

BUILDING REGULATION CONSTRUCTION NOTES

GENERAL
The design and construction of this development and associated services is to comply in all respects with the current edition of the Building Regulations whether or not specifically stated on this drawing.
All materials and workmanship to comply with the current edition of the relevant British Standard Specification and Codes of Practice.
Figured dimensions only to be worked to and no measurements to be scaled from the drawings. The drawings are produced in respect statutory Approvals only.
It shall be deemed that all materials and all works executed will, as a minimum comply with this specification and the drawings submitted herewith.

GROUNDWORKS
Foundations in accordance with design, details and calculations.
Foundations to be inspected by L.A. Building Inspector during excavation and prior to concreting.
All drainage work to comply with the statutory requirements and be laid to withstand a standard water test.
All back inlet gullies to be of the roddable type.
Surface water and foul water discharge into sewers to the approval of the local authority building surveyor.

GROUND FLOOR CONSTRUCTION (to give 'U' value of 0.18w/m²k)
75 Sand and cement screed on 75 thk kingspan RR insulation or similar wih 1000 gauge visqueen. (under floor heating to specialist detail) 150mm Gr35 reinforced conc slab on with 25mm thick kingspan TF70 insulation to perimeter to be taken up to edges of the screed and stopped at DPC level). 500 gauge visqueen laid on 50 thick sand blinding on 150 thick min well compacted hard core.

EXTERNAL WALL CONSTRUCTION (to give 'U' value of 0.18w/m²k)
External walls of 300mm cavity construction comprising 102mm outer leaf of approved brickwork, a 100mm cavity and 100mm Plasmor concrete block. Cavity to be filled with 80 thk kingspan insulation or similar with taped joints. Strength of blockwork to be a minimum of 3.5N/mm².
DPC (2000g polythene to BS743) to be a minimum 150mm above external ground level, but generally at same level as finished floor level.
Stainless steel wall ties to be spaced at 750 mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS:1234:1987. Jambes to be built solid by returning the blockwork onto 150mm wide insulated vertical DPC. Provide additional wall ties at 225mm vertical centres around door and window openings. All door and window frames to be located within the opening such that the overlap of the frame extends beyond the inside face of the outer leaf, a minimum of 10mm. The outer joint of the brickwork with door and window frames to be sealed using mastic sealant pointing as the primary seal backed with a closed cell foam strip fixed to the back of the frames before building in. Behind the DPC the gap between the frame and blockwork is to be filled with expanding gap filler as a secondary seal. DPC to be 2000g polythene and to comply with BS:743. Cavity to be closed at eaves level to comply with Building Regulations. Steelwork as noted on plan encased in 2 layers of 12.7mm plasterboard with angle beads and 3mm plaster coat to give half hour fire resistance. Lintels to have minimum 150mm and bearings at each end or as specified by Structural Engineer or lintel manufacturer. Cavity to be closed at all party wall junctions with cavity socks as indicated on plans, party wall to be fire stopped at roof level as detail.
Reveals & heads to all door and window openings to be finished with 12.7mm plasterboard &

ROOF CONSTRUCTION (to give 'U' value of 0.15w/m²k)
Slates on 50x25mm treated battens on un-tearable breathable roofing membrane, or similar. Continuous gap at eves provided by proprietary over eaves ventilator or soffit vents by Glidevale or similar and 5mm continuous gap at ridge provided by proprietary dry fix ridge tile. Longitudinal and diagonal wind bracing to be in accordance with BS:5268: Part 3.
47x172 C16 Rafter to be fixed to 100x75mm SW wallplate, which is to be strapped down at a maximum of 2m centres.
Lateral support to be provided to external walls and gables running parallel with roof trusses with galvanised steel straps of minimum cross section of 30x5m to afford anchorage at not more than 2m centres. Straps to be at ceiling joist and rafter level. All straps to be fixed at least 3No. joist. Where flat profile tiles are used provide a 50x50mm SW support batten fixed between wall and first rafter at side abutments for secret lead gutter. Where the ceiling line is sloping, the roof insulation is to be 120mm Kingspan TB10 insulation between the rafters at 400mm centres and underdrawn with a further layer of 40mm board and polythene vapour control layer sandwiched between 12.5mm plasterboard & skim.

LEADWORK
Flashings to be formed in code 5 milled lead sheet to BS1178

HEATING SYSTEM
Existing heating system extended with thermostatic valves to all new radiators, all new pipework to be tested and lagged.
Any gas work that is undertaken is to be done so by GAS SAFE registered engineer & certificate provided.

ELECTRICAL INSTALLATION
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of bs 7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority.

Prior to covering of all wiring/cables, the installation is to be inspected by an independant 'Competent Person' and on completion of the work in addition to the above certificate, an additional 'Competent Persons' Electrical Installation Test Certificate compliant with BS 7671 is to be provided to client and Local Authority.

All new light fittings to be energy efficient.

FIRE DETECTION
A minimum of 1 No. self contained smoke alarm to be installed to each storey – (With 7 metres of the living room and kitchen doors in the ground floor hall and 3m of all bedroom doors on the first floor landing and second floor landing). All smoke alarms to be interconnected and mains operated to current IEEE Wiring Regulations. Exact locations and fixings to be in accordance with the manufacturers instructions.

WINDOWS/EXTERNAL DOORS (To give 'U' value of 1.4)
Windows are manufactured from a good quality uPVC.sections
All windows are to factory glazed using 22mm double glazed units (see windows schedule for clients requirements)
specification. Escape windows are to be provided with egress hinges to give the required opening size. All windows are to be provided with shootbolt espagnolette locking as standard. All ironmongery to be confirmed with client.
Windows to habitable rooms to have trickle vents to give 8000mm³, kitchen and bathroom windows where provided to have trickle vents to give 4000mm² of background ventilation.
Windows to habitable rooms are to be provided with opening lights to give the equivalent to 1/20th of the rooms floor area.
First and second floor windows to habitable rooms are to be escape windows with an unobstructed openable area that is at least 0.33m² and at least 580mm high & 580mm wide, and not more than 1100mm above finished floor level.

All glazing to windows within 800mm of finished floor level, and to sidelights or windows both within 300mm of a door opening or within 1500mm of finished floor level and any glazing within a door to be either laminated or toughened safety K glass.
All double glazed units are to be 4mm inner pane, 6mm cavity 4mm outer pane.
External doors are to be manufactured from high density kiln dried hardwood, double vacuum preservative treated to NHBC requirements, main entrance doors are to be provided with mobility door frame with hardwood cill and weatherbar to comply with BS6375 part 1 and part M of the building Regulations.

All external doors are to be provided with association of British Insurers (ABI) approved 3 point espagnolette lock hung on 1 ½ pairs of heavy duty hinges, supplied factory double glazed and finished to clients requirements. Handles with cylinder lock to clients requirements. Glazing to door are to be 14mm double glazed units.
All external door and window frames are to be 100% draft proofed.

VENTILATION

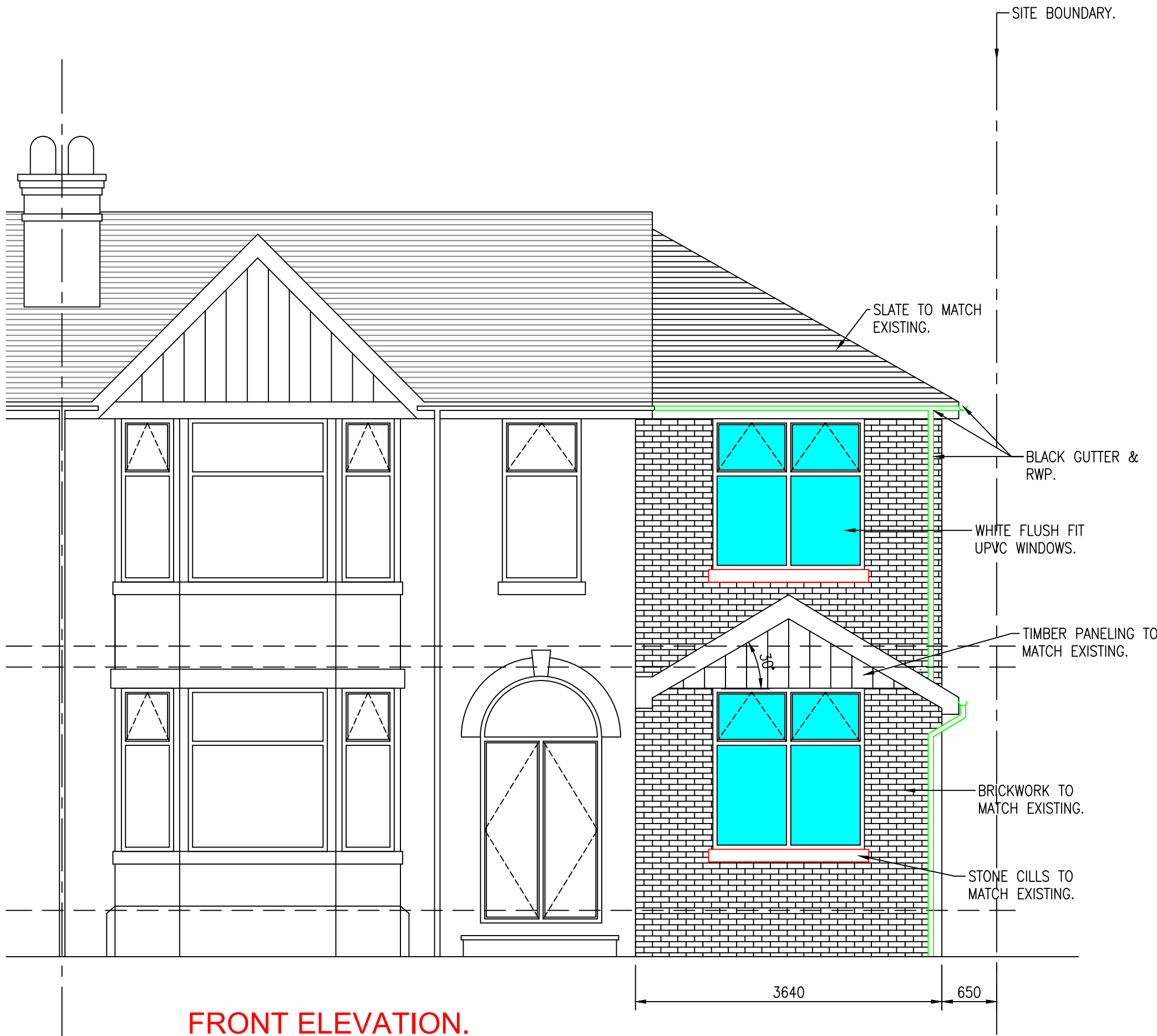
The kitchen is to have a cooker hood capable of extraction at a rate of 30 litres per second or mechanical ventilation at 60 litres per second and is to terminate via a wall grill. If provided a utility room is to be provided with mechanical ventilation to give extraction rate of not less than 30 litres per second operated intermittently and to give minimum 3 air changes per hour with 15 minute overrun facility operated via the main light switch.



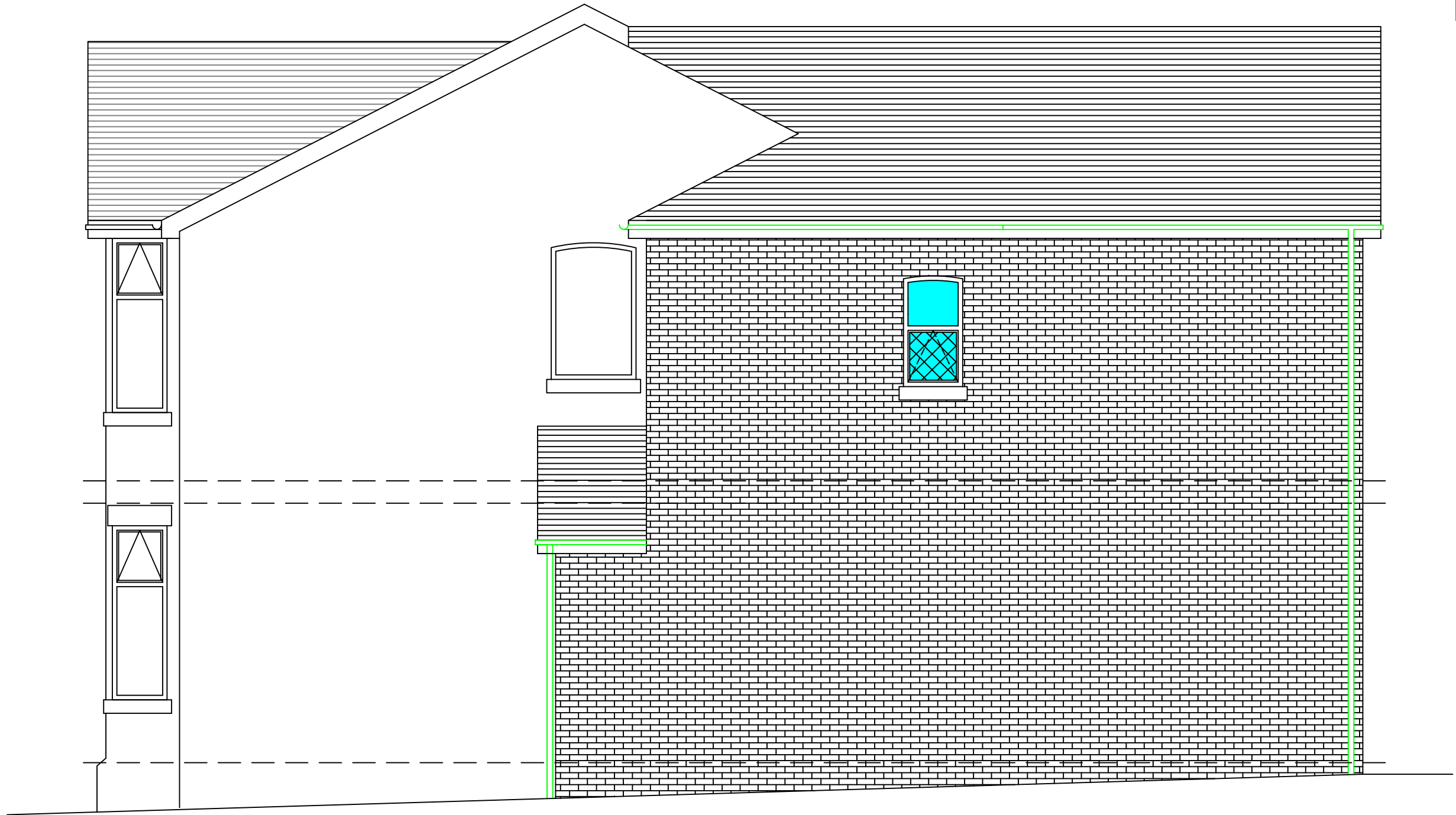
REAR ELEVATION.

INTERMEDIATE FLOOR CONSTRUCTION
Floor joists to details on drawings. Double joists under partitions.
Decking Generally – The floor joists are to be overlayed with floor finish to client specification on 18mm thick of flooring grade chipboard.

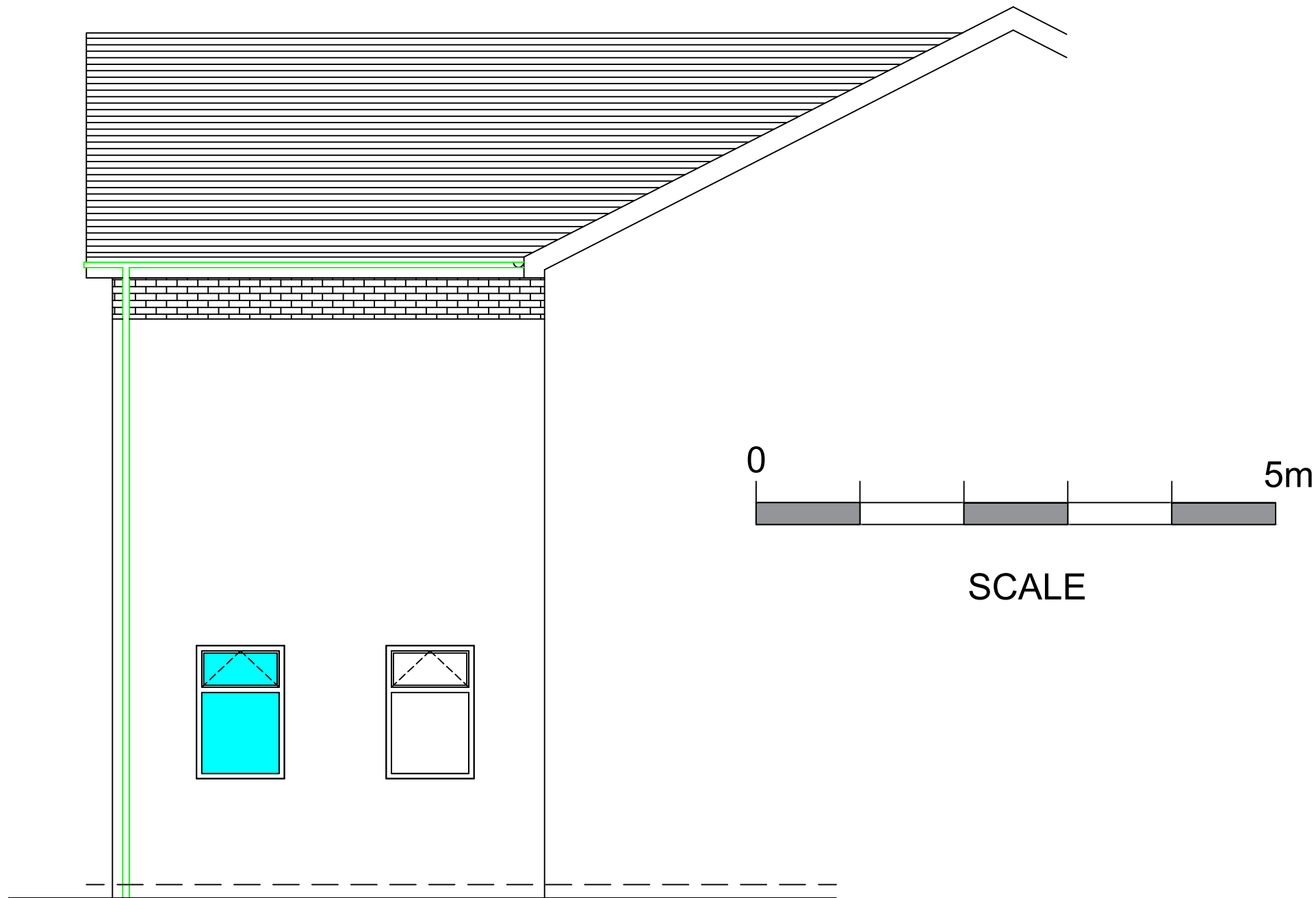
STRUTTING/NOTCHING
Ceiling – Floor joists are to be underdrawn with 12.5mm plasterboard thick screw fixed to floor joists at 150mm centres finished with a 3mm skim coat.



FRONT ELEVATION.



SIDE ELEVATION.



SIDE ELEVATION No 24.

Rev A side elevation amended. 22/01/24
Revisions.

Client.
MR. P. ROBINSON.

Drawing Title.
SPECIFICATION & PROPOSED ELEVATIONS.

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SCALE: 1:50 DATE: NOV 23
DRAWN: R.M CHECKED: N.T

CONTRACT No: DRAWING No:
RC1147 4A

PROPOSED SIDE EXTENSION AT 26 HAMILTON ROAD, WHITEFIELD, MANCHESTER. M45 7WF