

Building Regulation Notes

VENTILATION

Cooker hood mechanical extract fan 60l/sec with 15min overrun ducted above ceiling (between joists) via100mm duct and condensation trap to external air through proprietary grille on side elevation. Natural ventilation to be equal to 1/20th the room floor area (including 8000mm night vents).

NOTE: All exposed vents to have fixed grills/hoods.

AUTOMATIC HEAT AND SMOKE DETECTION AND ALARM SYSTEM

The automatic heat and smoke detection and alarm system is to be in accordance with the 2010 edition of Approved Document B of the Building Regulations, to be a type 2 System - to BS 5839-6 and are to be mains operated, interconnected, self - contained smoke alarms conforming to BS 5446-3:2015, with a battery back up facility installed strictly in accordance with the manufacturers instructions and the IEE Regulations.

DRAINAGE SURFACE WATER

To be in accordance with structural engineers design, specification and calculations, (Structural Engineers design, specification and details to take precedent). However as a minimum:

- All work to comply with BS8301:1985. All pipe-work in proprietary UPVC Osma or similar. 100mm pvcu gutters, 68mm round rainwater pipes discharging into trapped gullies or 90° bend as per drainage drawing.
- Underground drains 100/150mmØ pvcu, bedded and surrounded in 100mm thick granular material in accordance with pipe manufacturers specification. Minimum gradient 1:80.
- Discharge of rainwater to be drained into mains drainage as per existing.

DRAINAGE - SOIL AND WASTE

To be in accordance with structural engineers design, specification and calculations, (Structural Engineers design, specification and details to take precedent). However as a minimum:

- All pipework above ground to comply with BS EN 12056-2:2000. All pipes to be UPVC Osma or similar.
- Sanitary appliances to be fitted with 75mm deep seal traps as follows: baths, sink, shower and bidet 40mmØ., basin 32mmØ. Anti vac traps to be fitted where indicated. Provide cleaning eyes at changes in direction of waste branches.
- Below ground, all work to comply with BS EN 752:2017. All pipework in UPVC or similar approved.
- 110mmØ. pipes bedded and surrounded with granular material 100mm thick, in accordance with manufacturers specification. Below floors where crown of pipe is within 300mm of underside of slab, bed and surround in 150mm concrete. Minimum gradient 1:80.
- Inspection chambers proprietary UPVC units on 150mm concrete base, or 215mm engineering brickwork on 150mm concrete base.
- Provide 50mm sound deadening quilt (Rockwool) or similar, wrapped around and wired onto svp as sound insulation, where passing through habitable rooms.

ELECTRICAL INSTALLATION

All electrical work to be carried out in a accordance with the rules, regulations and requirements of the IET Wiring Regulations, Eighteenth Edition, BS 7671:2018 (2018), and to be carried out by an N.I.C.E.I.C. Approved Electrical Contractor only in accordance with BS7671.

The Main Contractor is to forward a copy of the completion certificate to both the Supervising Officer and the Local Authority Building Control Officer upon Completion of the Electrical Installation.

Provide energy efficient light fixtures, more than 40 Lumens/circuit-watt as recommended under paragraph 1.54 of pt L1. All electric sockets and switches to be positioned a minimum of 450mm above finished floor level and no higher than 1200mm above finished floor level.

GENERAL

Stop end cavity trays to be installed over all window and door openings and in all other situations where cavity is breached to project a minimum of 150mm past the opening. Stepped cavity trays with stop ends to be fully lapped with lead flashing at roof abutment locations. Fully in accordance with the 'Lead Sheet Associations' written specification and details.

All new work is to comply with the Building regulations - LATEST EDITION with amendments. All materials shall be in accordance with the latest relevant British Standards, and workmanship to the latest relevant Codes of Practice. The work should also comply with the latest, applicable legislation that may be in force during the time of construction, in accordance with the latest NHBC specifications of works and practices - covered under the Health and Safety at Work Legislation; and the current CDM regulations. These drawings are to be read in conjunction with the NBS specifications produced for this project and Structural Engineer's details.

LINTELS

To be in accordance with structural engineers design, specification and calculations, (Structural Engineers design, specification and details to take precedent). However as a minimum:

Where applicable, internally, Lintels to be precast type - concrete to BS EN 206-1:2000. Those up to 900mm to be 150 deep x width of wall, with 1no. 12mm MS bar for each 105 mm of wall thickness.

All lintels are to be installed in accordance with the manufacturer's instructions, on mortar bedding (no dry beds) with a minimum end bearing of 150 mm each end. Otherwise at the Contractors option lintels may be Catnic Type as specified by the Structural Engineer. size to suit span as directed in manufacturers tables and recommendations.

GLAZING

All low level glazing to windows (within 800mm of finished floor level), or within doors, side panels, to be in accordance with Approved Document N and G.G.F. standards.

SOLID WALL FINISHES

Internally, finish with 12.5mm plasterboard, all joints to be taped and sealed with 2 layers smooth render finish professionally decorated to clients specification.

EXTERNAL WALLS

New build external partial fill insulation block-work cavity wall to comprise 100mm block-work 50mm clear cavity. 50mm partial fill Kingspan Kooltherm K8 Cavity Board,100mm thermal block-work inner leaf. Finish with 2 coats smooth Gypsum plaster, to be decorated to a professional finish to clients specification. Wall construction to incorporate stainless steel (non-corrosive), insulated, twist wall ties, to be at least 250mm long and in accordance with BS EN 1996-1-1 and BS EN 1996-2.

NOTES:

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION. WHERE A CONFLICT OF INFORMATION OCCURS, ENGINEERS DETAILS TO TAKE PRECEDENT.

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Building Regulations



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Existing Building at:
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