

**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 controlling 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 transfer 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.

(c)

**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 minimize unwanted air leakage through the new building fabric.

**HEALTH AND SAFETY**

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

**MATERIALS AND WORKMANSHIP**

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

**DEMOLITION**

Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties. Such measures to include: The shoring of adjoining buildings. The control of dust and noise generation. The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition. The repairing and making good any damage to any adjacent building effected by the demolition. The removal of material or rubbish resulting from the clearance and demolition of the site. The disconnection, sealing or removal of any drain or sewer, as required. The making good of any disturbed ground. Any arrangements necessary for the disconnection of all services (e.g. gas, water, electricity) in accordance with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site. Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish is to be made where required. All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

**SITE INVESTIGATION**

A survey of the site is to be carried out by a suitably qualified person including an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys is to be submitted to the Building Control Officer before work commences on site. Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006.

**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, vapors etc on or in the ground covered, or to be covered by the building.

**STRUCTURAL ELEMENTS**

All new steelwork to be half hour fire protected. Steelwork sizes and bearing/connections to structural engineer's design and specification. All new structural member sizes (joists, rafters, etc) to be confirmed by structural engineer.

**WALLS**

Infill wall areas to existing brick walls to be brickwork and / or blockwork with lintels as required, and finished with plaster and skim to match existing adjacent levels. Crocodile 2000 universal or similar wall connectors to be used where new walls abut into existing walls. For 225mm solid brick or blockwork walls lintels to be Keystone SWK or B2c or B3c. For internal 100mm brick or blockwork walls to be Keystone INTK. Existing beams or lintels taking additional loads to be exposed to determine suitability to Building Inspector's satisfaction.

**WINDOWS (ESCAPE)**

Where a window is shown on drawings as an escape window, it is to have a minimum of 0.3 sqm unobstructed area when open and no dimensions less than 450mm. The bottom of the opening for an escape window should be not more than 1100mm from the floor. Safety glass to be used where window cills are below 800mm.

**ROOF WINDOWS (INCL. ESCAPE)**

Velux roof windows to be types and sizes shown on the drawings with appropriate Velux flashing, for roof construction and finish, under felt collar, vapour barrier collar and basic lining. Include blind / sunscreen to client's choice. Roof windows shown as escape windows (MoE) shall be designated by the manufacturer, with 850x500mm clear opening, to be installed at a maximum of 1700mm from the eaves to the sill and at a cill height of between 600mm and 1100mm above floor level. Roof window openings are to be trimmed both sides with double rafters and top and bottom with trimmers of the same size as adjacent rafters.

**PARTITIONS**

To be 75mm studing at nominal 400mm c/c with noggin as required faced both sides with plasterboard. Where stud walls are infilling existing walls / door openings, thickness to match existing adjacent wall. Rockwool roll batts to be fitted tightly between studs. For areas to receive tiling replace plasterboard with 18mm WVP sheathing ply. Floor joists to be doubled up below partitions or blocking inserted between joists running perpendicular to partitions.

**DOORS**

To be John Carr internal paint grade veneer faced doors, panelling requirements to be agreed with client prior to order, hung on 100mm steel bolt hinges into ex 114x 32mm softwood door lining with stops. 75mm architrave to be used to match existing adjacent architecture. Ironmongery to be fitted in accordance with clients instructions. Door to under eaves storage to be similar to above but height to suit new stud wall. Any glazed openings in doors to be to B.S. 6206. Safety glass to be used below 1500mm and to side panels within 300mm of doors. All doors denoted FD30 on drawings to be certificated fire-rated doorsets fitted with suitable self-close device.

**STAIRCASE AND BALUSTRADING**

To be s/w timber construction to B.S. 585: part 1 1989, nominal rise and going as shown on the sections to achieve degree pitch (max 42 degrees); 275x25mm strings, 25mm softwood treads and 9mm ply risers. Newel post and balustrade to match existing to one side and new handrail to other side, both at 900mm above pitch line - all to B.S. 6180: 1995 and B.S. 6399 part 1 1996. Balcony or external Balustrade to be a minimum of 1100mm high from internal finished floor level. Maximum dimension between balusters 100mm.

**INTERMEDIATE FLOORS**

Generally to be 18 mm T&G chipboard flooring on floor joists on Simpsons JHM timber joist hangers or notched into web of steel beams as engineers details. Lay 100mm Rockwool between joists supported on nylon netting for sound insulation. Ceiling to be 12.5mm plasterboard. Provide lateral strapping and strutting at midpoint of span for floors of greater span than 2100mm.

**NEW FLOOR ABOVE GARAGE**

(New Thermal Element U' value 0.2 W/m2K) To be 18 mm T&G chipboard flooring on floor joists on Simpsons JHM timber joist hangers or notched into web of steel beams as engineers details. Ceiling lining to be two layers of 12.5mm fireline board with staggered joints installed in accordance with British Gypsum recommendations to provide half hour fire resistance between garage and room above. Insulation to be two layers of 100mm Rockslab Flexible Slab between joists.

**EXTERNAL**

Any existing drains found below new building work to be exposed for inspection and to be enclosed in concrete as necessary. New rainwater goods to be Dales Delta 100 box gutter system with outlets, stop ends and downpipes to match. Rainwater gullies to be trapped. Downpipes and SVP's to be connected to existing combined storm and sewer system via new 100mm vitrified clay drainage runs with flexible bends laid in washed gravel class S2. Layout and manhole positions as shown on the drawings. All from Hepworth's Superseve house drain range (to B.S. EN 25) or equivalent. Connection into existing drainage at existing manhole at appropriate invert, gradient and layout, all to meet with Building Inspector's approval. Where laid with less than minimum recommended cover, the pipes should be protected from damage with concrete slabs with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs.

**SHARED DRAINS / SEWERS**

Should an existing sewer be found to be a shared drain, it will be subject to building over agreement from Severn Trent Water. The client is responsible for applying for this agreement. Requirements include that the drain is to be surveyed by CCTV prior to building work and following completion. Any damaged sections to be replaced by the builder at the client's expense to a method statement agreed with Severn Trent Water. Further information on this topic can be found on the Severn Trent Water web site at www.stwater.co.uk.

**BACKGROUND VENTILATION**

Where a new habitable room adjoins an existing room with less than 5000q3 mm background ventilation, internal doors between new and existing to be undercut to provide 7600q3 mm (equivalent to 10mm above FFL for a standard 760mm door). Where a new habitable room adjoins an existing room which meets 5000q3 mm of background ventilation, provide at least 8000q3 mm equivalent area between the rooms and background ventilation of at least 8000q3 mm between the additional room and the outside via enlarged trickle ventilators in windows / doors.

**HEATING INSTALLATION**

Fit underfloor heating system or new radiators of appropriate size to new rooms with thermostatic valves to match existing central heating system and connect into existing system at appropriate points. Sizing of exposed pipe runs to be agreed with client before fixing. Plumber to confirm that existing boiler is suitable for extension of heating system. Work to be carried out by an approved Gas Safe registered plumber and shall be in accordance with the Domestic Heating Compliance Guide. Location of boiler flue to comply with diagram 34 in approved document part J of Building Regulations.

**ELECTRICAL INSTALLATION**

Fit new electrical elements in locations agreed with and approved by the client. All work is required to meet part P (electrical safety) and will be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the council are to be satisfied that part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. Notwithstanding the above, all work to be carried out to the latest IEE regulations. Provide at least 30% of new fittings as superior low energy fittings.

**FIRE ALARMS (EXTENSIONS)**

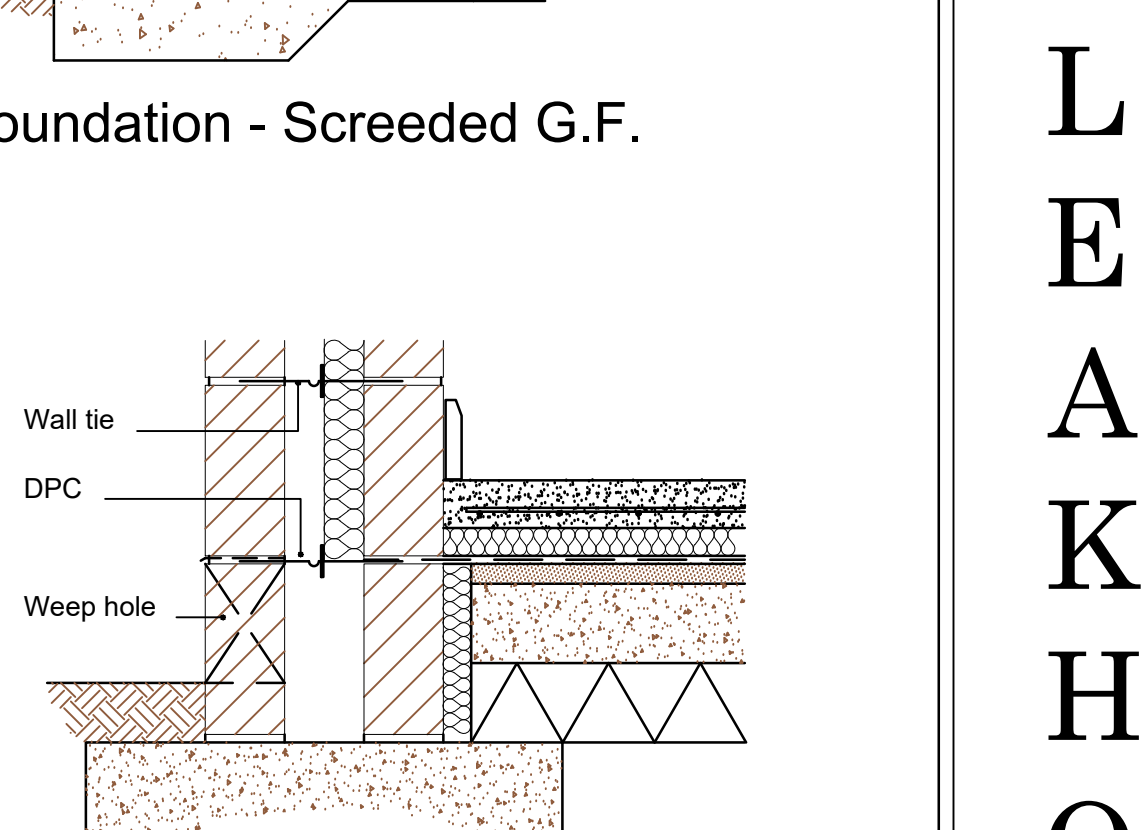
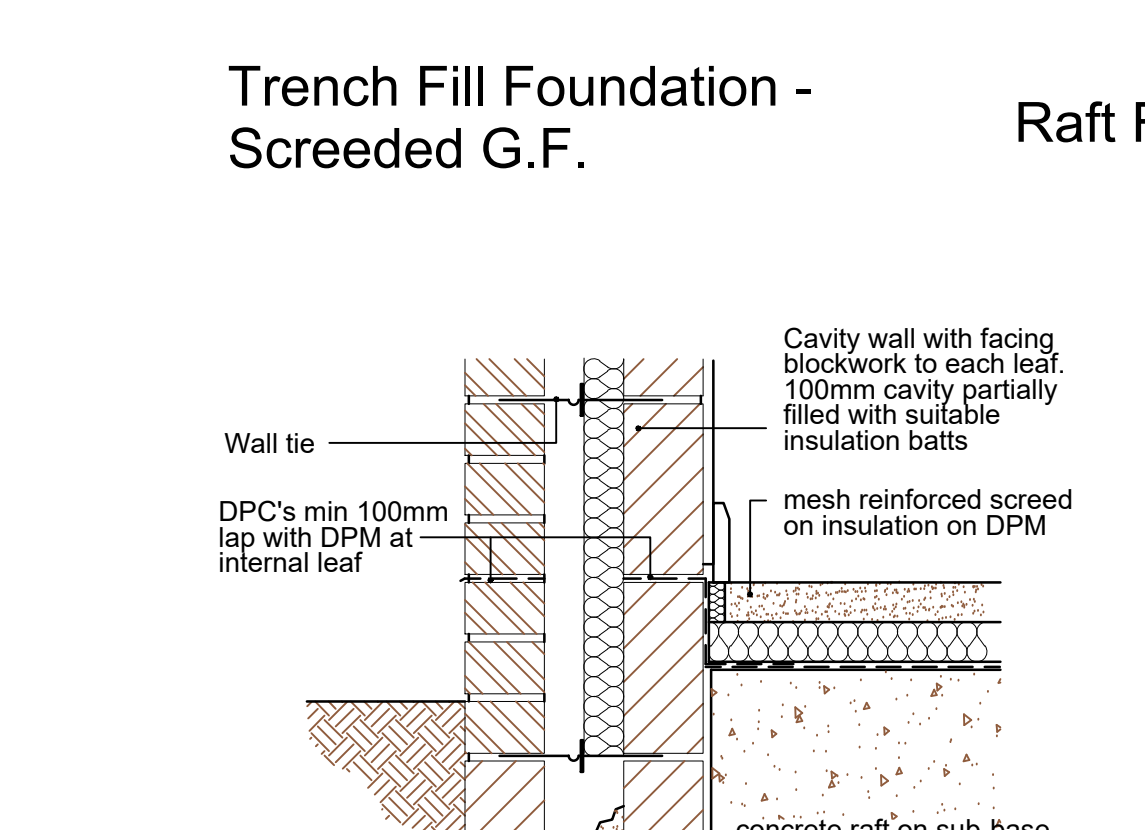
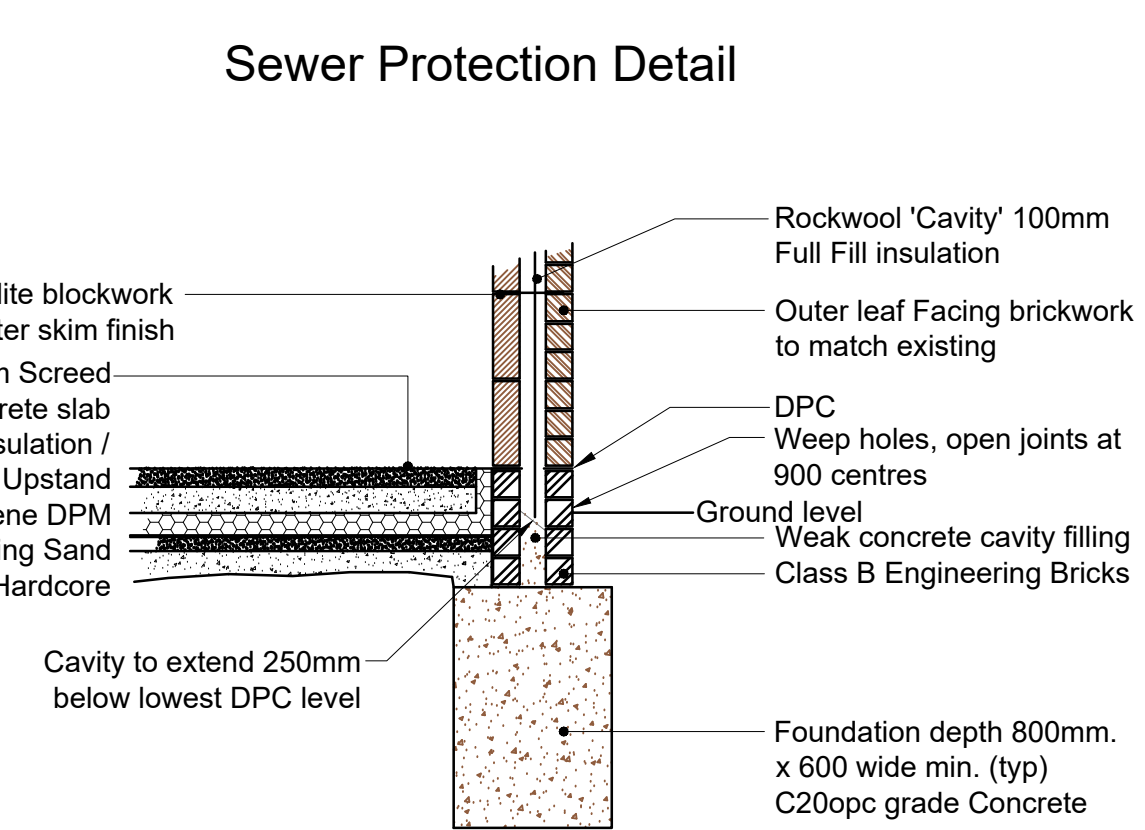
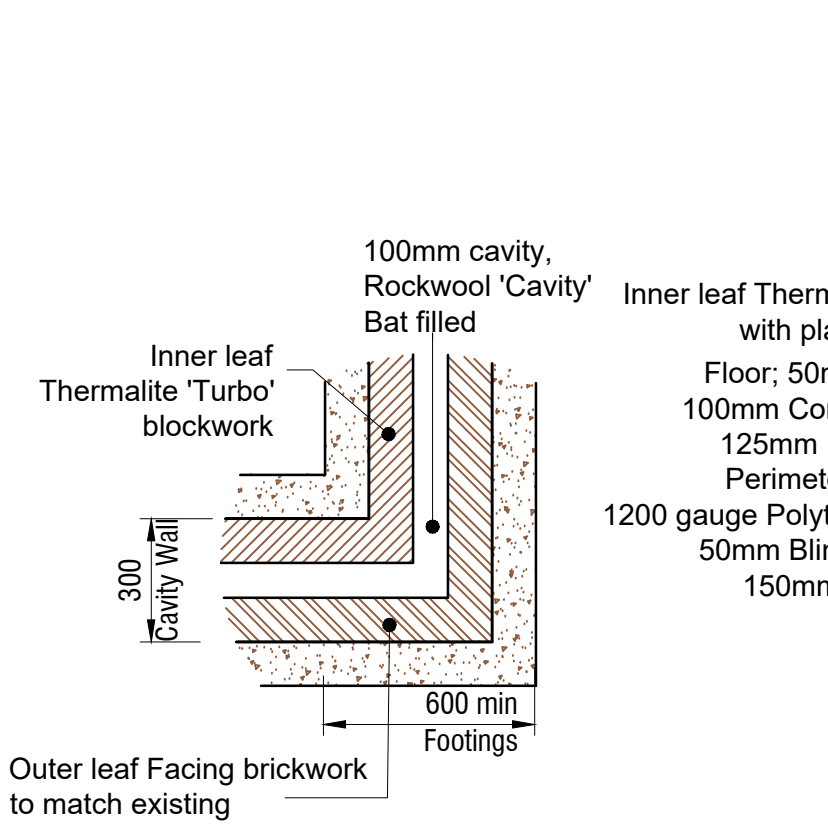
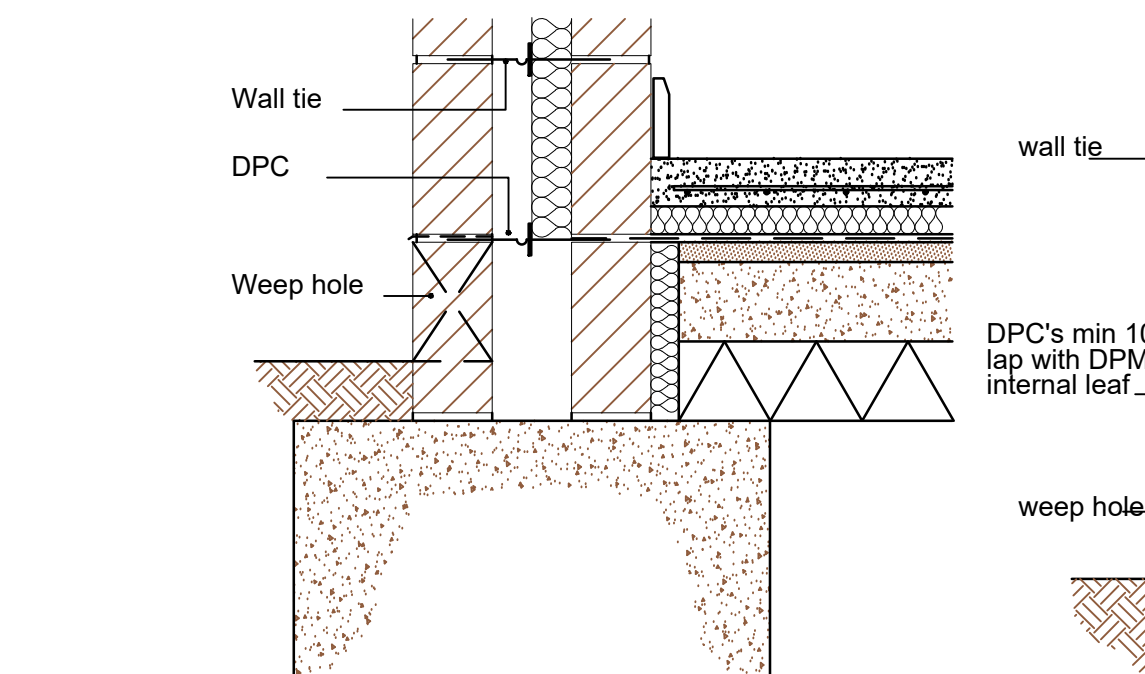
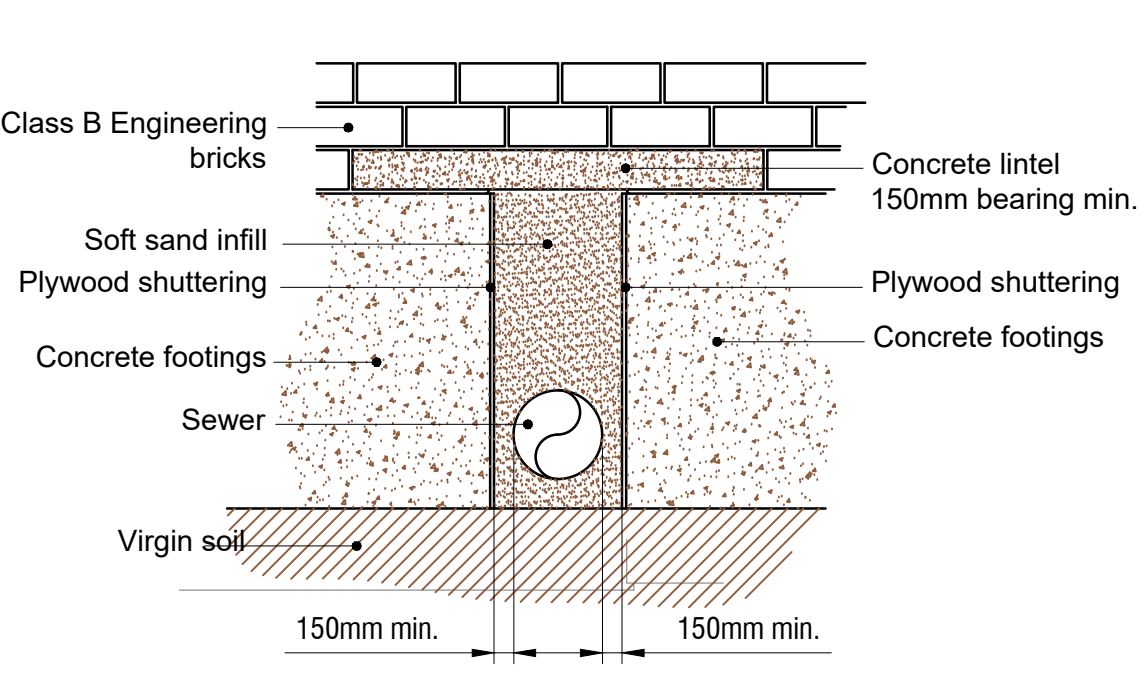
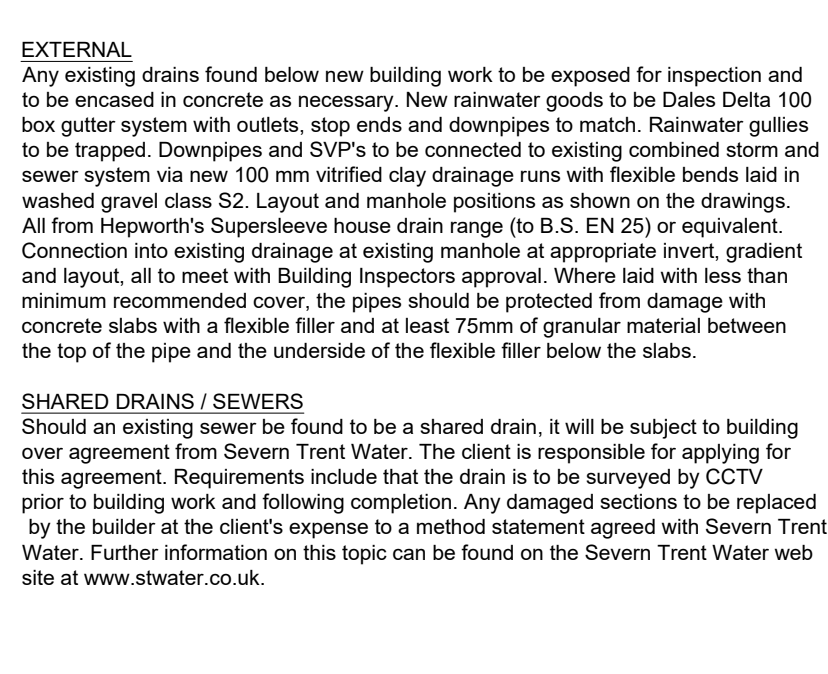
To comprise mains operated, interconnected, self-contained smoke alarms located at top and bottom of stairs and a linked heat detector in the kitchen, conforming to B.S. 5446 Part 1, to be positioned as indicated ('SD' - smoke detector and 'HD' - heat detector) on the drawings and to be wired in accordance with B.S. 7671 to an independently fused circuit at the distribution board - all in accordance with the building inspector's approval. Where an existing system is present, check that this complies with the latest regulations.

**DRAINAGE**

Minimum 1:40 falls to all new drainage runs & below ground drainage - all in accordance with B.S. 8301.

**INTERNAL**

Polypropylene traps, mPVC pipes and uPVC fittings; 100mm diameter SVP's fitted with air admittance valves where necessary internally and vent terminals externally. Any air admittance valve should be placed above the floor level of any appliance it serves and should be accessible and vented if boxed in. 32mm diameter waste pipes and 75mm deep seal traps to wash basins, 40mm waste and 50mm deep seal traps to baths, showers and, 40mm waste and 75mm deep seal traps to sinks, WCs to have 75 or 100mm diameter 50mm deep seal traps subject to specification of fitting, all to BS5572. Rodding access to be provided at all changes of direction and new connections and changes of gradient. All sanitary fittings and accessories to be chosen and supplied by client.

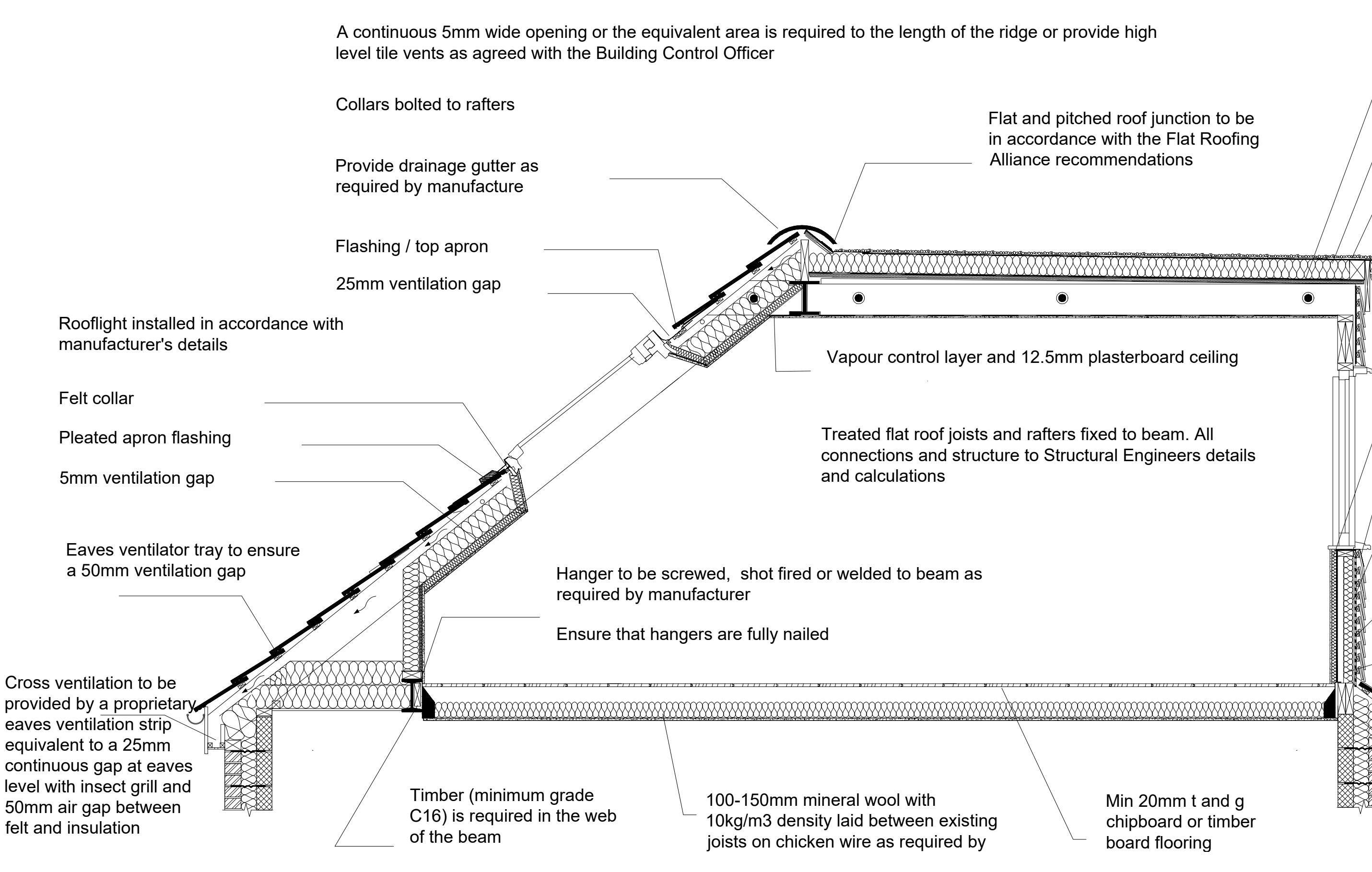


**Cavity Wall & Footings Detail**

**Foundations, Floor & Brickwork Detail**

**Raft Foundation - Screeded G.F.**

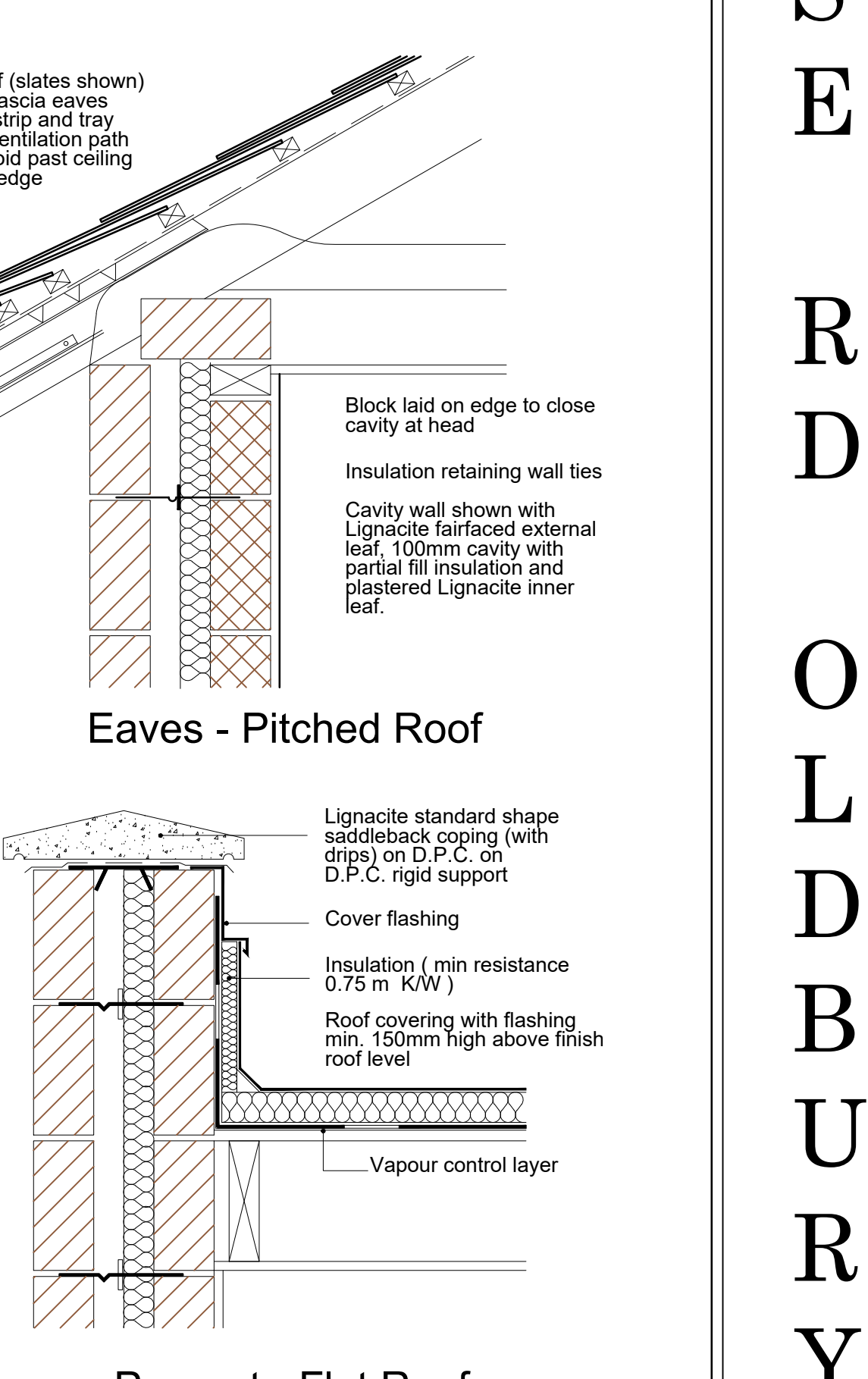
**Trench Fill Foundation - Screeded G.F.**



**PROPOSED SECTION**

**Raft Foundation - Screeded G.F.**

**Trench Fill Foundation - Screeded G.F.**



**Eaves - Pitched Roof**

**Parapet - Flat Roof**

ALL CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE PREPARING PRODUCTION DRAWINGS OR COMMENCING ANY WORK. THIS DRAWING AND ITS DESIGN IS THE COPYRIGHT OF BHARYA DBC LTD ONLY. AND MAY NOT BE REPRODUCED IN ANY FORM WHATSOEVER WITHOUT THEIR PRIOR EXPRESS WRITTEN CONSENT.

**PLANNING / BUILDING REGS**

DRAWINGS AND LAYOUT IS INDICATIVE ONLY ALL DIMENSIONS AND DRAINAGE TO BE CHECKED ON SITE BY CLIENTS APPOINTED CONTRACTORS BUILDING INSPECTOR MUST CALLED OUT TO INSPECT THE BUILDING WORK IN STAGES. ALL STRUCTURAL DESIGN TO BE DESIGN BY STRUCTURAL ENGINEER. ALL WORKS ARE DONE AT YOUR OWN RISK RELEVANT PERMISSIONS I IN PLACE. ALL WORKS ON OR WITHIN A 3 MTR ZONE OF A NEIGHBORING BOUNDARY ARE TO BE NOTIFIED 14 DAYS BEFORE COMMENCEMENT ON SITE IN ACCORDANCE WITH THE PARTY WALL ACT 1996.

Revisions	Date May 2021	Drawn DsB	Scale 1:50 @ A1	Client Mr Bedi	Drawing title Proposed construction details
ALL DIMENSIONS TO BE CHECKED ON SITE	Preliminary ●	Construction ○		Job title Proposed loft conversion	Drawing No. BDBC/21/51 - 03

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