

Building Control Notes

Smoke Detectors: to be provided in positions marked SD. Detectors are to be mains operated with battery back up and linked together.

Detectors are to sited within the circulation space within 7.5m from habitable rooms and more than 300mm from any walls or light fittings.

Linked smoke detectors to be provided on first and second floor circulation areas where noted.

Glazing: any glazing in windows and sidelights to be glazed in toughened safety glass to BS 6206 1981.

Ventilation: mechanical ventilation in bathroom to be provided capable of 15 litres per second ventilation. New rooflight to have trickle ventilator capable of providing 4000 sqmm of background ventilation.

A minimum of 5000mm2 of background ventilation is to be provided to all rooms.

Roof Space Ventilation: eaves on both main roof and dormers to have 25mm continuous strip ventilation. A minimum 50mm gap is to provided between roof covering and insulation to ensure adequate ventilation.

Ridge Ventilation: ridge ventilation to be provided equivalent to a continuous 10mm strip. 50mm ventilation space to be provided between insulation underside of roofing felt.

Partitions: internal partitions are to be checked for structural adequacy.

All new partitions are to be supported on double floor joists

Electrical/Heating: layouts and specific requirements are to be determined by builder.

Each bedroom is to be provided with a light fitting capable of accepting lamps with a luminous efficacy greater that 40 lumens per circuit-watt.

The heating system will be a hydronic system extended from the existing system. Each radiator is to be fitted with thermostatic valves. No unvented hot water system is proposed.

Under the requirements of the Building Regulations only a competent person will carry out the alterations to the hot water / space heating system.

In accordance with Section P of the Regulations, a competent person is to be employed to design, install, inspect and test all electrical installations.

TRV's are to be provided to all new radiators.

Foundations: existing foundations are to be exposed and checked for adequacy prior to construction.

Electrical

1. 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, BSI, 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.

2. INTERNAL LIGHTING

3. Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). 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. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact florescent lamps.

4. EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. 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. 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

5. EXTRACT TO W/C

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 15min overrun if no window in room. 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. 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.

6. EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/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

Heating and Plumbing

1. HEATING

All radiators to have TRVs. 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 bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

RAINWATER DRAINAGE

2. 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 with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

Paved areas to be suitably drained free from storm water.

3. SOIL AND VENT PIPE

SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15g/m² mass per unit area) to provide adequate sound proofing. Soil and vent passing through floors to be enclosed in ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

4. PIPEWORK THROUGH WALLS

Where pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.

Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.



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PROJECT NO.
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