

BUILDING REGULATIONS NOTES

NB: Upon completion of the project, all design, installation and commissioning certificates must be submitted to Building Control within the timescale of no later than 8 weeks following occupation in order that a Final Completion Certificate can be issued

PARTY WALL ACT

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 building work on, to or near an existing Party Wall involves any of the following:
Excavating within 3metres of the neighbouring foundations and deeper than those foundations.
Building on the line of junction with the boundary using the party wall for support or raising the party wall
A Party Wall Agreement is to be in place prior to start of works on site.

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 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.
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.

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.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work, and as required by the Building Control Officer, equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank. Lintels 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

BEAMS

Supply and install new structural elements such as new 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 FireCases or paint in Nullifire S 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

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.

EXISTING TO NEW WALL TO ACHIEVE THE MAXIMUM U VALUE 0.18 W/m²K
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timber studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal Rockwool or Isovol 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 nogging 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.

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, BSNI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 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

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lumen. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. 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%. No combustible materials within 50mm of the flue. 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 that the installation complies with the requirements of PART L. 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 BS14606:2005 to at least a Grade D category3 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.

ROOF LIGHTS to Achieve U Value 0.16w/m²k

Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

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 N of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 900mm above floor level in windows.

NEW AND REPLACEMENT DOORS AND WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 0.16 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension, windows and rooflights should achieve a window Energy Rating (WER) Band C or better or a U value of 1.6W/m²k or better. External doors should achieve a U Value of 0.18W/m²k or better. Confirmation will be required to demonstrate compliance with Approved Document L1B2010, i.e. this may be in the form of a Window Energy Rating (WER) declaration from a certification scheme that provides a quality assurance process and supporting audit trail from calculating the performance of the window through to the installation as evidence of compliance

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 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/rooflights to have operable area in excess of 1/20th of their floor area. If the window opens more than 30deg or 110mm of their floor area if the window opens less than 30deg. 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 W/C AND OR BATHROOM

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15mm overtop if no window in room.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 80l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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 13141-4. Cooker hoods to BS EN 13141-3. 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.

RAINWATER DRAINAGE

New 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 to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

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 pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide 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

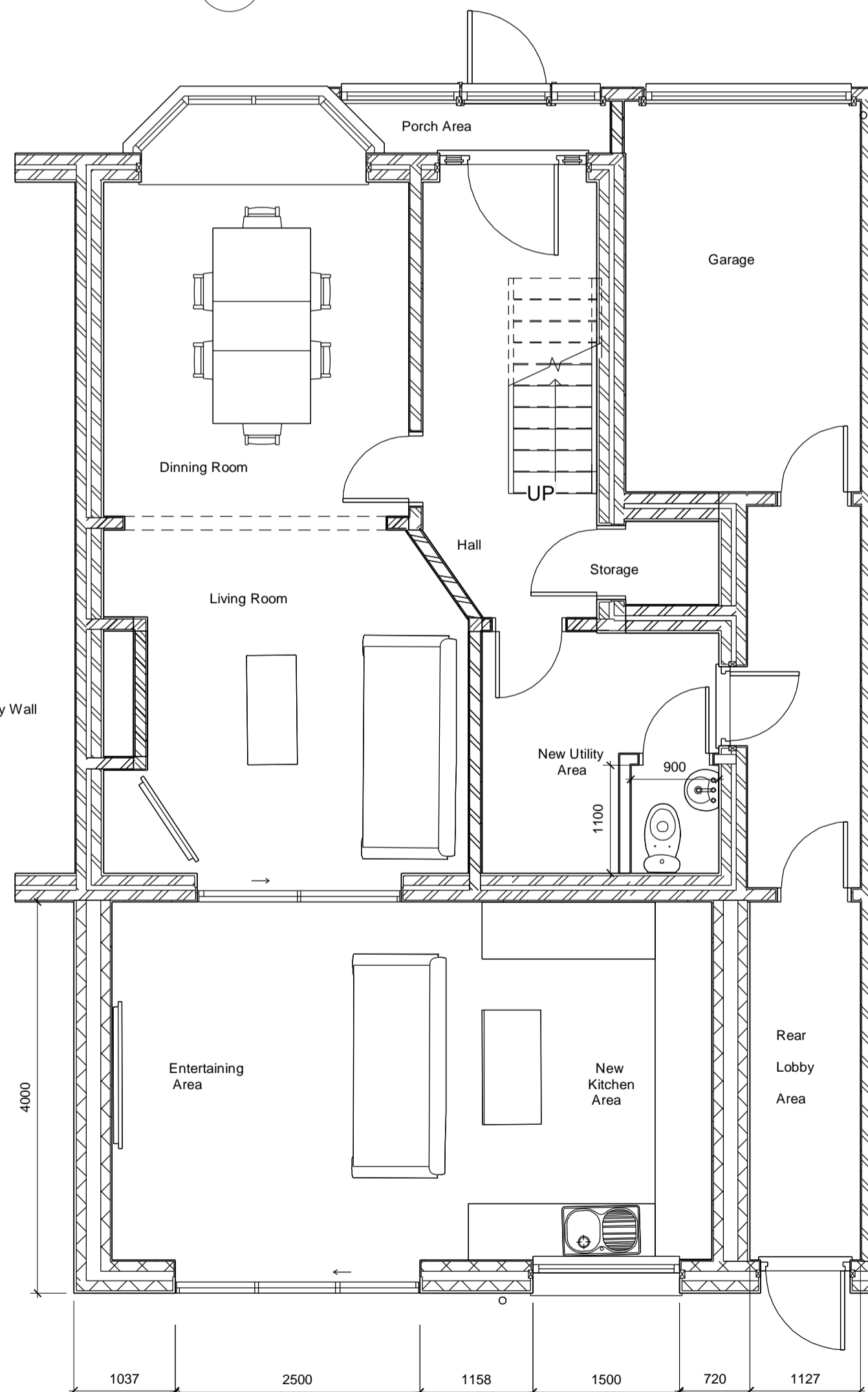
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bathroom - 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 on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

ALL BUILDING WORK TO EXTENSION TO BE KEPT WITHIN SITE BOUNDARIES, FOUNDATION, LEAVES GUTTERS ETC.

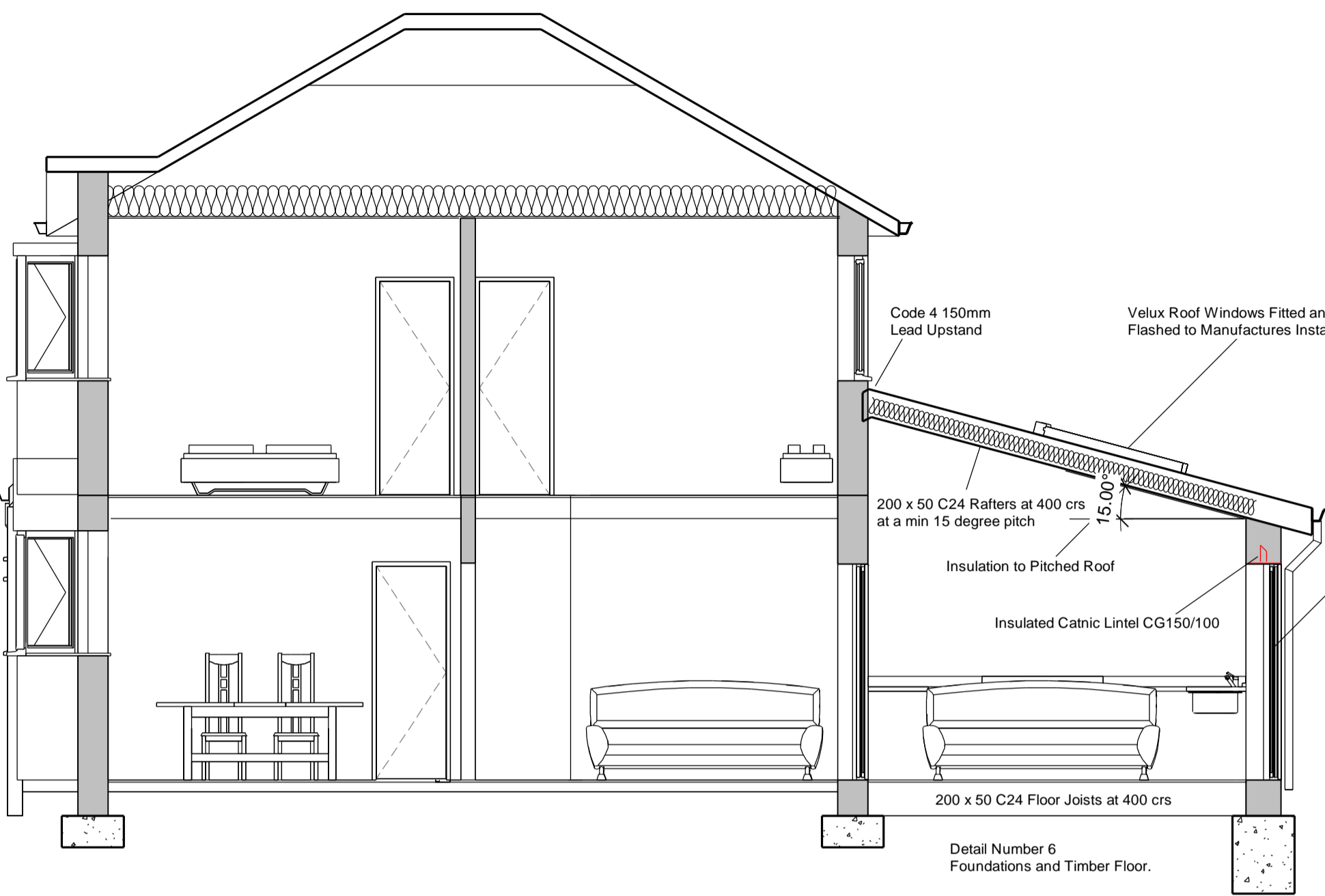
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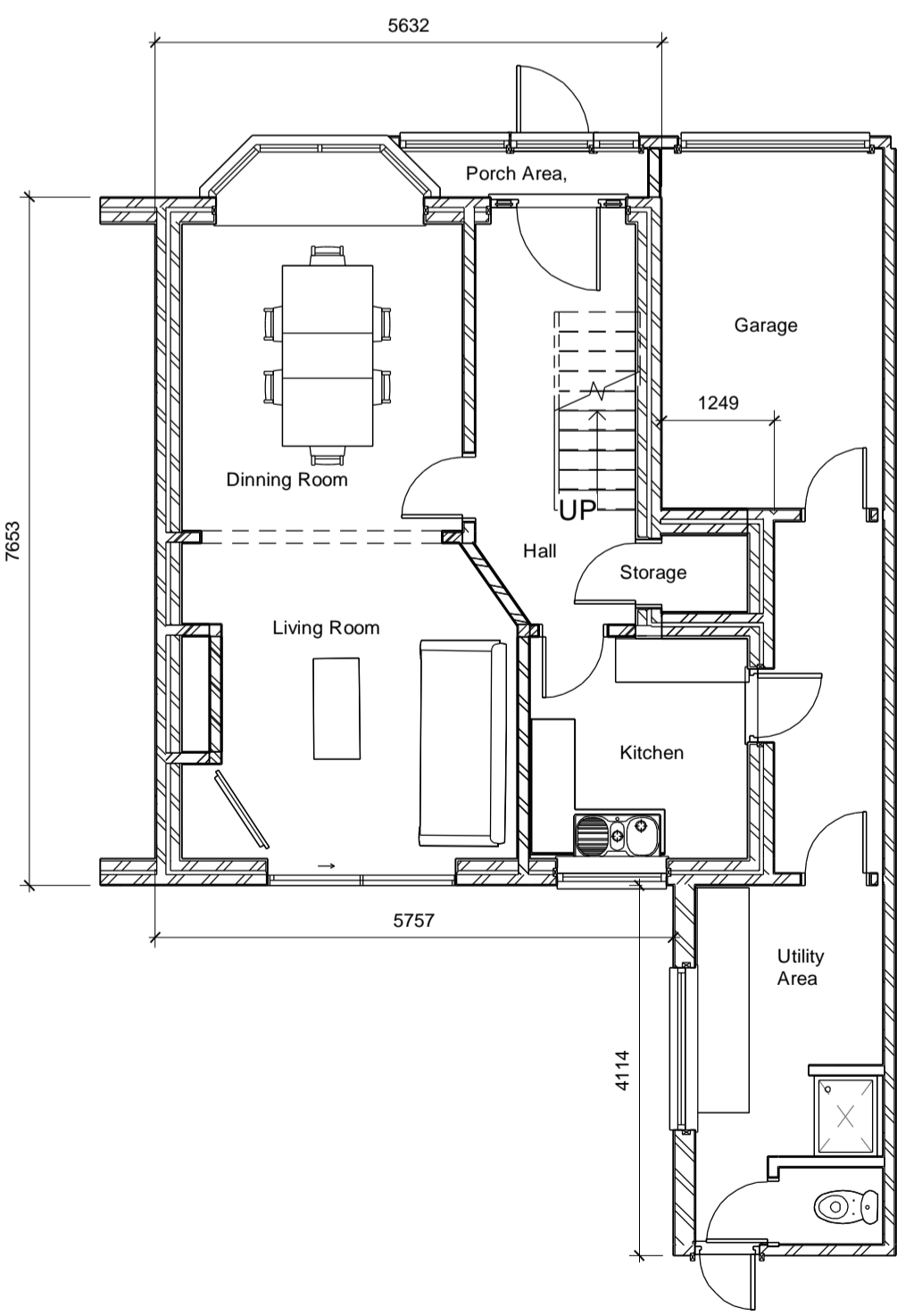
4 SECTION 1
1 : 50



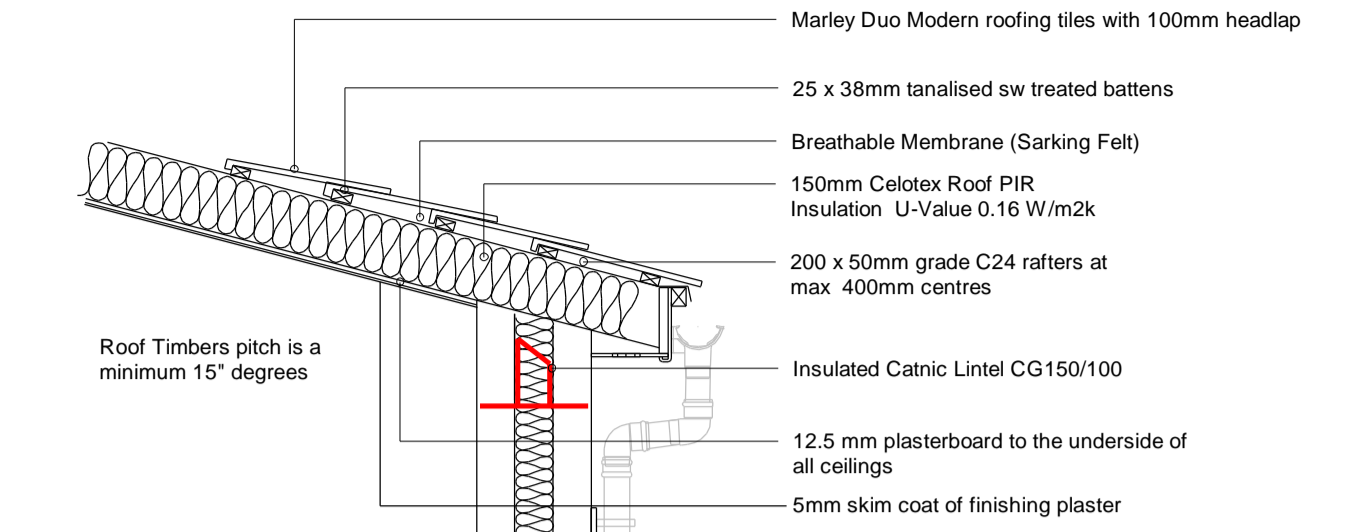
8 PROPOSED GROUND FLOOR
1 : 50



5 SECTION 2
1 : 50

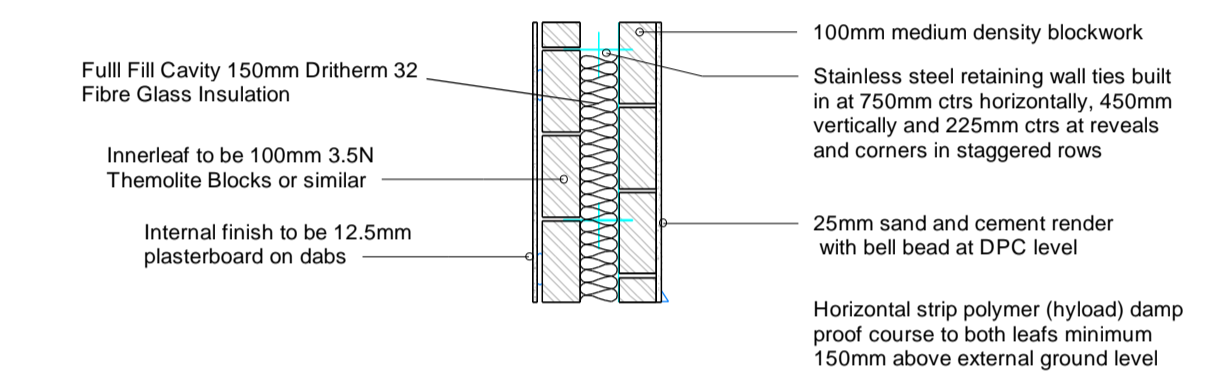


3 EXISTING GROUND FLOOR
1 : 75

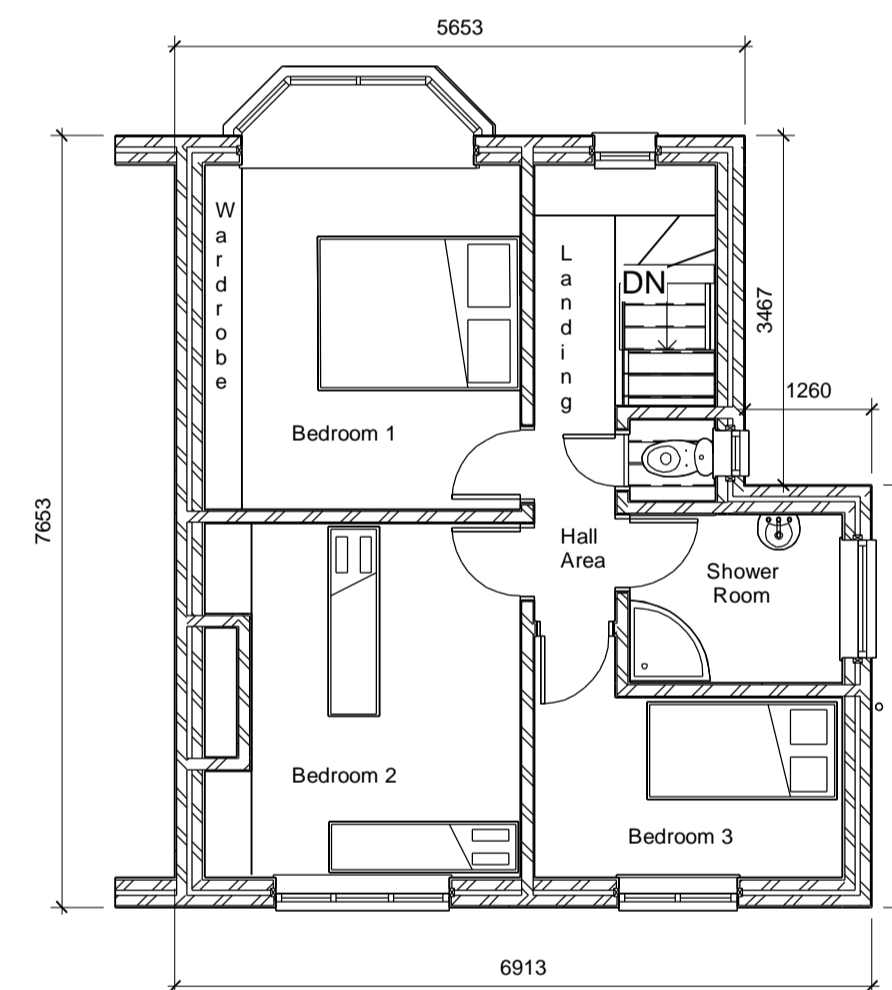


10 ROOF DETAIL
1 : 20

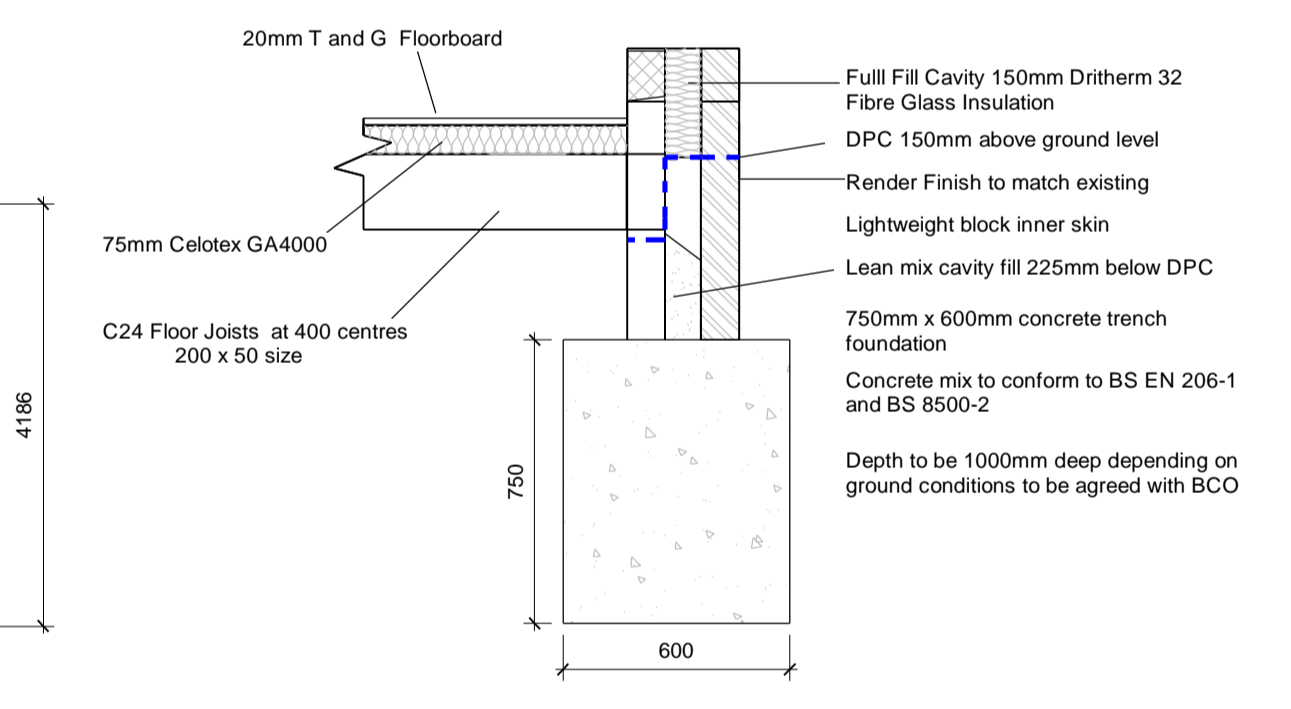
FULL FILL CAVITY BLOCKWORK WALL



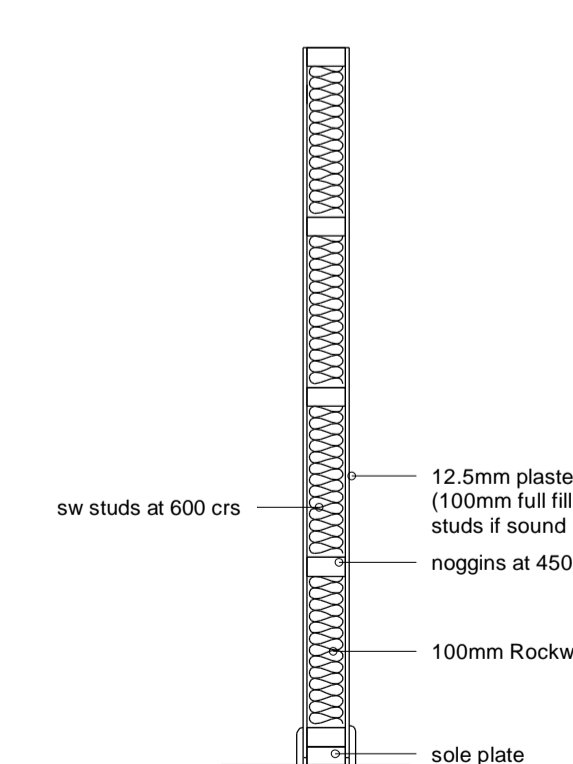
9 FULL FILL CAVITY BLOCKWORK WALL
1 : 20



2 EXISTING FIRST FLOOR
1 : 75



6 FOUNDATION AND TIMBER FLOOR DETAILS
1 : 20



7 STUD WALL
1 : 20

BUILDING DESIGNS DON WEBB BSc(Hons) ICIOB ACABE BUILDING SURVEYOR	
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PROJECT	EXTENSION TO THE REAR OF PROPERTY
ADDRESS	49 HOLLY ROAD, OLDBURY, WEST MIDLANDS B68 0AU
CLIENT	[REDACTED]
TITLE	DETAILS
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DATE	26/03/2024 21:50:05
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1 SPECIFICATION
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