled with sound prevention quilt.

The contractor shall check all dimensions on site before commencement of work. No dimensions to be scaled off this drawing.

FURNITURE SIZES
BED 1910 x 1220mm
CUPBOARD 760 x 1120 x 520mm
DESK 1140 x 520 x 710mm (indicative layout)

GROUND FLOOR

PLUMBING INSTALLATION

Complete installation to be subject to and capable of withstanding testing in accordance with BS:1976. Above ground foul pipe work shall be PVC-u to BS 4514.

Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing overflow, backflow, leakage or blockage. No air from the drainage system shall enter the building. Provide adequate support to lengths of pipework and at junctions and changes in direction. No branch connection to be within 450mm above foot of soil pipe. All PVC-u pipe work to be to BS 4514. Min pipe sizes for sanitary plumbing to be:

WC's solid pipes	100mm dia nom. size
Common pipe wastes	50mm dia nom. size
Bath, Sink	50mm dia nom. size
Handbasin	32mm dia nom. size
Shower	32mm dia nom. size
Overflow	19mm dia nom. size

All fittings are to have 75mm deep seal traps. Provide waste for washing machine and dishwasher where applicable. All waste pipes shall be fitted to suit (20mm per floor). All plumbing shall be installed in accordance with manufacturers instructions.

The maximum length of waste pipes shall be as follows

32mm dia pipe	3.0m max length
40mm dia pipe	4.0m max length
50mm dia pipe	6.0m max length

Soil and ventilation stacks at 'head' of drain run to be ventilated to the external air right ducting within roof space to terminate via tile or ridge tile ventilator (min 900mm above any window head within 3 metres horizontally)

Soil pipes passing through habitable rooms (including Kitchens) to be lagged with minimum 50mm sound deadening quilt and with 2 No layers of 12.5mm plasterboard in 38x38mm softwood framing. Access and cutting eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between ground level and first floor level shall be protected with a minimum 750mm ground cover shall be provided. All rising mains to be installed

ANY PIPE GREATER THAN 40mm IN DIA PASSING THROUGH FREE SPACE IN STRUCTURE SHOULD BE PROTECTED TO PREVENT FIRE PENETRATION.

WINDOWS AND EXTERNAL DOORS

Windows and doors must have minimum opening area equal to 1/20th (5%) of the floor area of the room. Minimum background ventilation via controlled trickle ventilation to achieve 4000sqmm in the kitchen, cloakroom and utility room windows and 8000sqmm to all other habitable rooms.

The windows are to be glazed with 24mm (4:16:4) sealed double glazed (low emissivity) of 600mm x 1200mm with a minimum 15mm air gap. All glazing is to be provided to all bathrooms. Also and windows and doors are to be weathered stripped.

Safety glazing in accordance with BS 6206:1981 shall be fitted in the following areas:

1. All glazed doors
2. All glazed windows
3. Any window within 300mm from an opening up to a height of 1500mm
4. Any window between finished floor level and 800mm above that level.

Note: All windows provided for emergency egress should have an openable area of at least 0.33m², and an unobstructed dimension of at least 450x450mm. The bottom of the openable area should not be more than 1100mm above finished floor level.

REV

DESCRIPTION

DATE

LTD

SEA DESIGNS

07 GRANVILLE ROAD

CHESTER

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Location 188 PLATT LANE MANCHESTER M14 7DE	
Title PROPOSED GENERAL ARRANGEMENT LAYOUTS	
Scale 1:50@A3	Ref C.SHERRY
Drawing no. 2008-RESI-G0501 A3	
date 14-01-08	

DESIGNS PREPARED FOR THE SOLE USE OF
GRANT MANAGEMENT