

## BUILDING REGULATION NOTES:

### GENERAL

Existing beams, lintels, walls and foundations to be exposed at commencement and to be checked for suitability to sustain additional loads. All mechanical fixings of timber to be to BS8212:1988. All construction details to be confirmed and approved for suitability as existing details are exposed during construction. Any alterations or damage caused due to the works, are all to be made good and redecorated as required to match existing. The Contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of the existing buildings at all times.

### MASONRY

1. All mortar above D.P.C. to be 1:1:6 cement : lime : sand or equivalent unless shown otherwise.
2. All mortar below D.P.C. to be 1:3 (cement : sand).
3. Minimum blockwork strength, below D.P.C. to be 7 N/mm<sup>2</sup>. Contractor to check with block and brick manufacturers concerning suitability of blocks and bricks for use below D.P.C. Wall ties to be stainless steel vertical twist variety at 450 centres vertically and 900 horizontally (staggered) and at 450 centres vertically around all openings for cavities up to 70mm, 600mm horizontally for cavities up to 100mm.

### CONCRETE

4. Structural concrete to be equivalent grade RC40 with a maximum aggregate size of 20mm, a minimum cement content of 330 kg/m<sup>3</sup> and a w/c ratio of not more than 0.5. All concrete to be properly vibrated.
5. Mass concrete to be grade GEN 1 and to have a minimum 28 day crushing strength of 20 N/mm<sup>2</sup> using a maximum aggregate size of 20mm and a minimum cement content of 220 kg/m<sup>3</sup>.
6. The Contractor is to provide all necessary chair bars, spacers etc. to ensure correct cover.

### STEEL WORK

Steel work is to be designed to B.S.5950 Pt 1.  
Steel work shall be "design grade 43" (unless noted otherwise) to comply with B.S.4360 and B.S.EN 10025 with the appropriate steel work 'product grade' obtained from B.S.5950 Pt 2.  
Steel work to be prepared and cleaned by shot blasting to Sa 2.5  
Fabrication of steel work is to be in accordance with BS 5950 Pt 2.  
Steel work to be painted with 2 coats suitable primer prior to delivery to site. Main Contractor is to supply a suitable finish coat after erection.  
Steel work bearing on masonry or pad stones to be bedded on 10mm cement grout.  
Steel work shall be design and detailed by the steel work fabricator including side rails and purlins.  
Steel work as required is to be fire protected using a proprietary water based intumescent paint applied to all manufacturers recommendation to achieve a fire rating of not less than 30 minutes.

### DORMER FLAT ROOF

Form new warm roof construction of three layer built up 3G roof felt roof covering partially bonded on 126mm thick Kingspan Thermaroom® TR31 insulation, incorporating decking and vapour control layer, with 25mm Kingspan Kooltherm® K7 Pitched Roof Board fixed between firings. 38mm x 145mm C16 grade joists @ 450mm centres. laid to minimum 1:60 falls to roof gutter and down pipes. Where flat roof abuts pitched roof tiles, roof tiling to be cut back to allow roof felt to be taken up roof trusses over 6mm WPB ply support boards a minimum of 150mm above flat roof level dress roof underlay over tilting fillet and over roof felt.  
Overall roof construction to achieve a U value of 0.13 W/m<sup>2</sup>K

### DORMER CHEEKS AND FRONT WALL

Constructed from 40mm Gypsum Thermaline super insulated plaster board on min 500 gauge polythene vapour control layer on 150mm x 50mm treated SW framing with voids between studs infilled with 150mm of Kingspan thermawall TW55 insulation 18mm WPB ply sheathing board, Tyvek Suproplus breather membrane, 25mm X 38mm treated SW vertical battens with Siding profile (Cedral Weatherboard) & colour (C01 White).  
Overall construction to achieve a minimum U value of 0.18 W/m<sup>2</sup>K and class O flame spread.

### EXISTING PITCHED ROOF

Existing lining and insulation to roof space to be removed. (Assumed existing roof has 150mm deep rafters), Install 25 x 25 treated SW battens to the inside face of the rafters so that the bottom of the batten is 50mm below sarking Felt tightly fit Celotex GA4100 insulation between each rafter pushed up to the battens. Underline insulation and rafters with Celotex PL4055 insulation and plasterboard.  
Overall Roof construction to achieve a U value of 0.16 W/m<sup>2</sup>K  
Use minimum code 3 lead soakers and code 4 up stands, cover flashing's as required to be provided at all roof / wall abutments. All lead work to be installed in accordance with lead sheet association recommendations.

### NEW FLOOR INFILL ABOVE STAIRS

Constructed from 18 floor grade T&G chip board thickness to match existing on C24 structural grade floor joists size to match existing as specified by the Structural Engineer, underlined with plasterboard and skimcoat to match existing.

### NEW INTERNAL STUD PARTITIONS

Constructed from 48mm pressed metal or CLS timber studs with 1 layer of 12.5mm Gyproc wallboard to both sides of partition generally or Gyproc moisture resistant board to high humidity areas such as bathrooms showers etc. Install British Gypsum Isowool 1200 acoustic insulation packed between studs to partitions to WC's and Bathrooms. Joints to be taped and filled, all to all manufacturer's requirements. Install extra support noggins as required for fittings (Showers. Radiators Kitchen units Etc) as required.

### INTERNAL LINTELS.

IG or similar galvanized steel with min 150mm end bearing All ground floor lintels to be encased with 1 layer British Gypsum Fireline Board with all joints staggered and all abutments to walls and ceiling sealed with a proprietary intumescent sealant, to achieve a minimum 30 minutes fire resistance. Install all lintels to all manufacturers and structural engineers requirement.

### NEW EXTERNAL WINDOWS

All new windows are to be double glazed all to match existing. Glazing to be low emissivity glass with 16mm gap between panes. Windows to achieve a U value of 1.6W/m<sup>2</sup>K.

### FIRE ESCAPE WINDOWS

Fire escape windows to first floor habitable rooms are to be fitted and are to have a minimum unobstructed opening area of 0.33m<sup>2</sup> and be min 450mm high and 450 wide with a sill height of between 800mm and 1100mm

### CAVITY CLOSURES TO EXTERNAL WINDOWS AND DOORS

Rockwool Rockclose or similar, to all jambs and sills, installed to all manufacturers requirements.

### ELECTRICAL INSTALLATION.

All to specialist design. All switches and sockets to be located not lower than 450mm and not higher than 1200mm above finished floor level. All electrical work must be in accordance with AD P and must be designed, installed, inspected and tested by a person competent to do so. An appropriate BS 7671 electrical installation certificate must be issued upon completion

### BACKGROUND VENTILATION

Background ventilation to be provided via trickle vents to window heads or air bricks or combination of both with a free airflow equal to 8000mm<sup>2</sup> per window opening.

### INTERMITTENT MECHANICAL EXTRACT TO NEW FIRST FLOOR BATHROOM & EN-SUITE

Extract ventilation system is to be designed to achieve following minimum intermittent extract ventilation rates to outside as follows:  
Bathroom 30 l/s  
Sanitary accommodation 6 l/s  
As set out in AD F - Table 1.1a

### SMOKE DETECTION (Locations to be confirmed on site dependant on existing).

To be provided with mains operated, self-contained smoke alarms to BS 5446 Part 1 and should be permanently wired to a separately fused circuit at the distribution board. Detectors may operate at a lower voltage via a mains transformer. Wiring must be in accordance with I.E.E Regulations but need have no special fire surviving properties.

### HEATING, HOT AND COLD WATER

Heating, cold and hot water services are extension of existing system all to specialist detail and design. All new radiators are to be fitted with thermostatic valves.

### INTERNAL DECORATION.

All timber surfaces to be knotted and primed, undercoated for gloss coat finish. Walls and ceilings to receive one mist coat and two mist coats of emulsion of a selected colour. Final decoration all to client requirements.

### ABOVE GROUND DRAINAGE

All pipe work and fittings to be UPVC and installed in accordance with BS5572. 36mm basin wastes, 42mm sink & shower wastes and 100mm WC wastes all with 75mm deep seal traps discharging to the existing 100mm Ø soil stack. Overflows from cisterns to be run in 19mm UPVC to outside walls. Hand basins and showers to have 38mm dia waste with 75mm deep traps run to falls to 100mmØ stub stack with 100mmØ waste run laid to a min fall 1:40 to existing foul drainage SVP to terminate a minimum of 900mm above any opening within 3m. Gutters with round edge outlets to match existing laid to falls to down pipe outlet. all down pipes to sealed gullies taken to existing and or new soakaways. Location of new and existing soakaways to be determined on site to structural engineers and LA approval.

### NOTES:

1. Do not scale this drawing. Use figured dimensions only, except for Planning purposes.
2. All dimensions must be checked on site by the contractor prior to commencement of work.
3. All construction details are indicative and are to be checked and confirmed on site and any divergence's are to be agreed with the Contract Administrator.

# Proposed Loft Conversion

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### BUILDING CONTROL & GENERAL CONSTRUCTION NOTES

|       |          |     |          |     |
|-------|----------|-----|----------|-----|
| Scale | NTS      | @A3 | Drawn By | ACB |
| Date  | 03/05/14 |     | Checked  | CB  |

|                |           |
|----------------|-----------|
| Drawing Number | 1074 - 07 |
|----------------|-----------|

NORTH