

2025/05/10 10:00:00

BUILDING REGULATIONS NOTES

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

BEAMS
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc Fireline board with staggered joints, Gyproc FireCane or painted in Nullifire 5 or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 765mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 140mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS B110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS S596 to support loadings assessed to BS S977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid nogging between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BS EN 845-1 at maximum 2m centres.

STRAPPING OF FLOORS

Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid nogging between joists at strap positions.

DEEP TRENCH FOUNDATION

1700mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 2300mm below ground level (foundations near Trees), exact depth to be agreed on site with Building Control Officer to suit site conditions. Inside face of Foundation to include 35mm thick Compressible material (min. 500mm foundation toe below A1) All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION OVER SLAB

To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 1500mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm S12 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.28W/m²K
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 60mm Celotex CV4000 insulation fixed to 100mm standard block internal leaf, K value 0.15 (Celon Standard, Thermaelite, Toplite Standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

DPC

Provide horizontal strip polymer (hylaad) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm c/s horizontally, 450mm vertically and 225mm c/s at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003.

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabrite or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

PITCHED ROOF INSULATION AT CEILING LEVEL

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles on 25 x 38mm tanalised sw treated battens on sarking felt supported on 50 x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Insulation at ceiling level to be 150mm Rockwool insulation laid between ceiling joists with a further 170mm layer over joists (cross direction).
Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 at 2m centres.

PITCHED ROOF

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles on 25 x 38mm tanalised sw treated battens on sarking felt to relevant BBA Certificate. Supported on 50x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 100mm Celotex GA4000 between rafters and 45mm Celotex TB4000 under rafters. Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 at 2m centres.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

LEAD VALLEYS

Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under tiles.

Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).
All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

INTERNAL MASONRY PARTITIONS

Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

INTERNAL LOADBEARING MASONRY PARTITIONS

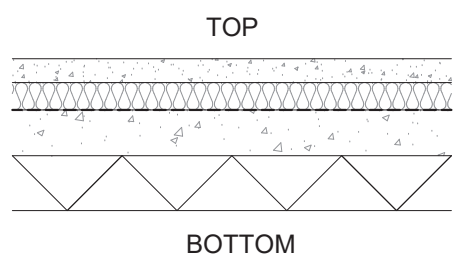
Construct load bearing internal masonry partitions using dense concrete blocks built off foundation. Concrete mix to conform to BS EN 206-1. Depth to engineers details and dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

INTERMEDIATE FLOORS

Intermediate floor to be 22mm t&g flooring grade chipboard or floorboards laid on TJI Joists at 400mm ctrs (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid nogging between joists at strap positions.

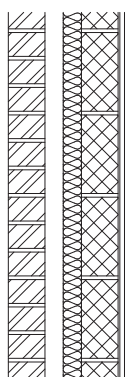
FLOOR BETWEEN HOUSE AND GARAGE

Intermediate floor to be 22mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid nogging between joists at strap positions.



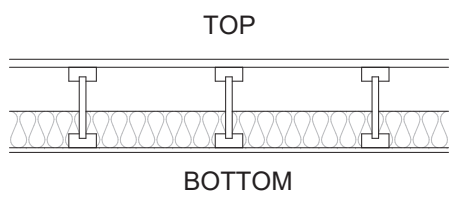
Floor Type FT1
Ground Bearing Floor
u-value to achieve 0.27m²K approx.

- TOP:
65mm Cement/Sand screed
75mm rigid insulation board (celotex)
1200 Gauge DPM
125mm Concrete Slab
150mm well compacted hardcore
- BOTTOM:



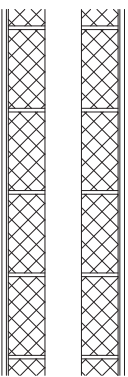
External Wall Type EW1T
New External Wall
u-value to achieve 0.27m²K approx.

- INSIDE:
2mm S/ plaster finish
12.5mm Plasterboard (on dabs)
100mm Topblock Hemelite (7N)
50mm Rigid board insulation (celotex or similar)
- OUTSIDE:
100mm brick (agreed by Planners)



Floor Type FT2
Suspended timber separating Floor
u-value to achieve 0.22m²K approx.
Fire resistance to achieve 30mins

- TOP:
22mm (min) T & G floor boards or 19mm plywood boards
250mm x 50mm C24 Timber floor joists
100mm (min.) mineral wool, density 60kg/m³ (min.)
12.5mm plaster board
2mm skim plaster finish
- BOTTOM:



Internal Wall Type IWT1
Party Wall
u-value to achieve 0.27m²K approx.

- INSIDE:
2mm Skin plaster finish
12.5mm Plasterboard (on dabs)
100mm Topblock Hemelite (7N)
100mm cavity
100mm Topblock Hemelite (7N)
12.5mm Plasterboard (on dabs)
2mm Skin plaster finish
- OUTSIDE:

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS5761 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per floor (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

HEATING

All radiators to have TVR8. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

NEW GAS BOILER

Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued to demonstrate that the installation complies with the requirements of Part L Carbon monoxide alarm to be positioned near boiler.
Boiler flue to be installed in accordance with Approved Document L, British Gas requirements and manufactures guidance. Flues to be terminated externally with metal terminal guard and positioned a minimum of 600mm away from any openings into the building. Where the flue passes through a wall, floor or roof, enclose in a non-combustible sleeve. Where the flue is within a void provide appropriate and sufficiently sized access to allow inspection of the flue. No combustible materials to be within 50mm of the flue.
Provide new metered gas supply to the dwelling. All works to comply with gas authority standards. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

WINDOWS

Windows to be double glazed with 16mm argon gas and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.

DOORS

Doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gas and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13134-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm² and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New windows/rooftlights to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Ventilation provision to be in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13144-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

VENTILATION OF TIMBER SUSPENDED FLOOR

Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through a radon barrier.

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

RAINWATER DRAINAGE

Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.
Paved areas to be suitably drained free from storm water.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow drains to be covered with 150mm concrete slab over compressible material. Provide 100mm rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401:1: 2009.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/C - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

AUTOMATIC AIR VALVE

Fittings from wc to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

PIPEWORK THROUGH WALLS

Where pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm sealant all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

AIR PERMEABILITY AND PRESSURE TESTING

Reasonable provision shall be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. The new dwelling to be pressure tested by a specialist registered with the British Institute of Non-destructive Testing in compliance with Regulation 43 of the Building Regulations.
The measured air permeability to be not worse than 10 m³/(h.m²) at 50 Pa or in compliance with the TER design limits, ensuring the DER calculated using the measured air permeability is not worse than the TER.
Where the dwelling is not to be tested an assessed air permeability to the value of 15 m³/(h.m²) at 50 Pa is to be assumed for the purpose of the TER.
If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved.
A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

PROVIDING INFORMATION

Information about the fixed building services and their maintenance, including timing and treatment control settings, shall be provided to the owner of the dwelling on completion in compliance with Approved Document L1A.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

CONSIDERATION OF HIGH-EFFICIENCY ALTERNATIVE SYSTEMS FOR NEW BUILDINGS - REGULATION 25A

On commencement of the works, Building Control to be given documentation to confirm consideration has been given to the technical, environmental and economic feasibility of using high-efficiency alternative systems such as decentralised energy supply systems based on energy from renewable sources where available, renewable sources and heat pumps.
EXTERNAL STEPPED APPROACH SITES WITH A SLOPE OF MORE THAN 1:15
Provide suitable firm, hard and non slip steps to principal entrance door at least 900mm wide, with landings 900mm long (min) at the top and bottom of the steps. Steps to have suitable tread nosing profile and uniform rise between 75-150mm and a uniform going of 280mm (which for tapered treads should be measured at a point 270mm from the inside of the tread). Provide a continuous handrail with a grippable profile fixed 850-1000mm above the step pitch line and extending 300mm beyond the top and bottom nosings.
The rise of the flight not to exceed 1.8m between landings.

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING

Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channels. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

INTERNAL CORRIDORS AND DOOR WIDTHS

Internal passageways/corridors to be 1200mm minimum clear width and doors into all rooms to have 750mm minimum unobstructed opening width.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC

All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level.
Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

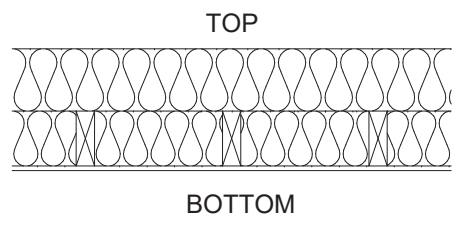
PROVISION OF A GROUND FLOOR W/C

Wheelchair accessible W/C to be provided on the principal entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan to allow sufficient space for wheelchair approach and turning. The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.



Internal Wall Type IWT3
New Partition Wall
Fire resistance to achieve 30mins

- FACE 1:
2mm Skin plaster finish
12.5mm Plasterboard (on dabs)
100mm Topblock Hemelite (7N)
12.5mm Plasterboard (on dabs)
100mm Skin plaster finish
- FACE 2:



Ceiling Type CT1
First Floor ceiling Detail
u-value to achieve 0.22m²K approx.