

STD DOMESTIC B-REGS NOTES (scale VP at 1:50 - will fit in col)

A: STRUCTURE

For structural elements and connection details please refer to Structural Engineers Calculations and Design Details.

All foundations to be a minimum of 450mm wide and to a depth of 1000mm minimum below outside ground level, (unless otherwise specified) and to the satisfaction of the Local Authority Building Inspector.

B: FIRE SAFETY

Smoke alarms should be installed in all circulation spaces (where a house is extended) in accordance with BS 5839-6:2004. All smoke/heat alarms should mains supplied & have a standby power supply.

Elements of structure which are load-bearing should have a minimum Fire Resistance of 30mins. Separating (or party) walls/floors should be constructed to have a minimum Fire Resistance of 60mins.

F: VENTILATION

All ventilation should be designed in accordance with the Systems suggested within Approved Document F. Minimum intermittent extract ventilation rates should be provided as follows - Kitchens > 30l/s (adjacent to a hob) or 60l/s (elsewhere). Utility room > 30l/s. Bathroom > 15l/s. Sanitary Accomodation (WC) > 6l/s. all new windows to have trickle vents = 5000mm2

H-DRAINAGE & WASTE DISPOSAL

Where pipes are laid less than 1000mm below formation level, or less than 900mm in fields & gardens, protection should be provided.

Rigid pipes of 100mm dia. with less than 300mm cover, or 150mm dia. pipes or greater with less than 600mm cover should be surrounded in 150mm of concrete with joints at max 500mm crs.

Flexible pipes with less than 600mm cover, NOT under a road, should be protected with a layer of concrete paving slabs with a 75mm layer of granular material between pipe and slab OR be surrounded in 150mm of concrete.

All sanitary pipework above ground level should comply with BS 5572. Waste pipes and unplasticised PVC to BS 2871 Part 1. WC 100mm dia salt-glazed clayware, soil connection to manhole or SVP.

No connections to be within 200mm of WC connection to SVP. Cleaning access to be provided at all waste pipe angles and at all angles/bends at bases of SVPs.

SVPs to be encased with timber studwork frame and 12.5mm plasterboard, and, where passing through a habitable room, should be wrapped in sound-reducing quilt.

Gutters should be laid to falls, towards the nearest rainwater downpipe outlet. Such an outlet should discharge into a drain or gully, but may also discharge onto another surface if it is suitably drained thereafter. If surface water is to be discharged into a soakaway, this should be situated a minimum of 5m away from any building.

Prior to commencement of any works on site, the line and level of existing drainage systems is to be established and checks carried out to ensure, i) the proposed extension works are not in conflict with existing runs; and ii) proposed connections to the existing system are achievable.

K: PROTECTION FROM FALLING

Private, domestic staircases should be designed as follows - maximum rise and minimum going of 220mm as long as the pitch of the stair does not exceed 42°. A minimum of 2m headroom should be provided from the pitch line of the stair.

Handrails on flights should be between 900-1000mm when measured from the pitch line of the stair to the top of the handrail. Guarding on any flights and landings should be constructed so that a 100mm sphere cannot pass through any openings in it.

K: GLAZING - SAFETY IN RELATION TO IMPACT

All glazing below 800mm from FFL, any glazing to doors, and any glazing within 300mm adjacent to doors (eg. side panels) MUST be safety glass. All first and second floor windows with any part opening within 800mm above FFL must be fitted with opening restrictors to limit opening to a maximum of 100mm (unless the window is to be used for egress - in accordance with Approved Document B of the Building Regulations).

L1-CONSERVATION OF FUEL & POWER

New light fittings within the dwelling should be provided with a minimum of 3 dedicated low energy light fitting out of every 4 new (75%). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.

All new thermal elements on existing dwellings should be designed to the following minimum U-Values;
Walls 0.28 w/m2K.
Pitched Roof (insulation at ceiling level) 0.16 w/m2k
Pitched Roof (insulation at rafter level) 0.18 w/m2k
Flat roof (or roof with integral insulation) 0.18 w/m2k
Floors 0.22 w/m2k

All new glazing in windows/doors etc should be sealed double glazed units with a min 6mm air gap, to give a minimum U-Value of 1.6 w/m2K or better.

P: ELECTRICAL SAFETY IN DWELLINGS

All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671. On completion of the works, the installers Electrical Installation Certificate should be forwarded to the Local Authority.

REGULATION 7: MATERIALS & WORKMANSHIP

Any building work which is subject to the requirements imposed by Schedule 1 of the Building Regulations should, in accordance with Regulation 7, be carried out with proper materials and in a workmanlike manner.

General Notes to apply to all drawings

All works to be carried out to the satisfaction of the local authority and should comply with current building regulations, relevant British standards, codes of practice, manufacturer's instructions / recommendations, NHBC recommendations and good building practices

All dimensions are to be checked on site prior to work commencing and any discrepancies notified to the client

Do not scale the drawings

All local authority approvals to be given in writing before any works start on site otherwise all work will be done at the clients own risk

The drawings are to be used for pricing and local authority approval purposes only and guidance to the contractor.

Any suspected omissions or discrepancies on the drawings should be notified to the client before work commences on site

"make good" means to carry out all local remedial work to components features and finishes which have been disturbed by other previous work under the contract and leave in a sound and neat condition, however it does not include, replacement of components or parts of the components and re-decoration

"to match existing" means to use products, materials and methods to match closely all visual characteristics and features of the existing work with joints and new work as inconspicuous as possible, all to approval of appearance.

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