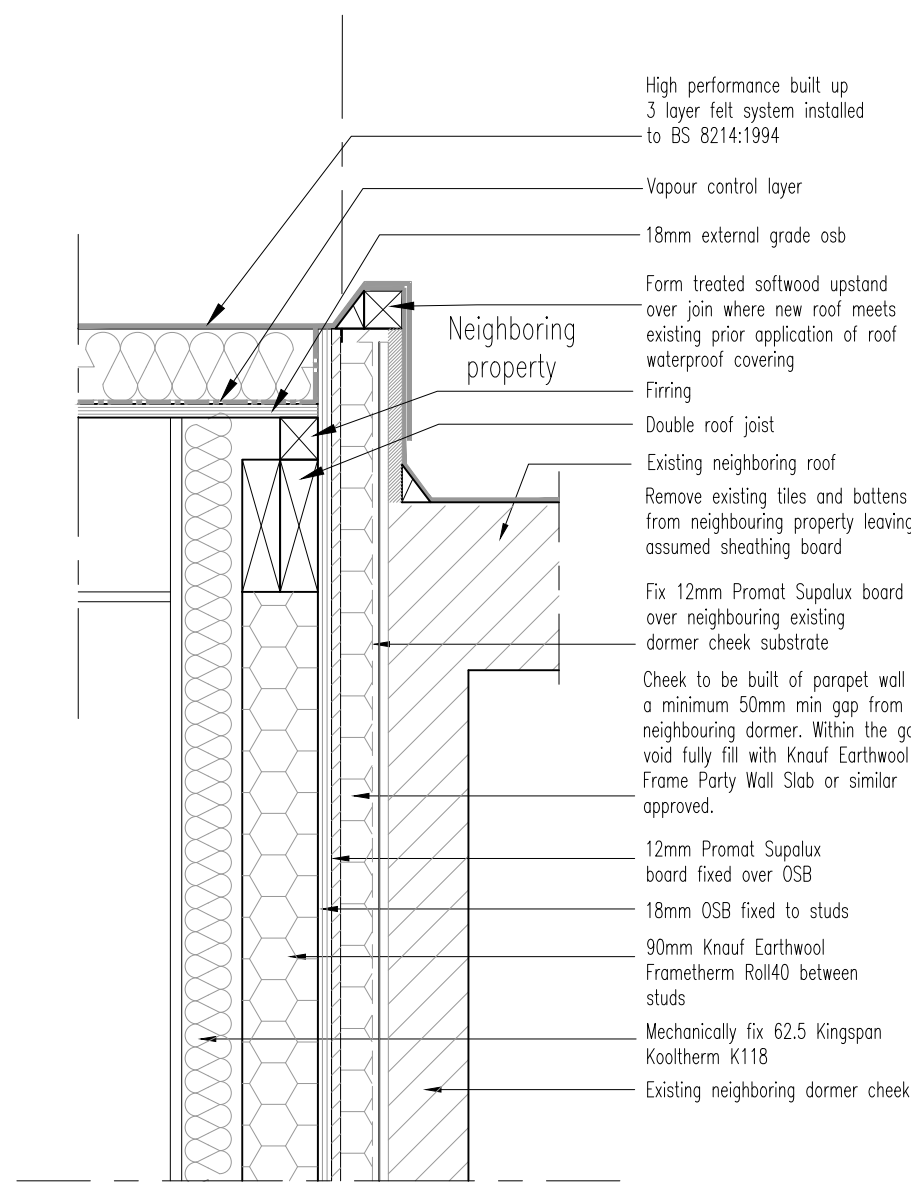


Dormer Roof Construction
- Scale 1:20



Dormer Cheek To Neighboring Detail
- Scale 1:10

BUILDING REGULATION NOTES

Party wall regulations:
The owner, should they need to do so under the requirements of the party wall act 1996, has a duty to serve a party structure notice on any adjoining owner if the building work involves works on or to an existing party wall including:
Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within A 45 degree line of the adjoining foundations.
A party wall agreement is to be in place prior to start of works on site.

CDM health & safety regulations for both domestic and commercial construction work: the owner, under the construction design management, cdm, health & safety regulations 2015 has certain responsibilities as defined in the cdm 2015 act during the construction period and provide the client with the health and safety file including the "as built" drawings, if they are the "principal contractor", ie. there is more than one contractor on-site during the build, and the client hasn't appointed a principal designer.

The "principal contractor" or contractor must provide the client or "principal designer", if there is one appointed, with their cdm construction phase plan, implement & manage all their cdm responsibilities as defined in the cdm 2015 act during the construction period and provide the client with the health and safety file including the "as built" drawings, if they are the "principal contractor", ie. there is more than one contractor on-site during the build, and the client hasn't appointed a principal designer.

Please note that sub-contractors are considered as "other contractors on-site" under the cdm regulations as they are not in direct employment of the contractor.

Existing structures:
to be safely/carefully taken down / demolished including the removal of concrete floors and foundations where applicable.

Dormer Construction (Refer to Section A-A for Insulation Spec)
New build timber frame rear dormer constructed using 50x100mm tsw studs. To insulate dormer walls to achieve a min u-value of 0.18w/m² externally studs to be sheathed in 18mm OSB. Neighbouring property install over OSB install sheet of 12mm Supalux board to manufacture's details to provide a minimum 30 mins fire rating protection. Vapour Breathable Membrane or similar approved to be dressed over dormer carcass to manufacture instructions followed by 50x25mm tsw battens fixed via stainless steel nails and clad in tiles that match existing roof.
Refer to Section for Insulation specifications.

Existing Party Walls Within Loft:
Existing party walls within loft space to receive a 6mm coat of British Gypsum Gyproc SoundCoat Plus or similar approved - applied in full compliance with manufactures instructions

BCS's Fixings & Ceiling Traps:
Horizontal dpc's to be 18mm wider than the width of the walls they are bedded on and are to be hybrid or equivalent and approved by the architect to BS 743, installed in accordance with the recommendations of BS 8215:1991, and positioned a minimum of 150mm above external ground level / hard landscaping. All cavities are to be closed on to 175mm wide vertical dpc's with insulating proprietary cavity closers. Vertical dpc's to be pinned to the back of all door and window frames.

Leadwork:
All leadwork to be minimum code 4 lead sheet to BS EN 12588:1999. All leadwork to be laid in accordance with the lead sheet association requirements. Minimum 150mm upstand at abutments and flashings tucked in to brick coursing minimum 38mm. Apply to all viable lead a coating of polinalon oil, evenly in one direction, and in dry conditions. All individual flashing pieces are not to exceed 1.5m in length. Leadwork secret abutment gutter & valley gutter to be in accordance with the Lead Association Details and Recommendations.

New Windows and doors:
To achieve a maximum u-value of 1.4. To be installed by contractors in full compliance with building regulations and manufacture's recommendations. Glazing to be double glazed sealed units with either 16mm air gap and soft low E coating or a 12mm argon filled and solar reflective super low e glass with a U value not exceeding 1.4 W/m²k.
Toughened or laminated safety glass to be used in doors within 1500mm of floor, and windows within 800mm of floor.
In F. R. Enclosures, glass to be 9mm Georgian wired (1.2msq maximum area) fitted to BS747
Full Height glazing to comply with bs en 1991-1-1-2002, PD 6688-1-1:2011 & BS 6262-4 2005, and comply to test standards EN12600:2002 & BS 6206:1981 classification. Calculations to be carried out by glazing specialist
Each habitable room to have a window capable of acting as an escape window; having an unobstructed openable area of at least 0.33msq and at least 450mm wide x 450mm high with sill height to be no more than 1100mm above floor level
Trickle ventilation to be as set out under "ventilation".
Velux & Roof lights to have a Maximum U value of 1.4 W/m²k. Velux to be of central pivot opening type.

Internal partitions:
Generally to consist of 75x38mm timber studs with either 25mm Crown Acoustic partition roll or 25mm Rockwool flexible slab between studs, fix 12.5mm plasterboard each side tape and seal all joints followed by thistle plaster finish. All construction carried out in accordance with manufacture's recommended instructions.

Structural steelwork:
Contractor to ensure that all fabricated structural steelwork used in construction must be ce marked in accordance with the construction product regulations and must ensure that they retain evidence of compliance of these regulations as they will be required to produce these for building control prior to completion of the works.

Front Pitched roof: Roof to be insulated to a maximum U value of 0.15 - Refer to Section A-A for insulation specifications.
Install either under fascia or over fascia ventilators to provide 25mm continuous ventilation path. Install dry ridge tile to provide 5mm continuous ventilation path. All plasterboard & laminated insulation board joints sealed with self adhesive aluminium foil tape, followed by thistle plaster finish. All to be carried out in accordance with manufacture's recommended instructions.

Flat roof: To be of warm design with an insulation U Value of 0.15w/m² maximum - Refer to Section A-A for insulation specifications.
Timber roof members to be fixed in accordance with BS Codes of Practice no CP3 and CP12. Flat roof to be covered with either single ply membrane by Sarnil or similar, or a 3 Layer high performance built up felt roof system in accordance with BS EN 13707.
Roof deck 18mm external grade ply on low firings on tsw joist, sizes to be confirmed, @ 400 centres to a 1:60 min fall. All plasterboard & laminated insulation board joints sealed with self adhesive aluminium foil tape, followed by thistle plaster finish.

Ventilation to Roof:
At low level openings install either continuous soffit or over fascia eaves ventilators to provide a continuous 25mm continuous ventilation path to voids between rafters. At high level install dry ridge such as Marley Universal RidgeFast tile or similar approved providing 5mm continuous ventilation path out of ridge. Ensure roof membrane is trimmed back as necessary allowing ventilation to ridge tile vent. Void between underside of breathable membrane and insulation between rafters to be a continuous 50mm to roof loft space. Particular attention must be paid to potential restrictions at eaves, at changes in roof slope, at valleys and hips, and at changes in construction details where such a void may be difficult to achieve. At areas where loft roof insulation above ceiling is liable to restrict air flow at the eaves install proprietary 50mm Eaves ventilator roll over rafters prior to installation of insulation to maintain continuous ventilation path. Obstructions such as dormers, roof windows, compartment walls, fire barriers or changes in pitch create separate voids in the roof slope. Where this occurs the roof void should have additional ventilation openings.

New Stairs:
The stair risers, runs (R+G) are indicated on the floor plans. The tread overlap must be less than 16mm for domestic stairs.
Pitch to be between 37 and 42 degrees
Winders with minimum going of 50mm at nosel posts and 250 at centre
Headroom to be 2000 minimum
Handrails to be 900mm above the stair pitch line and landing
Stair and Balustrade guarding to be constructed such that a 100mm diameter sphere can not pass through any openings and not easily be climbed by a child.
Handrail to terrace to be 1100mm minimum above terrace finished floor level.
Balustrade to terrace to be constructed such that a 100mm diameter sphere can not pass through any openings and not easily be climbed by a child.
Balustrade guarding to be designed and fixings used to ensure it can resist, as a minimum, the loads given in BS EN 1991-1-1 with its UK National Annex and FD 6688-1-1.

Surface water Drainage: Rainwater to 100mm half round PVC rainwater gutters to new 65mm down pipes to discharge into existing surface water drains

Background Ventilation of Rooms to Outside air: New windows to have an openable ventilation area of 1/20th of the floor area of the room which they serve, and all to be fitted with trickle ventilation of at least 800mm². All windows must be easily opening.

In-suite Ventilation (15/s & 8/s continuous) to be provided with a single mechanical extract unit, with continuous background ventilation and boost function, pull cord controlled.

Part B. Smoke, Heat & Carbon Monoxide Detector/Sounder Alarm Installation: Interconnected, self contained, with integral backup power supply, fire detector/alarms: Kitchen areas to have a heat detector/sounder & smoke detector/sounder alarm located on stair, halls/landings and all habitable rooms. Carbon monoxide detector/sounder alarm to be located within 1M to 3M from the existing solid fuel appliance & at least 300mm from any walls if ceiling mounted or at least 150mm lower than the ceiling, but higher than any doors/windows, if wall mounted (indicated as '30', '16' & '00' on the accompanying floor plans) & to conform to BS EN 14604:2005, smoke alarm devices or BS 5446-2:2003, fire detection & fire alarm devices for dwelling house, part 2 specification for heat alarms. Units to be installed and interconnected in accordance with the manufacturer's recommendations, and should be permanently wire to a separately fused circuit at the distribution board. Units to be fitted with a backup power override. Wiring to conform with IEE wiring regulations. Manufacture's instructions to be forwarded to the dwelling occupier on completion of the works.

All services /ductwork passing through into landings/stairwell to be such that all joints between the ductwork and the enclosures are fire stopped.
Underside of stairwell, dining room side of stair partition & stair soffit within dining room to be fully enclosed with one layer of 12.5mm Gyproc Fireline board, all joints taped, sealed and fire stopped followed by skim plaster finish to provided 30 minute minimum fire integrity. Kitchen ceiling also to be boarded over as stairs using 12.5mm Gyproc Fireline board following manufacture's instructions.

Steel Fire Protection: All structural steel work to be protected with intumescent paint, applied as per manufactures instructions to provide 30 minutes minimum fire protection.

Fire Doors: All doors to habitable rooms (Lounge, Dining room, Bedrooms and kitchen) to be fitted with doors with a 30 minute fire rating Frames to 30 minute fire integrity with min 12 x 38mm doors stops screwed to frame at 450mm c/c.

Existing Stair Well Partition Separating Lower & Upper Floors
To be upgraded with one sheet of 15mm Gyproc Fireline Board to upper ground floor side of partition by either replacing existing timber panels or fixing fireline board over top of panels to ensure 30 mins minimum fire rating. All joints sealed followed by skim finish.

Heating: Existing boiler to be checked to ensure that it meets a minimum efficiency of 92% (as defined in Erp1)) if it fails to comply a replacement compliant boiler is should be fitted new radiators fitted in the extension. As an alternative to replacing the boiler, electric panel heaters maybe installed in the extended part of the house.
All new pipes heating and hot water service pipes that are within boaing or within floor voids to be insulated.

Part L Lighting: Install energy efficient lighting. Lighting in all new areas to be min 75% energy efficient.

Part P Electrical works: All electrical work shall be carried out to an acceptable standard in accordance with the local electricity authority and in compliance with the current I.E.E. regulations.
All electrical work shall be carried out by either by:
1. A firm which is registered member of the electrical contractor's association or
2. A firm which is registered member of the national inspection council for electrical installation and contracting.

All wiring to be carried out in accordance with current NICEIC & ECA standards.
On completion of the installation, the tests prescribed in the I.E.E. regulations are to be carried out and the results recorded. When test have proved satisfactory the contractor is to hand to the employer the requisite certificate duly signed as detailed in the I.E.E. regulations.

All electrical socket outlets and switches to be sited at appropriate heights between 450mm and 1200mm from the finished floor level, final position to client confirmation.

Notes:

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8. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.

Rev	Date	Initials	Notes
A	06/03/23	chb	Building notes amended
REV: DESCRIPTION: BY: DATE:			
STATUS: BUILDING REGS			

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TITLE:	Room In Roof Dormer Conversion
DRAWING TITLE:	Proposed Section & Building Reg Notes
SCALE:	1:50@A1
DATE:	01.11.21
DRAWN:	CHB
CHECKED:	DS
PROJECT NO:	22.132
DRAWING NO:	BR03
REVISION:	A