

BUILDING REGULATION NOTES

Party Wall Act 1999- Where applicable neighbours to be informed of the proposed works prior to construction on site taking place.

GENERAL

All materials and workmanship shall comply with the current Building Regulations and Standard Code of Practice.  
All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions and specification.  
All electrical installation and workmanship to apply with the current regulations and recommendations of the respective statutory authority to the satisfaction of the relevant inspectors.

DRAINS ABOVE GROUND

All above ground drainage to BS: 5572.  
100mm. dia. UPVC soil and vent pipe.  
32mm dia. waste to w.h.b.  
40mm dia. waste to all other appliances.  
50mm dia. waste where combined.  
75mm deep seal traps to all waste pipes.

NEW SOIL PIPE

New stub stack to be installed in new WC/Bathroom with durgo air admittance valve on top. New soil pipe to run under floor as shown and connect to ex SVP. Where new soil runs through new cavity wall, install pre-stressed lintels over pipe.

FOUNDATIONS

All new foundations to be minimum 1000mm deep x 600mm wide x250mm thick concrete strips, subject to ground conditions, to the strict approval of Building Control.

NEW GROUND FLOOR

The new ground floor shall comprise 50mm screed, 100mm concrete oversite, 80mm Celotex insulation, with 30mm Celotex turned up around external walls, 1200 guage polythene DPM dressed up into DPC course, on 25mm sand blinding and 150mm well compacted hardcore. All to achieve a 'U' value of 0.22w/m2k.

NEW FIRST FLOOR

Floor joists 50X175 C24 @400 c/c fixed to 50x175 perimeter plate timber that has been rawl-bolted to wall @600c/c. New floorjoists connected to perimeter plate with 'simpson strong-tie' joist hangers or similar approved.Double joists installed under stud walls that run in same direction as new joists. Solid bridging or herring-bone strutting installed at mid span, with 100mm mineral wool insulation between joists with 18mm P5 chipboard flooring glued and screwed on joists. 12.5mm plasterboard fitted to underside with skim finish.

LATERAL RESTRAINT:

Gable Walls / Party Walls should be strapped to Rafter's at not more than 2.0 metre centres using galvanised mild steel, or other durable metal straps, which have a minimum cross-section of 30mm x 5mm. Fix straps with 50mm x No.10 woodscrews or 75mm x 4mm round wire nails, at a maximum of 110mm centres with a minimum of 4 no. fixings per strap, to extend over 3 Rafter's.

NEW PITCH ROOF

Rafter's 50X100 C24 @400 c/c with 50x150 C24 ceiling joists. Ceiling joists to be fixed to Ceiling Beam1 with joist hangers. 270mm quilt insulation fitted over ceiling joists,with 12.5mm foilback plasterboard and skim finish.

CAVITY WALL CONSTRUCTION

100mm Insulation blockwork, 100mm cavity with 50mm celotex insulation, 102mm face brickwork.

All insulation blockwork to be Turbo Blocks or similar approved..

Insulated cavity closers to reveals.

Provide 150mm Hyload vertical d.p.c. To reveals.

Wall tiles to BS: 1243 spaced to CP: 111

Generally: Vertical 450mm

Horizontal 750mm

At reveals 225mm

Walls internally rendered and set complete.

Astos d.p.c to cavity wall 150mm above adjacent ground level.

All cavities to be continuous and maintained.

All brickwork and blockwork to be properly bonded.

Brick joints to be bucket handle.

Catnic insulated or similar lintel over new doors.

Note: Moisture resistant plasterboard to be provided to walls and ceilings to wet areas.

U value to be 0.30m2KW.

PARTY WALLS:

50mm cavity with each side to be 100mm Topblock Supabloc 4 Concrete block,(lambda 0.16) or similar with 6mm Gyproc soundcoat plus and 12.5mm plasterboard on dabs with finishing coat. All board joints to be taped and filled.

INTERNAL WALLS -non- loadbearing

100x50mm softwood timber studs with double sole plate finish.

12.5mm Gyproc TEN each sides.

Gyproc Gypglas 1200 dense mineral wool fixed between plasterboard and studs, to all partitions between bathrooms.

Openings to be trimmed at sill and jambs with Cavalok or similar insulated cavity closer to suit cavity width.

SMOKE DETECTION ALARM SYSTEMS  
Self contained smoke alarms fitted to LABC

Located within 7.5m of the door to every habitable room.

Mains operated .

Wiring to conform to the latest IEE Regulations.

Battery backup to be interconnected.

PART P: Electrics  
Reasonable provision shall be made in the design, installation, inspection and Testing electrical installations in order to protect persons from fire or injury.

Sufficient information shall be provided so that a person wishing to operate, maintain or alter an electrical installation can do so with reasonable safety.

All installation to IEE Regulations ,NICEIC, ECA & to BS:7671

Electrical Certificate to be provided on completion.

VENTILATION

All habitable rooms to have 1:20 openable window to floor area ratio. 8000mm² Nite vents to all habitable rooms.

4000mm² Nite vents to all other rooms

15 l/s extract to new WC

Provide safety glass to BS:6206 to all critical areas.

Pitched roof to be vented at eaves equivalent to 25mm continuous and at ridge equivalent to 10mm continuous, unless existing sarking felt replaced with Tyvek or similar breathable membrane

SURFACE WATER DRAINAGE

Half round gutters to discharge into downpipes.

Downpipes to connect into existing surface water drain.

WINDOWS & DOORS

To be fitted in accordance with manufactures instructions.

All new windows to reach a U-Value of 0.16W/m2k.

All new glazing below 800mm to be BS:6206.

All white PVCu windows to be 28mm double glazed unit with low E glazing.

BS kite marks to be visible when glazing complete.

THERMAL BRIDGING AND AIR LEAKAGE

All recommendations are to be adopted as outlined in the report on Robust Construction Details as published by the DEFRA and DTLR. The performance requirements to junctions and openings are in accordance with section 4 with cavity masonry with partial fill cavity wall insulation.

HEATING

Hot water to be provided by either a Megaflo Unvented Cylinder or by a Condensing Gas boiler with a 90% Sedbuk efficiency rating. Radiators to be fitted with individual TRV's or rooms with room stats.

ENERGY EFFICIENT LIGHTING

Provide a minimum of one in every three rooms located in bedrooms and hallways.

Lamps having Luminous efficiency greater than 40 Lumens per circuit-watt.

All heights of switches to be min 450mm and max of 1200mm

CUPBOARD STUD WALLS:  
75 x 38mm treated timber studs at 400mm centres, both

sides to have one layer of 12.5mm plasterboard and finishing

coat. All board joints to be taped and filled.

STRUCTURAL STEELWORK

See Engineer's details and calculations for steel beam type and sizes.

Steelwork to be finished with 2 No coats of zinc phosphate to meet NHBC requirement standards.

Stairs:

Floor to floor height of appro 2540mm divided equally to provide 13 risers each with a going of 220mm, pitch of stair to main flight is 42°.

Handrail / guarding is to be 900mm above line of pitch and to landings.

Balusters are to be equally spaced so that the gap is less than 100mm between them. In accordance with part K of the Building Regulations 2000. Stairs to have closed treads.

Rise approximately 195mm subject to site variations.

NOTES

This drawing has been prepared for the purpose of Planning and/or Building Regulations approval, and should not be used for any other purpose.

All dimensions to be checked on site. Written dimensions are to be used in preference to scaled dimensions.