

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:

For complex buildings– Foundations are constructed, and the structure of the lowest floor level is complete.
For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
For all other works – constructed 15% of the overall work.

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).

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).

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.

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. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullfire 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.

STEEL LINTELS

Lintel and lintel installation to be in accordance with BS 5977-1 Lintels. Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry.

Lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course.

The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar. Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks.

Padstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturer's recommendations.

Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally.

Risk of condensation at potential cold bridges to be minimised, wall insulation should about the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative.

(In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity. For coastal areas, the use of soffit cladding to also be considered to provide further protection).

Unless only supporting a roof, lintels to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullfire S or similar intumescent paint to provide 1/2 hour fire resistance. All fire protection to be installed as detailed by specialist manufacturer.

FOUNDATIONS

Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation provide new concrete foundation with a width at least the width of the new wall plus 300mm, mix to conform to BS EN 206:2013 (+A2:2021) and BS 8500-2.

Depth be a minimum of 1000mm below ground level, to existing foundation depth or as approved on site by Building Control to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:2015 Code of practice for foundations (+A1:2020).

Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should adverse soil conditions, or any major tree roots in excavations be discovered, Building Control to be contacted and the advice of a Structural Engineer should be sought.

LINTEL SUPPORT FOR NEW WALL

Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation dig a trench across the opening, provide a suitable concrete lintel (2no 100 x 150mm deep concrete lintels (RMC) or 2no 100 x 140 pre-stressed lintels) to span the opening of a single garage door, for larger openings a lintel design will be required.

Cut lintels into the brickwork below the damp proof course or place onto the concrete foundation projections, provide minimum 150mm bearing to both sides, concrete fill the cavity below lintels to prevent vermin entering the dwelling.

DRY LINING EXISTING CAVITY WALL

To achieve min U-value 0.18 W/m²K

The existing external walls must be checked for stability and be free from defects, as required by Building Control. Insulate existing wall on the inside using 100mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by Building Control).

Fix a vapour control layer on the warm side of the insulation. Finish with 12.5mm plasterboard with a plaster skim. An injected DPC may also be required to the wall if one is not already present and working. New DPC to be made continuous with floor DPM.

All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

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EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

The cavity should extend to at least 225mm below the DPC or where this is not possible provide a cavity tray at the base with weep holes at 600 ctrs.

Existing walls may require an injected DPC if one is not already present and working.

UPGRADE OF EXISTING PITCHED ROOF

To achieve U value of 0.16 W/m²K

The existing roof must be checked for stability and be free from defects, as required by Building Control. Provide 150mm XR4000 Celotex between ceiling joists with a further 25mm over joists, cross laid at right angles.

Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster.

Provide polythene vapour barrier between insulation and plasterboard. Note: Some pitched roofs are constructed using breathable roofing felt and do not require ventilating if installed in strict accordance with their test certificate.

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

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UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

Vented roof – pitch 22-45°

To achieve U-value 0.15 W/m²K

Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by Building Control before works start on site. The existing roof condition must be checked and be free from defects, as required by Building Control, any defective coverings or felt to be replaced in accordance with manufacturer's details.

Roof construction - 47 x 150mm Grade C24 rafters at max 400mm centres, max span 3.47m.

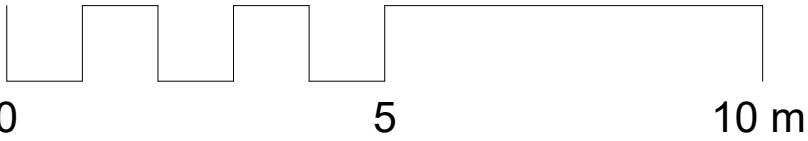
Insulation to be 100mm Celotex GA4000 between rafters and 60mm under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.

(Cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm).

Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT

– 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.



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