

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
All electrical, 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 450mm trench fill foundations (1:2:4 concrete mix) All foundations to be minimum 10m 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
If tree roots are present within excavations, foundations should be taken down to 600mm below any root growth, external face of trenches to be lined with 1000 gauge polythene slip membrane, internal face of trenches lined with 25mm thick clayboard

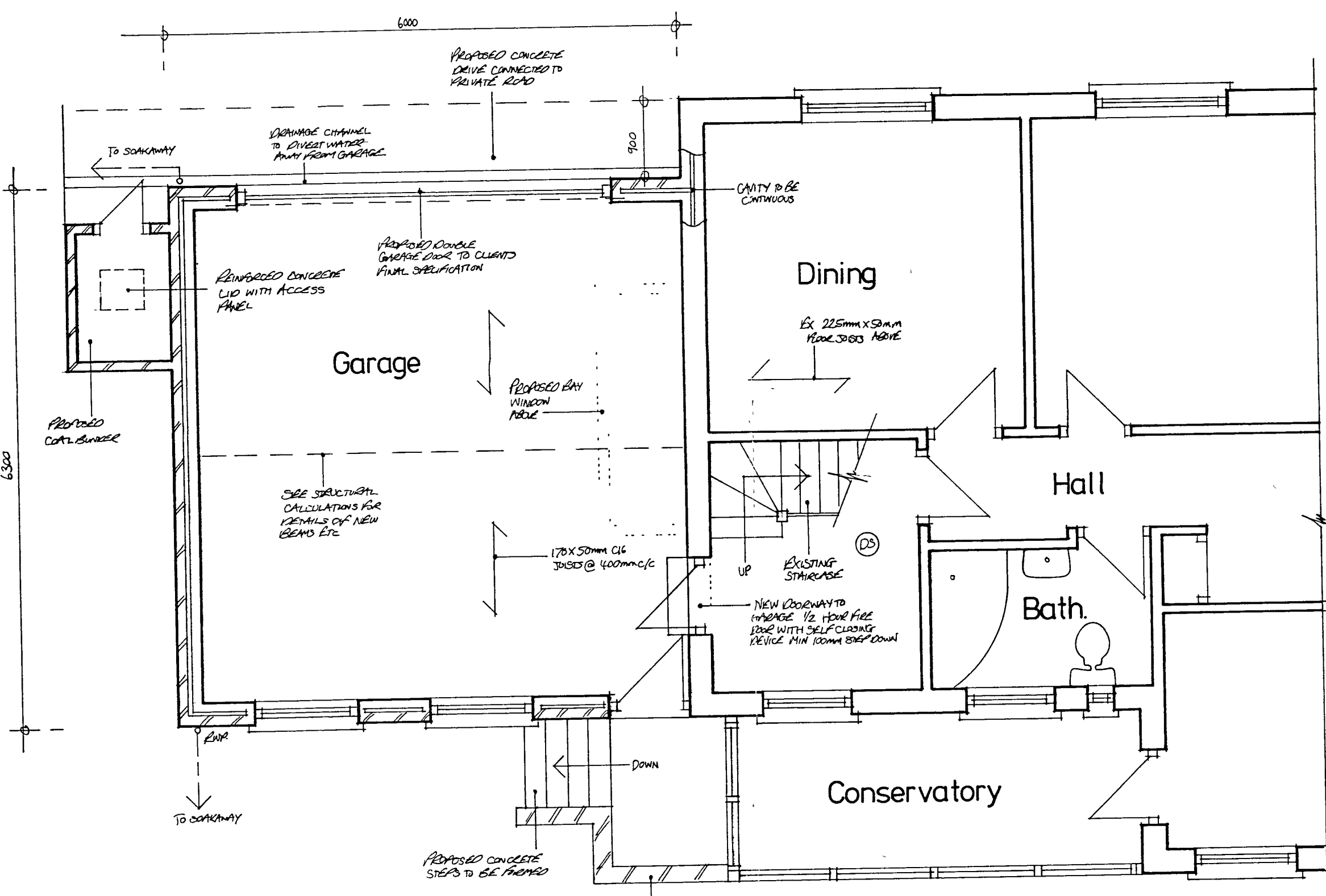
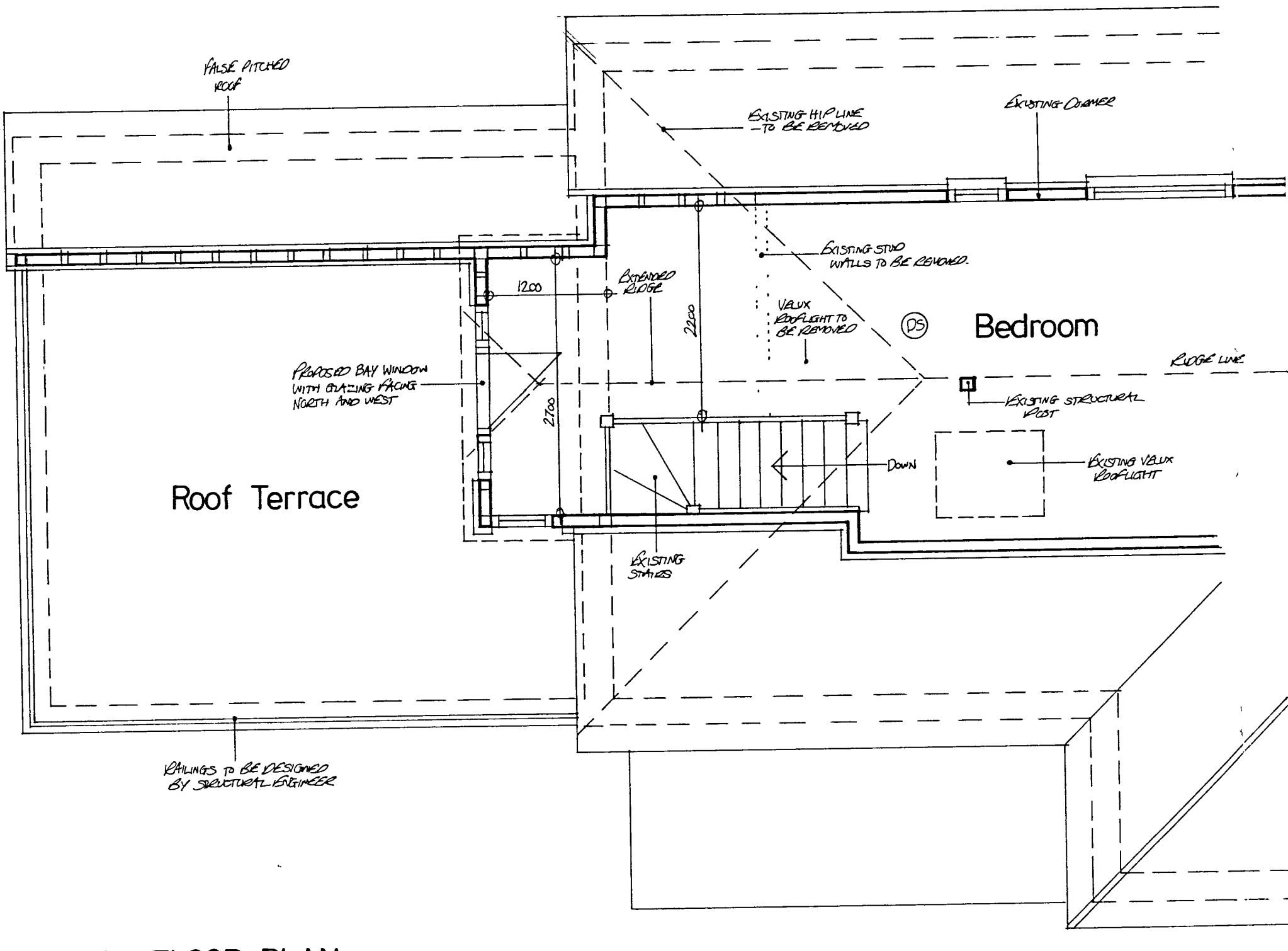
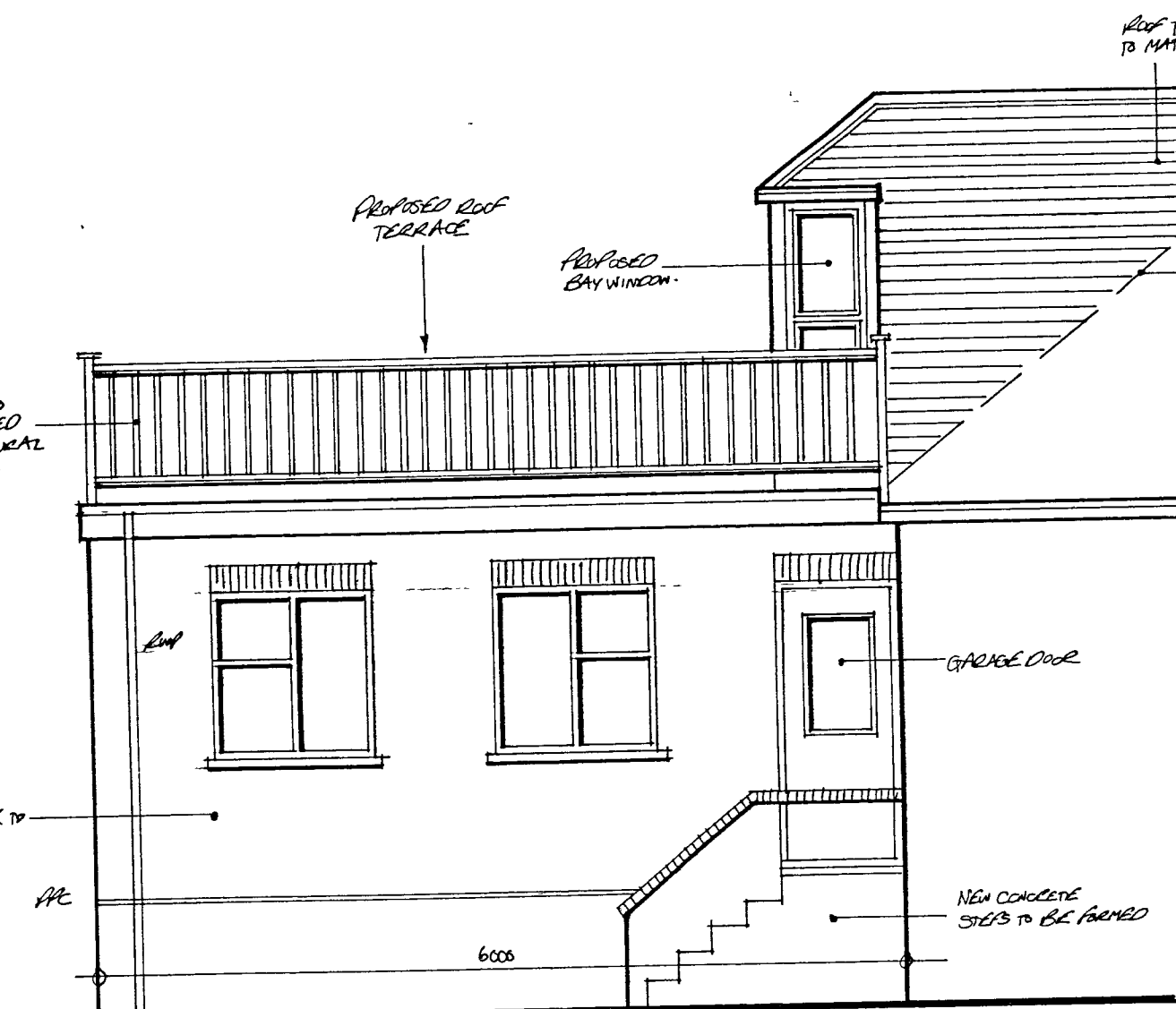
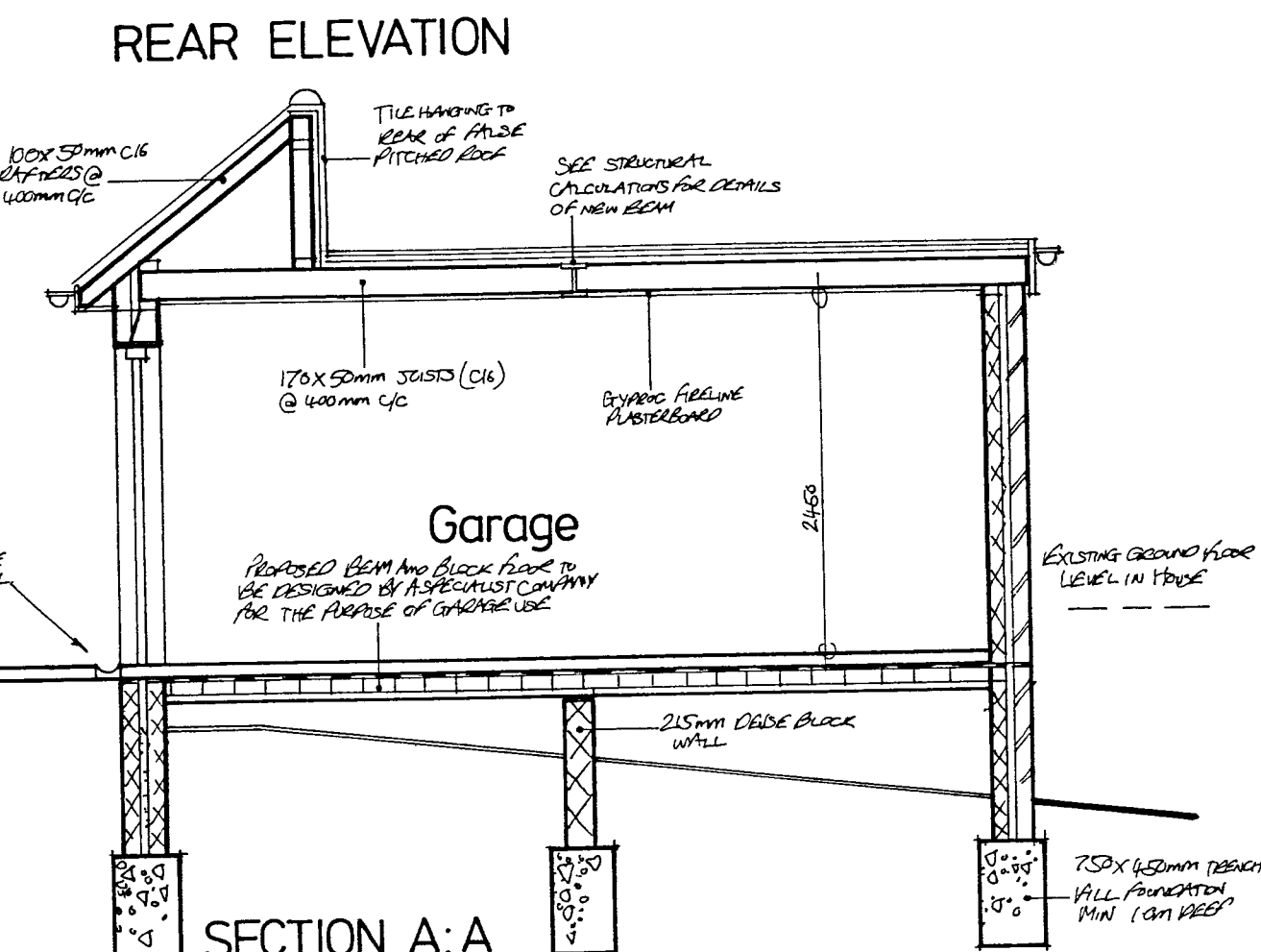
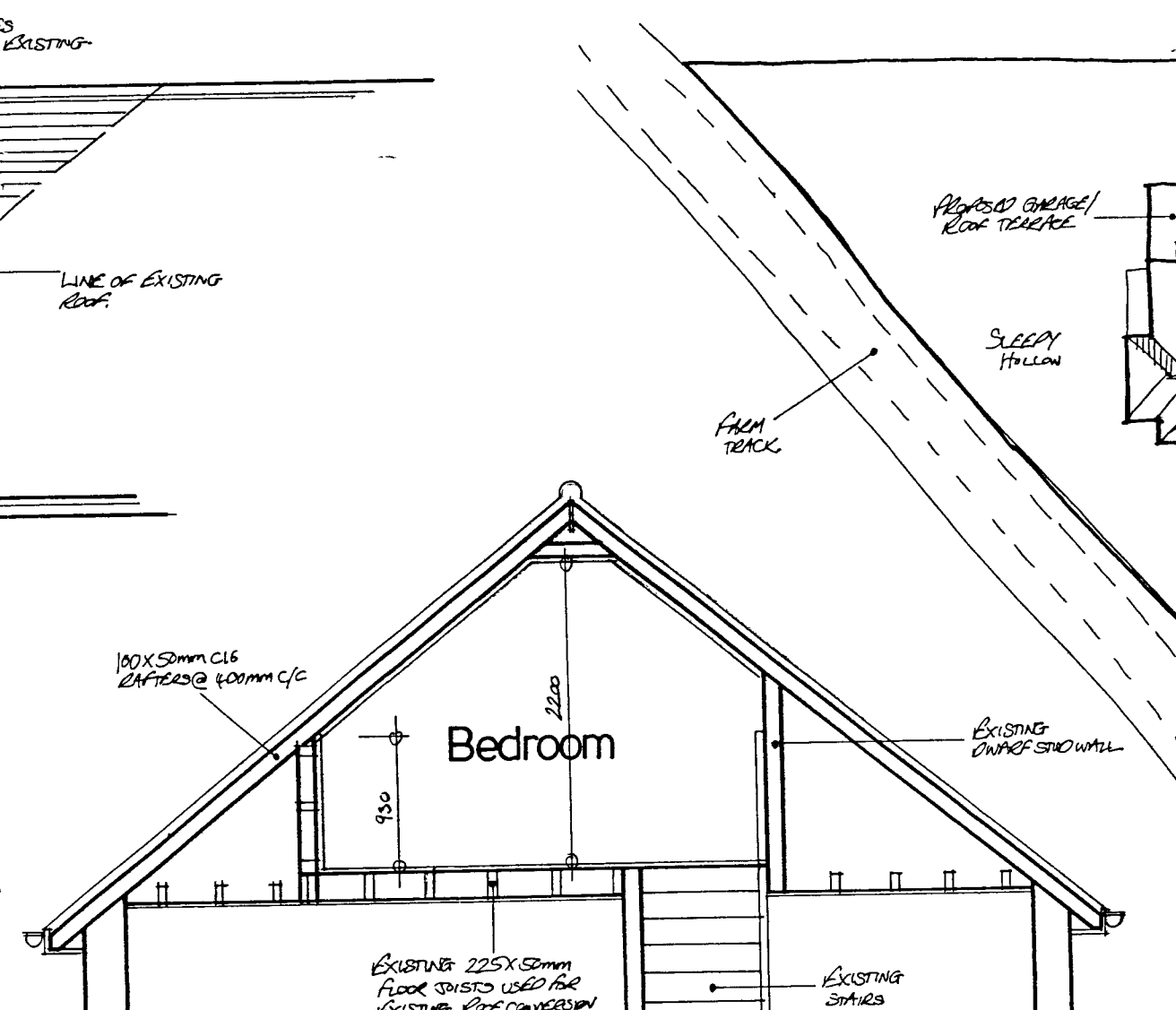
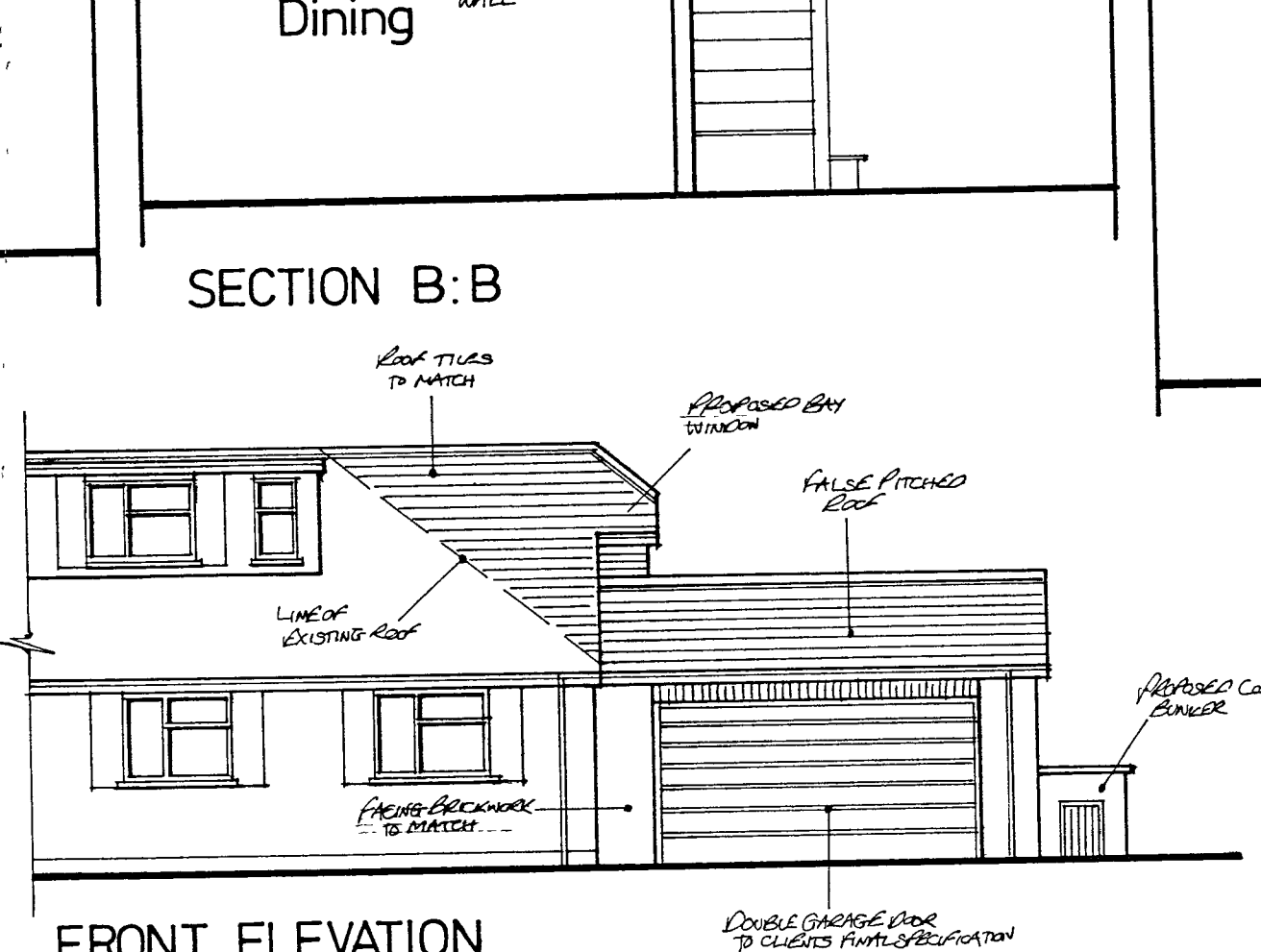
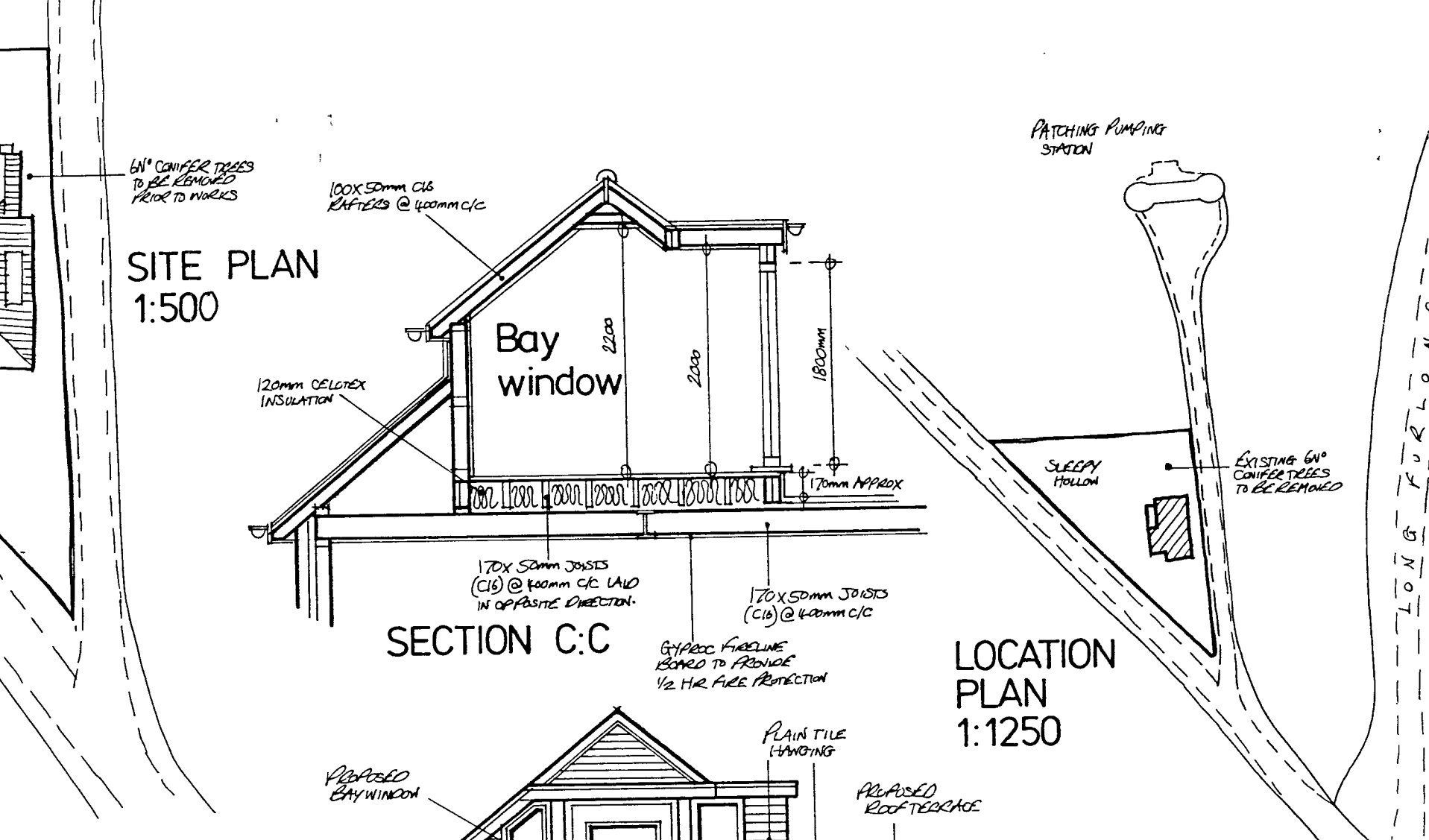
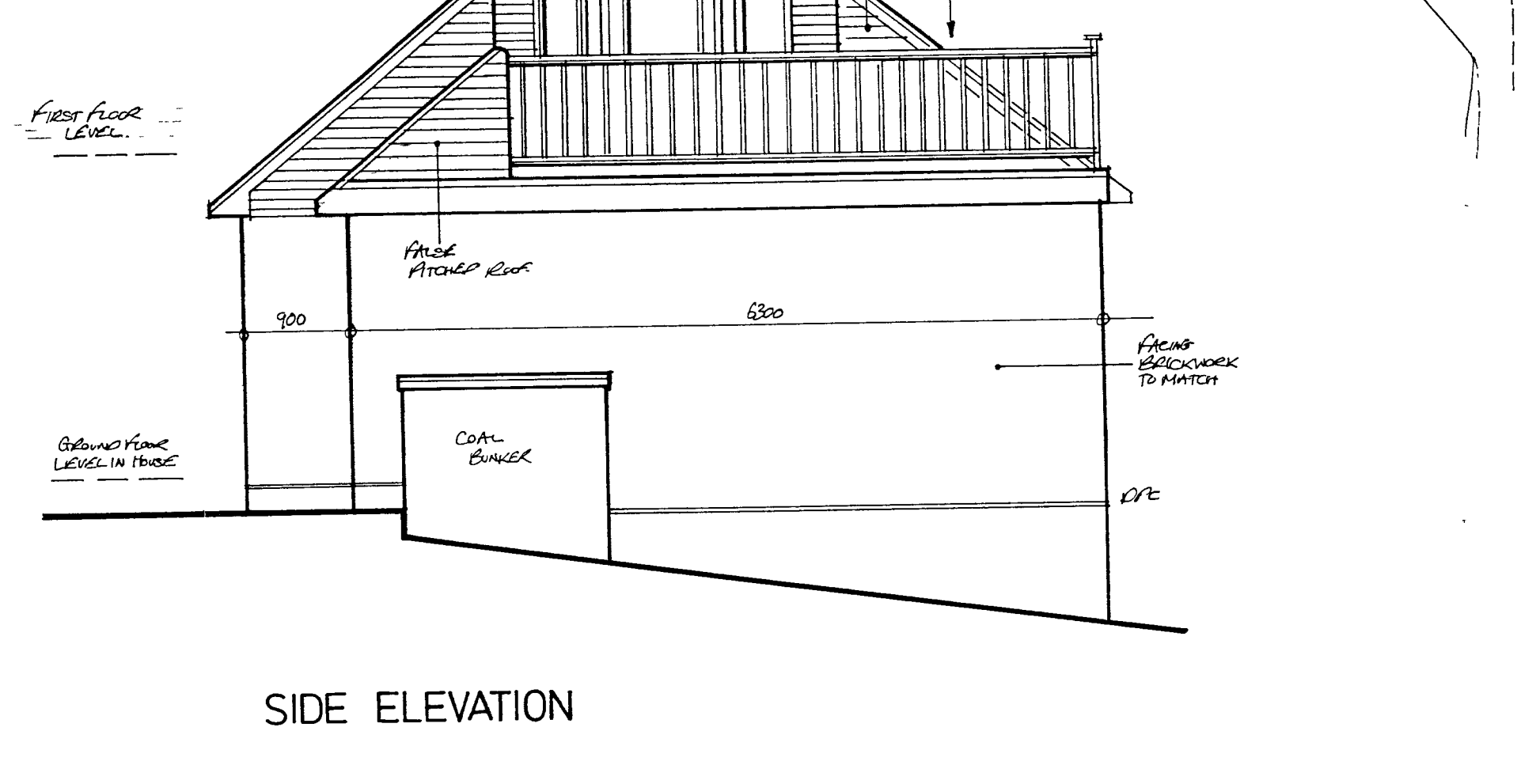
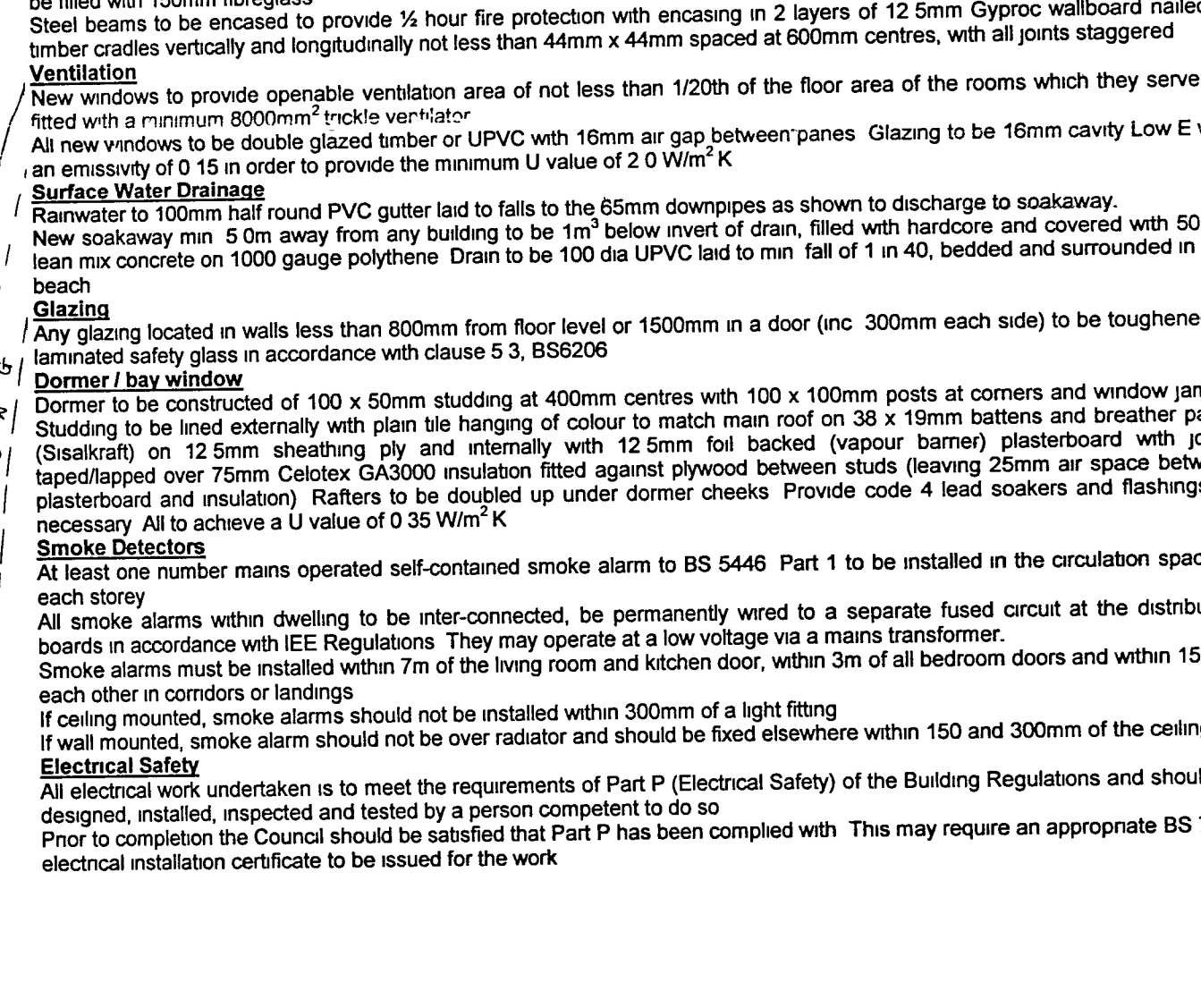
External Walls
Cavity walls comprising matching facing brick outer leaf with min 75mm cavity filled with 75mm Dntherm or Rockwool. Inner leaf 100mm Thermalite 'Shield 2000' or equal and approved blockwork min 2.8 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 13mm lightweight plaster internally. Providing a U value of 0.34 W/m²K
Horizontal strip polymer (hyloal) 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
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 roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists
Ground Floors
100mm concrete slab on 1200 gauge polythene dpm (dpm to provide continuity with dpc) on pre-cast concrete beam and all blockwork floor system over 175mm clear ventilated void (beam and block floor to be designed by specialist supplier and all details sent to the Building Control Officer). Finish of ground below suspended floor to be 1200 gauge polythene weighted with nominal sand binding over stripped and treated ground. Floor void to be ventilated by cranked periscopic ventilators 215 x 65mm at maximum 2m centres. Ventilators must not coincide with bearings to beams. All to achieve a U value of 0.25 W/m²K

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112
Flat roof / balcony covered with traffic tiles to client's specification on 20mm thickness asphalt laid in 2 layers of 10mm on felt isolating layer lapped to decking. 18mm WBP plywood decking on sw firings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan). Asphalt to be dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over asphalt upstand. Ceiling lined with 1000 gauge polythene vapour barrier with 2 layers of 65mm Celotex GA3000 insulation fixed between joists and 12.5mm plasterboard finished to client's approval
Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres
Firings cross batted with 50 x 50mm battens to permit cross flow ventilation above roof insulation
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely

Pitched Roof
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 SC3 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. Fascia to match existing with soffit of Masterboard fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge board
Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely
Skelings to be insulated with Celotex 2 layer method. Fix battens to existing 100 x 50mm rafters to achieve a minimum airspace of 50mm between the insulation and sarking felt. Fit securely 50mm thick Celotex GA3000 insulation between joists. Fix 35mm thick Celotex GA3000 insulation layer below existing rafters. 12.5mm plasterboard to be fixed to underside of foil faced (vapour barrier) insulation. All joints to be lapped and taped. All to achieve a U value of 0.30 W/m²K. Refer to Celotex 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
Beams and Lintels
Cathic 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 fibreglass
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyprock 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 2.0 W/m²K
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 1m² 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
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, BS6266
Dormer / Bay window
Dormer to be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plan tie hanging of colour to match main roof on 38 x 15mm battens and breather paper (Sasikrat) on 12.5mm sheathing ply and internally with 12.5mm foil backed (vapour barrier) plasterboard with joints taped/lapped over 75mm Celotex GA3000 insulation fitted against plywood between studs (leaving 25mm air space between plasterboard and insulation). Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary. All to achieve a U value of 0.35 W/m²K
Smoke Detectors
At least one number mains operated self-contained smoke alarm to BS 5446 Part 1 to be installed in the circulation space of each storey
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



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Address of works
Sleepy Hollow, Long Furlong, Patching

Drawing title
Proposed side garage with roof terrace
and hip to gable roof extension

Date
March 2006

Revisions

Scales
1:50,100,500,1250

Dwg No
01

Job No
AR-48