

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.

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, 25MM AIR GAP BETWEEN INTERNAL FACE OF BRICKWORK AND START OF TIMBER STUD (VENTED AT EAVES LEVEL), 140MM X 38MM STUD WITH 120MM KOOLTHERM K112 BETWEEN STUDS, ALL OVERDRAWN WITH 12.5MM PLASTERBOARD AND SKIM FINISH. VCL REQUIRED TO INTERNAL FACE OF PLASTERBOARD.

GROUND FLOOR (EXTENSION) -

FLOOR SHOULD NOT EXCEED U-VALUE 0.18 W/m2K

NEW SLAB - OPTION 1 - FLOOR CONSTRUCTION TO CONSIST OF :

65MM SAND / CEMENT SCREED, **80mm KINGSPAN KOOLTHERM K103 INSULATION** WITH 40MM UPSTAND TO PERIMETER, ON 1200 GAUGE VISQUEEN LAYER 1 - LAPPED ON TO EXTERNAL DPC ON EXTERNAL WALL, ON 150mm THICK CONCRETE SLAB TO STRUCTURAL ENGINEERS DETAILS, ON 1200 GAUGE VISQUEEN LAYER 2 - LAPPED ON TO EXTERNAL DPC ON EXTERNAL WALL, 50MM SAND BLINDING, 150MM HARDORE.

ROOF CONSTRUCTION

ROOF SHOULD NOT EXCEED U-VALUE 0.15 W/m2K

PITCHED ROOF / VAULTED CEILING - OPTION 1

ROOF TILE TO CLIENT APPROVAL (SEE TILE SPECIFICATION FOR MINIMUM ALLOWED PITCH, CONTRACTOR TO ENSURE CHOSEN TILE IS SUITABLE) ON 25 x 38mm TANALISED BATTENS ON BREATHABLE ROOFING FELT. MIN 25mm AIR-GAP UNDER FELT TO BE MAINTAINED AT ALL TIME WITH PROPRIETARY VENTS WERE REQUIRED TO AVOID CONTACT WITH UNDERSIDE OF FELT. 150mm KINGSPAN K107 INSULATION BETWEEN RAFTERS AND UNDERDRAWN WITH 37.5mm KINGSPAN K118 DRYLINING BOARD (12.5mm PLASTERBOARD INTERNAL FINISH).

UPGRADED CEILING ABOVE STORAGE / UTILITY SPACE - OPTION 1

METAL MF CEILING SYSTEM SUPPORTED AT PERIMETER WALLS. FINISHED WITH 12.5MM PLASTERBOARD TAPED AT JOINTS AND SKIM FINISH. 100MM ROCKWOOL QUILT ABOVE.

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.

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.

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.SQU. MAY BE A MIN. 6MM (NOMINAL) THICK GLASS.

INTERNAL DRAINAGE - DESIGN TO BE AGREED ON SITE

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 - DESIGN TO BE AGREED ON SITE

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.
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.

SMOKE ALARMS -

MAINS OPERATED INTER-LINKED UNITS LOCATED TO BS 5446 PART 1, PERMANENTLY WIRED TO INDEPENDENT MAINS CIRCUIT WITH BATTERY BACKUP.

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 CONTINOUS 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.

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.

PARTY WALL

ALL PARTY WALL ISSUES ARE TO BE DEALT WITH BY CLIENT. NEIGHBOURS SHOULD BE CONSULTED WITH PRIOR TO BUILD START AND APPROPRIATE PROFESSIONALS APPOINTED WHERE NECESSARY.

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		
34 PINNINGTON ROAD, L35 3TY		
TITLE		
SPECIFICATION NOTES		
CLIENT		
Owner		
DATE		
05/01/2025		
SCALE (@A2)		
NTS		
DRAWING NUMBER	REV	
702-007	P2	