

CONDITIONAL BUILDING REGULATION APPROVAL REPORT

PROJECT

REAR SINGLE STOREY EXTENSION, INTERNAL REMODEL TO FORM NEW ENTRANCE, OFFICES, MEETING ROOMS, W'CS, STORAGE, REST AREA, WORKS TO MAIN HALL AND DEMOLITION AND EXTENSION OF EXISTING EXTENSION

LOCATION

ALMONDSBURY PARISH COUNCIL, 24A GLOUCESTER ROAD,
ALMONDSBURY, BRISTOL BS32 4HA

REFERENCE: BR09725

DATE: 02 October 2017

REVISION: 0

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BUILDING ACT 1984
BUILDING REGULATIONS 2010
BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010

Drawings and supporting information:

- Rise Structural Report , GSH Architects drawings
 16/0115/200,201,202,203,204,205,206,207,208,16/0115/001,002,003,

Introduction

The plans and details have been checked to determine compliance with the requirements of the Building Regulations 2010 using the Approved Documents unless otherwise stated.

A summary of the works is as follows;

- Rear single storey extension, internal remodel to form new entrance, offices, meeting rooms, W'Cs, storage, rest area, works to main hall and demolition and extension of existing extension

As the designer you may wish to provide a copy of this report to the contractor or other design team members for their information or action.

Part A – Structure (2004 Edition)

1. Engineers details to be provided for the foundation and slab design when available.
2. Clarification is required for the foundation detail for the infill to the existing garage area. This can be agreed on site.
3. Trial holes will be required to ascertain the adequacy of the existing slab to support the new internal concrete block walls.
4. Structural engineers design and calculations maybe required if a cut roof is proposed by the contractor rather than trusses.

Part B V2 – Fire safety (2006 Edition)

B1 – Means of warning and escape

5. **Purpose Group** – Reference is made to the Classification of Purpose Groups Table D1 of Approved Document B. This work is considered to be purpose group **5 Assembly and recreation with office and storage ancillary areas.**
6. **Travel distances** – Reference is made to Table 2 of Approved Document B.

| Purpose Group | Single Direction | More than One Direction |
|---------------------------|------------------|-------------------------|
| 5 Assembly and recreation | 18m | 45m |

- The means of escape from the scout hall has been improved with the addition of a dedicated external escape door. The hall now has 4 storey exits and although the entrance door swing has been reversed, to now open inwards this is not considered an issue for the likely occupancy and the alternative exits that are available.
- The means of escape from the office areas comprises access to more than one exit. Access to alternative exits is within the maximum travel distances above and is considered satisfactory.

7. **Occupancy** – Reference is made to Table C1 of Approved Document B. Occupancy capacity is considered to not be affected to the main hall. The office areas are low occupancy and do not impact on the design widths of the escape routes available.
8. **Width of escape routes and exits** – Reference is made to Table 4 of Approved Document B. Ext widths to the hall has been improved and has not been considered. Based upon the occupant capacity for the office area which is likely to be less than 5 people, the minimum clear width of escape routes and exits should be at least **750mm**. There are two exits available from the office areas which provide adequate exit width.
9. **Inner rooms** – Reference is made to paragraph 3.10 of Approved Document B. In order to justify the provision of inner rooms, it is noted that your specification includes:
 - Vision panels to doors are provided to enable the occupants of the inner rooms to have a clear view of the access room; and
 - The access room (open plan area) is provided with automatic fire detection and alarm to warn the occupants of the inner room of the outbreak of fire.
10. Your specification notes that doors on escape routes will be fitted with push bars or similar that can be readily operated from the side approached by people making an escape.
11. **Emergency lighting** – Please forward a test and commissioning certificate for any new or altered emergency lighting installations, upon completion.
12. **Fire detection and alarm** – Please forward a test and commissioning certificate for any new or altered fire alarm installations, upon completion.
13. **Exit signs** – Escape routes should be distinctively and conspicuously marked by emergency exits signs of adequate size complying with the *Health and Safety (Safety sign and signals) Regulations 1996*. In general signs containing symbols or pictograms which conform to BS5499 Part 1 will satisfy these regulations.

Regulation 12

14. A consultation with the local fire service will be undertaken and any comments forwarded upon receipt.

Regulation 38

15. **Fire Safety Information** should be given to the responsible person at the completion of the project. The fire safety information relating to the design and construction of the building, services, fittings and equipment will assist the responsible person (occupier) to operate and maintain the building. Please confirm that all relevant 'as-built' information will be provided to the end user.

Basic information would include information relating to the following:

- Escape routes and fire doors
- Assumed and maximum occupancy numbers
- Cavity barrier and fire damper locations
- Full details of the fire alarm system
- Locations of the emergency lighting

Part L2B – Conservation of fuel and power (2010 Edition)

16. Newly installed services such as lighting, heating, air-conditioning and ventilation systems should be designed and installed in accordance with the Non-Domestic Building Services Compliance Guide.
17. Any new services should be suitably commissioned. Please forward details and results of this commissioning.

Part M V2 – Access to and use of buildings (2015 Edition)

18. Contractor to provide details of the ramp gradient prior to installation on site.
19. The Tea point should be designed with a section of worktop 850mm above the floor level for wheelchair users.
20. The new accessible toilet should be provided with a layout complying with diagrams 18 – 20 of Approved Document M.
21. Should there be any deviations from the general ADM guidance, an access statement should be provided to justify the proposals.

Please do not hesitate to contact me should you wish to discuss any of the above.