

Building Regulations Specifications

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Project Details

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BUILDING REGULATIONS NOTES**NOTICE OF COMMENCEMENT**

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

PARTY WALL ACT

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

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).

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

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.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by Building Control.

BEAMS AND STRUCTURE

Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted 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.

UPGRADE OF EXISTING FLOOR WITH A PLATFORM FLOOR

(As detailed in Approved Document E1)

Existing floor construction to be surveyed and any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant.

Upgrade the existing ceiling by:

- a) Providing 100mm thick mineral wool with a minimum density 10kg/m³ between the joists in the floor cavity of the existing floor and
- b) Installing 2 layers of plasterboard minimum total mass per unit area 20kg/m², under existing ceiling laid with staggered joints.

Perimeter of ceiling to be sealed with tape or sealant.

A platform floor to be created by providing a 25mm thick resilient layer of mineral wool with a density of 60 to 100kg/m³ (e.g. Knauf Acoustic Floor Slabs) over the existing floor and carried up the edges of the room to isolate the floating layer from the wall surface. Over this provide 2 layers of board material: 18mm chipboard spot bonded to 19mm Knauf Drywall Plank, glued together with staggered joints.

Refix the floor deck and fix Floorfoam Easy Edge Strip to the perimeter wall with the integral self adhesive strip.

Install timber battens on resilient strips at the floor perimeter and thresholds.

A 5mm gap to be provided between the skirting and floating layer, gap to be filled with flexible sealant.

Do not bridge the floating layer and the base or surrounding walls e.g. with services or fixings that penetrate the resilient layer.

All construction to be in accordance with Knauf 4.3 Separating Floors.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING FLOOR FROM AN EXISTING FLOOR BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

TIMBER FLOOR UPGRADE WITH PLATFORM FLOOR

(as detailed in Approved Document E1
and Knauf Separating floors 4.3 - manufacturers details to be followed)
Sound resistance performance to be checked and confirmed by acoustic
Engineer

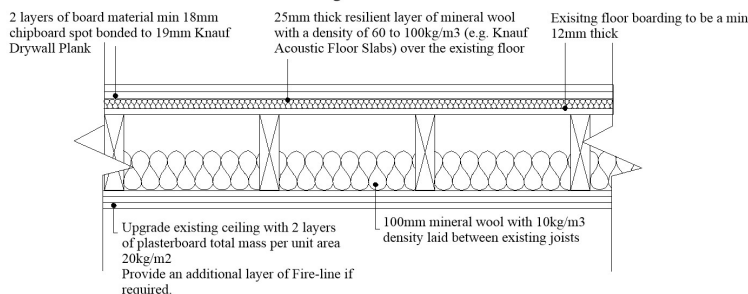


Fig. 1 Upgrade of existing floor with a platform floor (Not to Scale)

FLOOR PENETRATIONS

Pipe services and ducts which pass through separating floors should be surrounded with 25mm sound absorbent mineral wool and enclosed in a duct of two layers of Gyproc FireLine board having a mass per unit area of at least 15kg/m² for their full height. Seal the joint between the casing and ceiling with tape.

UPGRADE OF SOLID EXTERNAL WALL

To achieve min U-value 0.30 W/m²K

Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 62.5mm Kingspan Kooltherm K118 insulated dry lining board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation, (50mm cavity or vandex slurry to be provided, if required by building control).

Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). Finish with a plaster skim.

All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

UPGRADING EXISTING SOLID WALL

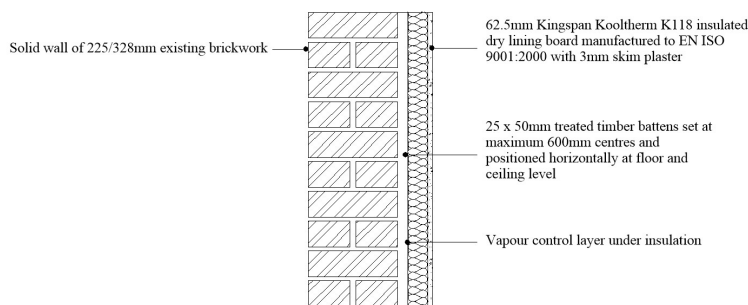
U-value 0.30 W/m²K

Fig. 2 Upgrade of solid external wall (Not to Scale)

UPGRADING SOLID PARTY WALL

As detailed in Approved Document E Wall Type 1.1

The existing walls must be checked for stability and be free from defects, as required by Building Control.

Wall to be a minimum 215mm thick with a minimum block density of 1840kg/m³. Provide a scratch coat render to existing wall. Apply plasterboard with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the both wall faces to ensure adequate sound insulation in accordance with Approved Document E.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING WALL FROM AN EXISTING WALL BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

UPGRADING SOLID PARTY WALL

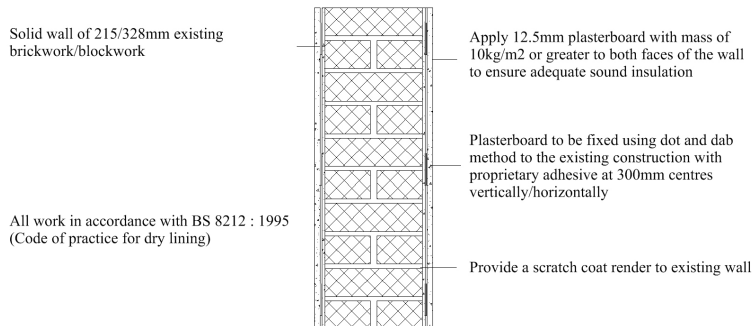


Fig. 3 Upgrading solid party wall (Not to Scale)

EXISTING ROOF - INSULATION AT CEILING LEVEL

To achieve U value of 0.16 W/m²K

Insulation at ceiling level to be 2 layers of Rockwool insulation to total 300mm laid between and over ceiling joists, cross laid at right angles.

Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Allow for all structure as designed by a Structural Engineer.

Loft hatches should be suitable designed and installed to ensure optimum air tightness.

UPGRADE OF PITCHED ROOF

U-value 0.16 W/m²K

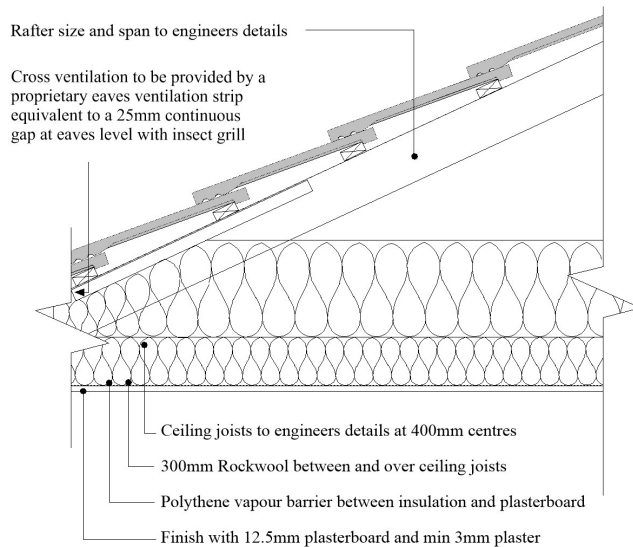


Fig. 4 Existing roof - insulation at ceiling level (Not to Scale)

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

INTERNAL STUD PARTITIONS (within flat)

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

FLAT ENTRANCE DOORS

Flat entrance doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self-closing device, intumescent strips and smoke seals. All fire doors to be tested in accordance with BS 476.

DOORS WITHIN FLAT (Protected lobby)

Form a protected lobby within the flat entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD30 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides and top of door or frame if required by Building Control). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level.

MEANS OF ESCAPE - (Internal planning of flat)

All flats to be provided with a protected entrance hall (lobby) with half hour partitions between the hall and all rooms. Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the flat entrance door to the door of any habitable room not to be greater than 9m.

Inner rooms are not acceptable.

All doors from rooms on to the entrance hall must be FD30 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides & top of door or frame if required by Building Control). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level.

Flat entrance door to be FD30 with a self-closer, 3 hinges (made from materials that have a minimum melting point of 800°C), intumescent strips and smoke seals and to have simple, easily and immediately openable locks, without the use of a key i.e. thumb-turn locks.

SMOKE DETECTION

Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D2 category LD2 standard. System to be mains powered with battery back up.

Smoke detectors to be provided to:

- Each hallway and landing
- Every principal living room (as required by Building Control)

An interlinked heat detector to be provided in the kitchen.

If ceiling mounted detectors to be 300mm from the walls and light fittings.

A design, installation, and commissioning certificate for the fire detection and alarm system to be issued to Building Control upon completion of the works.

SMOKE VENTILATION IN COMMON WAYS

Provide an automatic opening smoke vent with a geometric free area of at least 1.0m² located on an external wall at the top of the stair as high as practicable and so the top edge is at least as high as the top of the door. Vent to be opened on detection of smoke on any storey in the stair (vents to be placed on every level if required by Building Control).

COMMON STAIRS AND CORRIDORS

Common corridors and stairs should be protected, i.e. within a 60 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476.

Meters located within the stairway should be enclosed with a secure cupboard which is separated from the escape route with fire resisting construction.

Escape routes to be provide minimum 2m headroom, to be adequately lit and exits are suitably signed in accordance BS ISO 3864-1 and BS 5499-4, as required.

Any cupboards to be constructed with half hour fire resistant construction with an FD30 fire door marked 'Fire door keep locked shut in accordance with BS 5499-5.

EMERGENCY LIGHTING

Emergency Lighting to BS 5266 Pt 1 will be required in common escape routes, including stairways, It is recommended that the Emergency Lighting system is tested on a monthly basis with a record of the test maintained.

REGULATION 38: FIRE SAFETY INFORMATION

On completion or occupation of the building fire safety information to be provided to the building owners which will include.

An as-built plan of the building showing all of the following.

- a. Escape routes – this should include exit capacity (i.e. the maximum allowable number of people for each storey and for the building).
- b. Location of fire-separating elements (including cavity barriers in walk-in spaces).
- c. Fire doorsets, fire doorsets fitted with a self-closing device and other doors equipped with relevant hardware.
- d. Locations of fire and/or smoke detector heads, alarm call points, detection/alarm control boxes, alarm sounders, fire safety signage, emergency lighting, fire extinguishers, dry or wet fire mains and other firefighting equipment, and hydrants outside the building.
- e. Any sprinkler systems, including isolating valves and control equipment. F

Any smoke control systems, or ventilation systems with a smoke control function, including mode of operation and control systems.

g. Any high risk areas (e.g. heating machinery). 17.4

Details to be provided of all of the following.

a. Specifications of fire safety equipment provided, including routine maintenance schedules.

b. Any assumptions regarding the management of the building in the design of the fire safety arrangements.

Building Control to be provided with written confirmation from the responsible person that they have received and understood the information contained within the Regulation 38 package.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 l/s 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. 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.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. 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.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm², and to bathrooms at a rate of min 4000mm².

Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.

Background ventilators to be tested to BS EN 13141-1.

Background ventilator equivalent area and operation to be measured and recorded.

Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

INTERNAL FOUL DRAINAGE

All existing foul water drainage to be tested for leakage, exposed for inspection (as required by Building Control) and repaired or replaced where necessary.

All new above ground drainage and plumbing to comply with BS EN 12056-2 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.

Where pipework passes through separating walls, pipes to be adequately fire stopped using proprietary intumescent fire stopping solutions, e.g. thermal pipe sleeves, intumescent expansion joint seals or intumescent pipe closers, installed in accordance with manufacturer's details.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.

Bath/shower - 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.

NEW EXTERNAL DOORS (Front Entrance Door)

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

SOUND PROTECTION AND TESTING

Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting, and a copy of the test results given to Building Control.

If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

ELECTRIC SPACE HEATING SYSTEMS

Each room to be provided with thermostatic room controls capable of being used to separately to adapt the heating output in each room served by the heating appliance.

Electrical heating system to be installed and commissioned by a member of one of the approved Competent Person Schemes. A copy of the commissioning certificate to be given to Building Control and the owner on completion of the works.

Any electric storage heaters to be provided with automatic control of input charge. The rate of heat release from the appliance to be adjustable, using an adjustable damper or other thermostatically controlled method.

Any electric panel heaters to be provided with time and temperature control to allow separate control for either of the following:

Each room, or

Each appliance, where this meets the guidance for thermostatic room controls in Approved Document L para 5.20

Any electric warm air system to be provided with:

A programmable room thermostat or a time switch and room thermostat, and

Separately controllable heating zones that meet the guidance for thermostatic room control in Approved Document L para 5.20 to 5.22.

COLD WATER SUPPLY

There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, WCs, and showers, any place where drinking water is drawn off and to any sink provided in areas where food is prepared.

Supply of cold water to comply with section 67 of the Water Industry Act 1991 and the Water Supply (Water Quality) Regulations 2016.

HOT WATER SUPPLY

All bathrooms, washbasins, and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with wholesome hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

PART Q - SECURITY

Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2022 or alternatively comply with the requirements set out in Approved Document Q – Appendix B,

Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24:2022 or designed and manufactured in accordance with Appendix B or Approved Document Q.

SOLID WASTE STORAGE (REFUSE)

Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.

The new dwellings are to be provided with an area of for refuse storage containers, as shown on the plans.

Separate containers are to be provided for recycling and non recycling household waste.