

Building Regulation Notes -

A-STRUCTURE

For structural elements and connection details please refer to Structural Engineers Calculations and Design Details.

All new steelwork is to be treated as a minimum with;
-Red oxide paint to protect from rust
-Intumescent paint OR boxed in with 2 layers 12.5mm Gypsum board, for fire protection purposes.

All foundations to be a minimum of 450mm wide and to a depth of 1000mm minimum below outside ground level, (unless otherwise specified) and to the satisfaction of the Local Authority Building Inspector.

B-FIRE SAFETY

Smoke alarms should be installed in all circulation spaces. All smoke/heat alarms should be interlinked, mains supplied & have a standby/battery power supply. All fire alarms, sounders and signage locations to be agreed with the fire officer.

Elements of structure which are load-bearing should have a minimum Fire Resistance of 30mins. Separating (or party) walls/floors should be constructed to have a minimum Fire Resistance of 60mins.

F-VENTILATION

All ventilation should be designed in accordance with the Systems suggested within Approved Document F.

Background Ventilation;
-Minimum intermittent extract ventilation rates should be provided as follows - Kitchens > 30l/s (adjacent to a hob) or 60l/s (elsewhere).
Utility room > 30l/s. Bathroom > 15l/s. Sanitary Accomodation (WC) > 6l/s.
-Trickle vents to be provided to all new windows at the following rates
- Habitable Rooms > 5000mm². Non-Habitable Rooms > 2500mm².

H-DRAINAGE & WASTE DISPOSAL

Where pipes are laid less than 1000mm below formation level, or less than 900mm in fields & gardens, protection should be provided.
Rigid pipes of 100mm dia. with less than 300mm cover, or 150mm dia. pipes or greater with less than 600mm cover should be surrounded in 150mm of concrete with joints at max 500mm crs.
Flexible pipes with less than 600mm cover, NOT under a road, should be protected with a layer of concrete paving slabs with a 75mm layer of granular material between pipe and slab OR be surrounded in 150mm of concrete.

All sanitary pipework above ground level should comply with BS 5572. Waste pipes and unplasticised PVC to BS 2871 Part 1. WC 100mm dia salt-glazed clayware, soil connection to manhole or SVP.
SVPs to be encased with timber studwork frame and 12.5mm plasterboard, and, where passing through a habitable room, should be wrapped in sound-reducing quilt.

Gutters should be laid to falls, towards the nearest rainwater downpipe outlet. Such an outlet should discharge into a drain or gully, but may also discharge onto another surface if it is suitably drained thereafter. If surface water is to be discharged into a soakaway, this should be situated a minimum of 5m away from any building.

Prior to commencement of any works on site, the line and level of existing drainage systems is to be established and checks carried out to ensure, i) the proposed extension works are not in conflict with existing runs; and ii) proposed connections to the existing system are achievable. Any existing drain runs under the proposed extension will require testing to prove their adequacy.

All above ground pipework to be UPVC, Kitemarked certified and installed in accordance with BS EN 12056 - 1,2 & 5 and BS EN 12200 - 1.

Rain water drainage to comprise Nom, 68 mm Ø downpipes, positioned where shown on the drawings. All downpipes to be directed into existing drainage system.

Foul drainage above ground to comprise (unless otherwise noted) 40 / 50 mm dia. waste pipes from all appliances fitted with 75 mm deep seal traps. WCs to be fitted with 100 mm dia. waste pipes fitted with 50 mm deep seal traps. All connected to new 100mm dia soil and vent stacks.

AAV's to be positioned above the highest spill over level of the appliances served.

Rodding access points to be provided at the ends of all branch runs and at the base of the stack. All branch runs to be laid to minimum 1:60 fall. Bottom end of stacks to be fitted with 200mm radius bend at min 450mm below level of lowest connection. All stacks/ pipes to be wrapped in quilt insulation where ducted through habitable rooms.

L2B-CONSERVATION OF FUEL & POWER

New and upgraded general lighting systems that have efficiency greater than 40 lamp-lumens per circuit-watt, by the provision of new luminaries or improved controls.

All new thermal elements on existing dwellings should be designed to the following minimum U-Values;
Walls 0.30 w/m²K.
Pitched Roof (insulation at ceiling level) 0.20 w/m²K.
Floors 0.25 w/m²K.

All new glazing in windows/doors etc should be sealed double glazed units with a min 6mm air gap, to give a minimum U-Value of 2.0 w/m²K or better.

N-GLAZING - SAFETY IN RELATION TO IMPACT

All glazing below 800mm from FFL, any glazing to doors, and any glazing within 300mm adjacent to doors (eg. side panels) MUST be safety glass. All first and second floor windows with any part opening within 800mm above FFL must be fitted with opening restrictors to limit opening to a maximum of 100mm (unless the window is to be used for egress - in accordance with Approved Document B of the Building Regulations).

P-ELECTRICAL SAFETY IN DWELLINGS

All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671. On completion of the works, the installers Electrical Installation Certificate should be forwarded to the Local Authority.

REGULATION 7: MATERIALS & WORKMANSHIP

Any building work which is subject to the requirements imposed by Schedule 1 of the Building Regulations should, in accordance with Regulation 7, be carried out with proper materials and in a workmanlike manner.

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