

**BUILDING REGULATION NOTES**

**FOUNDATIONS -**

UNDERPINNING WHERE REQUIRED OR NEW SLAB / FOOTING INTERSECTION AND DAMP PROOFING DETAIL TO STRUCTURAL ENGINEER'S DETAILED DESIGN. WALLING BELOW GROUND LEVEL TO BE CONCRETE COMMONS IN CLASS II MORTAR, WITH FINE CONCRETE MIX CAVITY FILL TO GROUND LEVEL, A MINIMUM 150mm BELOW D.P.C. TO CAVITY WALLING.  
FACING BRICK TO EXTEND 4 COURSES BELOW D.P.C. OR TO BELOW FINISHED GROUND LEVEL.  
FOUNDATION TO BE DESIGNED BY STRUCTURAL ENGINEER AND TO BE TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.  
PROVIDE REINFORCED CONCRETE LINTELS WHERE DRAINS PASS THROUGH FOUNDATION/BRICKWORK.

**NEW CAVITY WALL CONSTRUCTION-**

WALLS SHOULD NOT EXCEED U-VALUE 0.18 W/m2K.

CAVITY WALL - **OPTION 1** - CAVITY CONSTRUCTION ABOVE GROUND TO CONSIST OF MINIMUM OF 102.5mm BRICKWORK TO MATCH EXISTING. 10mm AIR GAP. **90mm KINGSPAN KOOLTHERM K106 INSULATION FIXED TO INNER SKIN** OF BORAL EDENHALL 100mm 7N THERMALITE BLOCKS , OR SIMILAR APPROVED WITH 12.5mm PLASTERBOARD ON DOT & DAB & SKIM FINISH. SEE STRUCTURAL ENGINEER'S REPORT FOR COMPRESSIVE STRENGTH OF BLOCKWORK.  
WALL TIES TO BE PROPRIETARY TYPE IN STAINLESS STEEL SPACED AT 750mm C/C HORIZ. AND 450mm VERTICALLY. STAGGERED IN ALTERNATE ROWS AND EVERY BLOCK COURSE TO BE UNBONDED AT JAMB OPENINGS. STAINLESS STEEL CROCODILE TIES TO BE USED TOTIE NEW WALL TO EXISTING HORIZ AND VERT. SPACING MAY VARY TO SUIT, PROVIDED NO. OF TIES PER UNIT IS MAINTAINED. TIES SPACED MAX. 300MM VERTICALLY TO BE PLACED MAX. 225MM FROM UNBONDED JAMBS.  
PROVIDE THERMABATE CAVITY CLOSURES TO ALL OPENINGS IN EXTERNAL BLOCKWORK. STEPPED/HORIZONTAL CAVITY TRAYS TO BE PROVIDED IN AREA WHERE ROOF ABUTS EXTERNAL WALLING. PROVIDE PROPRIETARY CAVITY WALL CLOSER - THERMABATE OR SIMILAR - TO ALL WINDOW AND DOOR REVEALS.

**DORMER WALL - OPTION 1** - NON-COMBUSTABLE CLADDING TILE TO MATCH EXISTING ROOF FINISH (TO CLIENT APPROVAL), ON 25 x 38mm TANALISED BATTENS, ON BREATHABLE ROOFING FELT, ON 18mm MARINE GRADE PLYWOOD, ON 175mm x 50mm TIMBER STUDS WITH **90mm KINGSPAN K107** (85mm AIR GAP TO OUTER LEAF PLYWOOD MAINTAINED), ON VAPOUR CONTROL LAYER (BUILT INTO K118 BOARD), ON **37.5mm KOOLTHERM K118 INSULATED PLASTERBOARD** (12.5mm PLASTERBOARD INTERNAL FINISH) AND SKIM FINISH.

**INTERNAL WALL LINING TO EXISTING COLD WALL**

WALLS SHOULD NOT EXCEED U-VALUE 0.18 W/m2K.

EXISTING GARAGE WALL - **OPTION 1** - EXISTING SINGLE SKIN 102.5MM BRICK WALL, 50MM AIR GAP, 150MM X 38MM STUD WITH 100MM KOOLTHERM K112 BETWEEN STUDS, ALL OVERDRAWN WITH 37.5MM K118 KOOLTHERM (12.5MM PLASTERBOARD FINISH) AND SKIM FINISH

**INTERNAL PARTITION WALL CONSTRUCTION-**

**OPTION 1** - 38mm x 63mm TIMBER STUDS @ 400mm CENTERS WITH HEAD & SOLE PLATES (TBC BY SE), 12.5mm PLASTERBOARD AND SKIM E/S, WITH 50mm ACOUSTIC MINERAL WOOL QUILT IN CAVITY.

**GROUND FLOOR (EXTENSION) -**

FLOOR SHOULD NOT EXCEED U-VALUE 0.18 W/m2K

**NEW SLAB - OPTION 1** - 65MM SAND / CEMENT SCREED, **70mm KINGSPAN KOOLTHERM K103 INSULATION** WITH 40MM UPSTAND TO PERIMETER, ON 150mm THICK CONCRETE SLAB TO STRUCTURAL ENGINEERS DETAILS, ON 1200 GAUGE VISQUEEN AND LAPPED ON TO EXTERNAL DPC ON EXTERNAL WALL, 50MM SAND BLINDING, 150MM HARDORE.

**THERMALLY UPGRADED GARAGE SLAB - OPTION 1** - CONTRACTOR TO ASSESS SUITABILITY/REQUIREMENT FOR REPLACEMENT. IF SUITABLE FOR THERMAL UPGRADE - 50mm SAND BLINDING ON EXISTING SLAB, 1200 GAUGE VISQUEEN OVER EXISTING SLAB TO BE LAPPED TO EXISTING DPC, 40mm (40mm LAID FIRST) + 75mm KINGSPAN K103 FOR TOTAL 115mm INSULATION (STAGGER JOINTS AND TAPE THE TOP LAYER JOINTS FOR STABILITY), FINISHED WITH 75mm SCREED FINISH - BUILD UP TO MEET EXISTING GROUND FLOOR SLAB LEVEL.

**INTERMEDIATE FLOOR CONSTRUCTION**

**FIRST FLOOR CONSTRUCTION - OPTION 1** - EXISTING GROUND FLOOR CEILING JOISTS TO BE REMOVED AND REPLACED WITH 200mm x 50mm JOISTS @ 400mm CENTERS (TBC BY STRUCTURAL ENGINEER), WITH 100mm ACOUSTIC MINERAL WOOL QUILT BETWEEN JOISTS, FINISHED WITH 18mm MOISTURE RESISTANT CHIPBOARD, ALL UNDERDRAWN WITH 12.5mm PLASTERBOARD AND SKIM FINISH.

**ROOF CONSTRUCTION**

ROOF SHOULD NOT EXCEED U-VALUE 0.15 W/m2K

**PITCHED ROOF / VAULTED CEILING (RAISED ROOF) - OPTION 1** - ROOF SHOULD NOT EXCEED U-VALUE 0.15 W/m2K  
ADDITIONAL ROOF TILES TO MATCH EXISTING ON 25 x 38mm TANALISED BATTENS ON BREATHABLE ROOFING FELT. 175mm x 50mm RAFTERS @ 400mm CENTERS TO STRUCTURAL ENGINEERS DETAILS (TBC), 150mm KINGSPAN K107 INSULATION BETWEEN RAFTERS WITH 25mm GAP ABOVE. MIN 25mm AIR-GAP UNDER FELT TO BE MAINTAINED AT ALL TIME WITH PROPRIETARY VENTS WERE REQUIRED TO AVOID CONTACT WITH UNDERSIDE OF FELT. ALL UNDERDRAWN WITH 37.5mm KINGSPAN K118 DRYLINING BOARD (12.5mm PLASTERBOARD INTERNAL FINISH), SKIM FINISH.

**FLAT ROOF - OPTION 1** - SINGLE-PLY NON-BITUMINOUS MEMBRANE ROOF (TO CLIENT APPROVAL), **150MM THICK KINGSPAN TR27 INSULATION**, ON VAPOUR CONTROL LAYER, ON 18mm PLYWOOD DECK, WITH FIRING PIECES BELOW TO CREATE FALL. ON 175 X 50MM (TBC BY ENGINEER) TIMBER ROOF JOISTS AT 400mm CENTRES (TBC) TO STRUCTURAL ENGINEER'S DETAILS. SEE SECTION FOR DETAILS. ROOF LIGHTS TO BE INSTALLED TO MANUFACTURERS DETAILS WITH MINIMUM 150mm UPSTAND FORMED IN TIMBER AND LAPPED WITH VAPOUR CONTROL LAYER AND FINISHED ROOF MEMBRANE. MINIMUM 1:40 FALL TO ROOF CONTRACTORS DESIGN. BUILT TO MINIMUM 1:80 FALL.

ALL LEADWORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE LEAD SHEET ASSOCIATION (LSA) – ROLLED LEAD SHEET MANUAL (LATEST EDITION) AND BS EN 12588, BS 6915 AND BS 6229. LEAD TYPES, CODES, AND THICKNESSES TO BE SUITABLE FOR THEIR LOCATION AND EXPOSURE, WITH CORRECT LAPS, FIXINGS, AND ALLOWANCES FOR THERMAL MOVEMENT. ALL JOINTS, FLASHINGS, SOAKERS, GUTTERS, AND OUTLETS TO BE FORMED USING APPROPRIATE DETAILS FROM THE LSA MANUAL. PATINATION OIL TO BE APPLIED TO ALL EXPOSED LEAD SURFACES IMMEDIATELY AFTER INSTALLATION. LEADWORK TO BE INSTALLED BY EXPERIENCED OPERATIVES FAMILIAR WITH LSA STANDARDS.

**WINDOWS & DOORS -**

WINDOWS & DOORS SHOULD NOT EXCEED U-VALUE 1.4 W/m2K. TO MATCH EXISTING AND TO APPROVAL OF THE LOCAL AUTHORITY. PLANNING CONDITIONS REQUIRING DISCHARGING PRIOR TO WINDOW/DOOR INSTALLMENT. DOUBLE GLAZING TO ALL NEW DOORS AND WINDOWS AS PER ELEVATION DRAWINGS. ALL NEW WINDOWS TO BE UPVC: 20 - 4mm DOUBLE GLAZED GLAZED LOW 'E' SOFT COAT GLAZING WITH PILKINGTONS 'K'-GLASS INNER PANES THROUGHOUT AND WITH 20mm AIR GAP TO COMPLY WITH PART L. EACH TO AFFORD A MINIMUM OF 1/20TH OF THE FLOOR AREA OPENING LIGHT TO EACH ROOM SERVED. SOME PART OF THE OPENING LIGHT TO BE A MIN. 1750mm ABOVE FINISHED FLOOR LEVEL. WINDOWS TO HAVE SUITABLE IRONMONGERY FITTED TO SECURE THE OPEN POSITION TO PROVIDE 4000mm² BACKGROUND VENTILATION IN KITCHENS, UTILITIES, OR SANITARY ACCOMMODATION AND 8000mm² FOR ALL OTHER HABITABLE ROOMS.

**EMERGENCY EGRESS WINDOWS**

ALL HABITABLE ROOMS AT FIRST FLOOR (AND ANY HABITABLE ROOMS AT GROUND FLOOR INNER POSITIONS) TO BE PROVIDED WITH EMERGENCY EGRESS WINDOWS IN ACCORDANCE WITH APPROVED DOCUMENT B. EGRESS WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33 M², WITH A MINIMUM CLEAR OPENING DIMENSION OF 450 MM IN BOTH HEIGHT AND WIDTH. THE BOTTOM OF THE OPENABLE AREA SHALL BE SET BETWEEN 800 MM AND 1100 MM ABOVE FINISHED FLOOR LEVEL. WINDOWS TO BE SIDE-HUNG, EASILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.

**CAVITY CLOSERS**

PROVIDE PROPRIETARY CAVITY WALL CLOSER - THERMABATE OR SIMILAR - TO ALL WINDOW AND DOOR REVEALS. CAVITY CLOSER TO ACHIEVE MIN THERMAL RESISTANCE OF 0.45m2K/W.

**CAVITY TRAYS**

PROVIDE PROPRIETARY PREFORMED OR SITE-FORMED CAVITY TRAYS OVER ALL NEW EXTERNAL WINDOWS, DOORS, AND OTHER WALL OPENINGS WHERE THERE IS A RISK OF MOISTURE PENETRATION. CAVITY TRAYS TO BE CONTINUOUS ACROSS FULL WIDTH OF OPENING, TURNED UP AT ENDS AT LEAST 150 MM AND STOP-ENDED TO PREVENT MOISTURE TRACKING. TRAYS TO DISCHARGE VIA WEEP HOLES TO THE EXTERNAL FACE AT MAXIMUM 450 MM CENTRES, MINIMUM TWO PER OPENING.

**GLAZING -**

- SAFETY GLAZING REQUIRED IN THE FOLLOWING LOCATIONS:
- EXTERNAL AND INTERNAL DOORS WHEN GLAZING IS BELOW 1.5M.
  - SIDE PANELS TO ENTRANCE DOORS WHEN GLAZED BELOW 1.5M.
  - ANY SIDE WINDOW ADJACENT TO DOOR AND WITHIN 300mm OF DOOR (GLAZED BELOW 1.5M)
  - PATIO DOORS
  - ANY WINDOW GLAZED BELOW 800MM.

ALL IN ACCORDANCE WITH APPROVED DOCUMENT 'N' OF THE BUILDING REGULATIONS AND TO ACHIEVE MIN. TESTED U-VALUE AS LISTED ABOVE

NOTE - ANY PANES HAVING THE SMALLER DIMENSION LESS THAN 250mm AND OF AREA LESS THAN 0.5M.SQ.U. MAY BE A MIN. 6MM (NOMINAL) THICK GLASS.

**INTERNAL DRAINAGE -**

REMOVABLE ACCESS PANELS REQUIRED WHERE RODDING EYES ARE PROVIDED. SOIL AND VENT PIPES TO BE 100mm DIA. UPVC TO TERMINATE 900mm ABOVE ANY OPENING INTO THE BUILDING WITHIN 3000mm IN A DURABLE CAGE AND WHERE INDICATED TO BE FITTED WITH ADMITTANCE VALVES. INTERNAL PLUMBING: SINK WASTE TO BE 40mm DIA. UPVC TRAP, FITTED WITH A 75mm DEEP SEAL..

**DRAINAGE -**

DEPTH TO INVERT TO BE 450mm WHERE DIRECT GROUND FLOOR CONNECTION TO SVP. 100mm DIA. SUPSLEEVE LAID TO FALLS OF 1 IN 40, AS INDICATED, BEDDED AND SURROUNDED IN 10mm STONE. WHERE PASSING UNDER FLOOR TO BE BEDDED AND SURROUNDED IN CONCRETE WITH EXPANSION JOINTS AT 4.5M CENTRES. PLEASE SEE UU DETAILS FOR WHERE DRAIN PASSES THROUGH BRICKWORK/FOUNDATION AND USE APPROPRIATE LITELS. FOR INVERT DEPTH LESS THAN 1000mm - 450mm DIA. POLYPROPYLENE INSPECTION CHAMBERS, FOR INVERTS BETWEEN 1000mm AND 1050mm - 1050mm DIA. CONCRETE RINGS BACKED UP WITH 150mm CONCRETE, WITH APPROPRIATE STEP IRONS. RODDABLE GULLIES, AS INDICATED.

**VENTILATION-**

KITCHEN - MECHANICAL EXTRACT VENTILATION TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 30 LITRES/SEC IF ADJACENT TO COOKER HOOD OR 60 LITRES/SEC.IF ELSEWHERE. BATHROOMS - MECHANICAL EXTRACT VENTILATION TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 15 LT/SEC. UTILITY ROOM - MECHANICAL EXTRACT VENTILATION TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 30 LT/SEC

**RADIATORS -**

ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROLS

**FIRE SAFETY -**

ALL STRUCTURAL ELEMENTS TO HAVE A MIN. 30min FIRE RATING. DOORS TO BE FIRE RATED AS SHOWN ON PLANS.

**SMOKE ALARMS -**

MAINS OPERATED INTER-LINKED UNITS LOCATED TO BS 5446 PART 1, PERMANENTLY WIRED TO INDEPENDENT MAINS CIRCUIT WITH BATTERY BACKUP. LOCATION AS SHOWN ON PLAN. 1 NO. SMOKE ALARM PER FLOOR PLUS HEAT DETECTOR IN KITCHEN.

**ELECTRICS -**

ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED, COMPETENT ELECTRICAL ENGINEER TO THE APPROVAL OF THE LOCAL AUTHORITY TO SATISFY APPROVED DOCUMENT P.

**DPC -**

"HYLOAD" PITCH POLYMER 100mm WIDE & 140 WIDE MIN 150mm ABOVE ADJACENT GROUND LEVEL. DPC TO HAVE A MIN 150mm LAP AT JOINTS AND WITH DPM IN ORDER TO ENSURE CONTINUOUS WATERTIGHT SEAL.

**LINTELS -**

PROPRIETARY LINTELS ARE TO BE PLACED OVER ALL OPENING DOORS, WINDOWS. LINTELS ARE TO BE BY CATNIC OR SIMILAR APPROVED AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. LINTELS ARE TO BE LAID LEVEL, AND HAVE A MIN. END BEARING OF 150MM AND ALL STEELWORK TO BE ENCASED INTERNALLY WITH 2 LAYERS OF PLASTER BOARD TO GIVE A MIN. 1/2 HR FIRE PROTECTION. BITUMEN COATED, GALVANISED STEEL LINTELS, INSULATED WITH POLYSTYRENE, ARE TO BE USED IN EXTERNAL WALLS, CAVITY TRAYS WITH STOP ENDS TO PROJECT 300mm BEYOND ENDS OF LINTELS. SPECIAL PURPOSE MADE WINDOWS CALCULATIONS TO BE PROVIDED BY MANUFACTURER. ALL STEELWORK AND LINTELS IN EXTERNAL WALL TO BE INSULATED TO PREVENT COLD BRIDGING.

**DRIVEWAY**

DESIGN BY DRIVEWAY CONTRACTOR. SUDS DETAILS BY OTHER. SUBSOIL PERCOLATION TEST REQUIRED. POROUS BITUMEN FINISH. MINIMUM GRADING FOR PROPOSED RAMP AT 90 DEGREES TO EXISTING RAMP TO BE 1:15 (1:20 WHERE REQUIRED) TO DESIGN OF SPECIALIST CONTRACTOR.

**SPECIFICATION OPTIONS TO BE USED AS GUIDANCE ONLY. FINAL SPECIFICATION TO BE CONFIRMED BY CONTRACTOR, ALL TO THE APPROVAL OF THE BUILDING CONTROL OFFICER / APPROVED INSPECTOR.**

**DRAWING PACK TO BE READ IN CONJUNCTION WITH STRUCTURAL REPORT.**

**CDM REGULATIONS 2015**

IN LINE WITH THE ABOVE REGULATIONS WE ARE OBLIGED TO INFORM THE CONTRACTOR OF THE RISKS THAT MAY BE ENCOUNTERED IN THE CONSTRUCTION OF THESE WORKS. ALL DESIGN WORK HAS BEEN CARRIED OUT WITH HEALTH & SAFETY ASPECTS GIVEN FULL CONSIDERATION. WHEREVER POSSIBLE RISKS HAVE BEEN ELIMINATED FROM THE DESIGN, HOWEVER DUE TO THE VERY NATURE OF THIS TYPE OF WORK IT IS NOT POSSIBLE TO REMOVE ALL RISKS FROM THE DESIGN.

WE WOULD ALSO RESPECTFULLY REMIND THE CONTRACTOR OF HIS OBLIGATIONS TO TAKE ALL REASONABLE STEPS ENSURING THAT ONLY COMPETENT WORKERS WHO HAVE A VALID SAFETY POLICY ARE EMPLOYED.

THEY SHOULD ALSO PROVIDE SATISFACTORY RESPONSES AT CONSTRUCTION STAGE AS TO THE MANNER IN WHICH THEY DEAL WITH THE ELEMENTS OF RISK INVOLVED IN THIS TYPE OF WORK AND IN PARTICULAR THOSE HIGHLIGHTED BY RSE ARCHTIECTURE & DESIGN STUDIO.

BELOW:-

- SUPPORT/TREATMENT FOR ALL EXCAVATION WORK
- GUARDING TO EDGES OF EXCAVATIONS TO PREVENT PEOPLE, MATERIALS AND VEHICLES FALLING INTO EXCAVATIONS.
- GUARDING OF EXCAVATIONS OUTSIDE WORKING HOURS TO PREVENT UNAUTHORISED ACCESS.
- UNDERMINING TO ADJACENT ROADS OR STRUCTURES.
- CONFINED SPACE OPERATIONS.
- DEALING WITH EXISTING SERVICES.
- TRAFFIC MANAGEMENT ON EXISTING HIGHWAYS
- PROCEDURE TO BE FOLLOWED IN EVENT OF ACCIDENT OR EMERGENCY.
- METHOD OF WORKING WHERE CONTAMINATED GROUND OR STRUCTURE IS PRESENT ON SITE.
- METHOD OF DISPOSAL OF CONTAMINTED MATERIAL.
- CONFIRMATION WILL BE REQUIRED THAT ALL OPERATIVES ARE ADEQUATELY TRAINED, AND COPIES OF RELEVANT CERTIFICATES TO BE SUPPLIED.
- THE ABOVE LIST IS BY NO MEANS EXHAUSTIVE BUT IT DOES HIGHLIGHT OPERATIONS THAT PRESENT A RISK CONTRACTORS AND THE GENERAL PUBLIC.

THE CONTENT OF THIS DRAWING PACK IS SUBJECT TO THE PROVISION OF THE COPYRIGHT ACT 1956. WORK TO FIGURED DIMENSIONS ONLY. SITE DIMENSIONS ARE TO BE CHECKED BEFORE WORK IS STARTED.

PROJECT  
**27 VINING ROAD, L35 7LG**

TITLE  
**SPECIFICATION NOTES**

CLIENT  
**Owner**

DATE  
**08/01/26**

SCALE ( @A2 )  
**NTS**

DRAWING NUMBER  
**702-014**

REV  
**P2**