

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works
All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground
No work to encroach over the boundary of the neighbour's property
All electricals, heating, plumbing and decorations to be altered/extended all to client's choice
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk

Foundations

750 x 500mm trench fill foundations (1 2 4 concrete mix) All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary

External Walls

Cavity walls to be bonded into existing walls comprising 100mm Thermalite Standard outer leaf, rendered externally with 16mm render, 85mm cavity filled with 85mm Rockwool with a 100mm Thermalite 'Shield 2000' inner leaf with 13mm lightweight plaster internally. All providing a U value of 0.30 W/m²K. Ensure wall ties that are to be used are designed for a 65mm cavity
Existing garage walls to have timber frame construction on the inside comprising 50mm clear cavity and 100 x 50mm studding at 400mm centres with 75mm thick Celotex GA3000 insulation fitted between studwork. Internally finish the wall with one layer of 12.5mm foil backed (vapour barrier) plasterboard with joints taped. All to achieve a U value of 0.30 W/m²K
Horizontal strip polymer (hyloac) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed

Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min. 225mm below damp proof course
Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin
Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved

The separating wall between the garage and dwelling shall be taken up to the underside of the floor covering and fire stopped with mineral wool quilt ensuring no gaps exists

All walls constructed with wall ties built in at 450mm centres vertically and 900mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous
All external walls running parallel to floor and roof levels using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max. 1200 centres and screw fixed to joists
Rendering should be in 2 coats of 10mm each with a scraped or textured finish. (Nominal mix should be 1 6)

Internal Walls

Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw bane and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set Ground Plaster

Minimum 65mm screed reinforced with chicken wire (mix 1 3 or 4) on 100mm Celotex flooring grade insulation (GA3000) on 100mm concrete ground floor slab (1 2 4 mix). 1200 gauge polythene damp proof membrane on blinded hardcore
Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab 50mm concrete cover, over length of drain
1st Floors
Floor to be 22mm flooring grade chipboard (t & g) on new floor joists as indicated on plan to be C16 grade at 400mm centres
Existing plasterboard ceiling in garage to remain. Provide 100mm mineral wool with a min. density of 10kg/m³ between joists
Floor joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely

Pitched Roofs

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112
Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 200mm centres using 30 x 5mm mild steel straps. C16 grade ceiling and fly-proof screen. 175 x 25mm ridge, 12.5mm foil faced (vapor barrier) plasterboard fitted with continuous 25mm vent Rockwall Rollbatts insulation laid in between ceiling joists and 150mm rollbatts laid in between sarking felt and the Rollbatts
To provide a U value of 0.14 W/m²K. Ensure 50mm air space is maintained between sarking felt and the Rollbatts
Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely
Provide lay boards at junction of new and existing roofs
Provide code 4 lead stepped cavity tray and cover flashing at junction of pitch roof and existing cavity walling

Skellings (sloping ceilings) to be insulated with Kingspan 2 layer method. Fix 50mm x 50mm vertical battens to existing 100 x 50mm rafters in order to achieve 150mm x 50mm rafters. Fit securely 100mm thick Kingspan Thermapatch TP10 zero ODP horizontal battens and fit a further layer of 25mm thick Thermawall TV50 zero ODP insulation to underside of rafter. 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All joints to be lapped and taped. All to achieve a U value of 0.20 W/m²K. Refer to Kingspan for installation and fixing instructions

Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide cavity walling

Beams and Lintels
Cathnic or similar approved lintels to be used over door and window openings with min. 150mm bearings. All voids within lintels to be filled with 150mm fireglass
Steel beams to be encased to provide 1/2 hour fire protection with encasing in 2 layers of 12.5mm Gypcrete wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered
Ventilation
New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 800mm² trickle ventilator
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m²K
All new doors with more than 50% of glazing to have a min. U value of 2.2 W/m²K. All other doors to have a min. U value of 3.0 W/m²K
Utility room to be provided with an extract fan capable of extracting not less than 30 litres per second that may be operated intermittently and ducted to external air

Foul Water Drainage

All plumbing to BS EN 12056 (BS5572)
All below ground drainage to BS8301
Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to back inlet gully below grating level. Back inlet gully to be connected to manhole with 100mm diameter UPVC drain laid to 1 in 40 fall and surrounded in pea beach
New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom
New inspection chambers/manholes to be proprietary plastic mouldings supplied by 'Osma' or similar approved. Installed strictly in accordance with manufacturer's instructions
All drains to be 100mm dia. UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm

Surface Water Drainage

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway
New soakaway min. 5.0m away from any building to be 1.5m² below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach
Rainwater to 100mm half round pvc gutter laid to falls to the 65mm downpipes as shown discharging on existing roof

Glazing

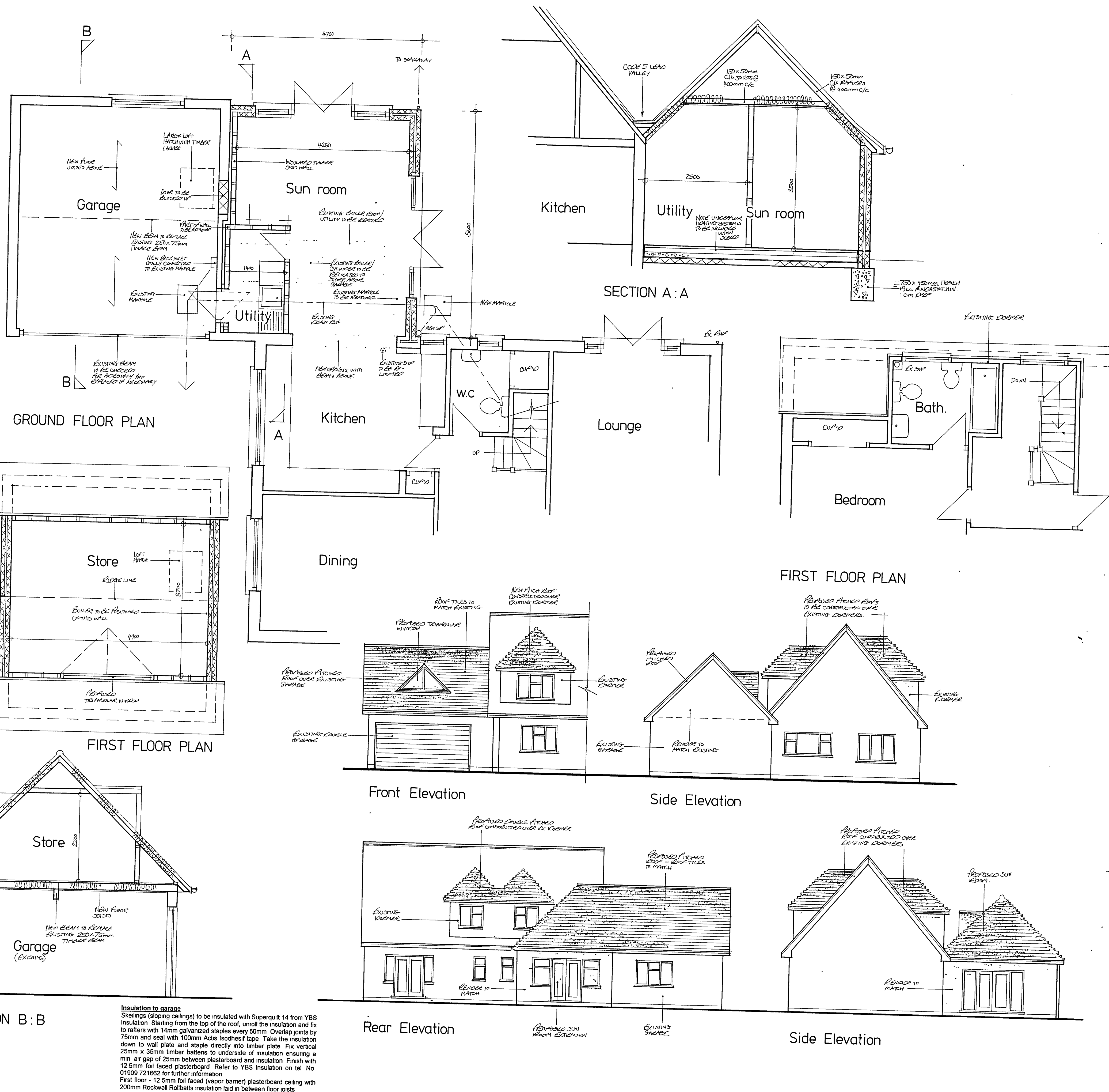
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206
Smoke Detectors
Mains operated self-contained smoke alarm to BS 5446 Part 1 to be installed as shown on plan
All smoke alarms within dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer
Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings
If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting
If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work

Lighting

High efficiency light fittings, capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided, in rooms or circulation areas most frequently used, the number not less than the greater of 1 per 25m² of floor area or 1 per 4 fixed light fittings



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Address of works

42 Angmering Lane, East Preston

Drawing title

Proposed rear extension, new pitched roof over
garage and pitched roofs to front and rear dormers

Date

August 2007

Revisions

Scales

1:50,100,500,1250

Dwg No

01

Job No

AR-61