SDA ARCHITECTURE
34 Wellington Road
Oxton CH43 2JF
+44 (0) 151 651 1789
info@sdaarchitecture.com

82_2022: Methodist Chapel, Whitehurst Ln, Dilhorne ST10 2PG

BUILDING REGULATION NOTES & GENERAL SPECIFICATION

18 APRIL 2023

GENERAL

1. The Contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the Building Inspector, whether or not shown on the drawing.
2. All work is to comply with the Town and Country Planning Act 1990, the Building Regulations 2010, and all relevant codes of practice, British and European standards, including The Party Wall Act 1996.
3. All materials to be fixed, applied or mixed in accordance with manufacturer's instructions or specifications. All materials shall be suitable for their purpose.
4. All dimensions to be checked on site. The contractor to check all sizes and availability of all building materials used in the construction.
5. All elements of the structure to be half hour fire resistant.
6. All new timber to be pressure impregnated with preservative prior to fixing. All cut edges to be treated with brush applied preservative.
7. Dimensions as shown for layout and for plans and elevations are approximate and should be checked on site. All drawings for this project should not be scaled.

FLOOR CONSTRUCTION

17. Ground Floor Construction to have a maximum 'U' value of 0.18 W/m²K.
18. New ground floor construction to consist of floor finish to client's specification. 75mm self-levelling screed with underfloor heating laid within, 500-gauge separation layer, 75mm Kingspan Kooltherm K103 Floor Board insulation, 150mm concrete slab to Structural Engineer's specification, 1200 gauge Visqueen damp proof membrane to damp proof course, 50mm sand blinding, minimum 150mm compacted hardcore.

DPC

19. New DPM lapped to meet existing DPC. If no existing DPC evident, please contact architect at the earliest opportunity.

EXTERNAL WALLS

20. External Wall Construction to have a maximum 'U' value of 0.18 W/m²K.

21. Upgraded external walls above DPC to consist internally of 150mm timber studs on vertical DPC strips with 90mm Kingspan Kooltherm K112 framing board insulation between studs. 3mm skim finish on 37.5mm Kingspan Kooltherm K118 insulated plasterboard.

INTERNAL WALLS

26. Timber partition construction to consist of 3mm skim and 12.5mm plasterboard, 70 x 50mm timber studs @ max 600mm centres filled with 50mm Knauf Earthwool Acoustic Roll insulation, 3mm skim and 12.5mm plasterboard.

ROOF CONSTRUCTION

27. Roof Construction to have a maximum 'U' value of 0.15 W/m²K.
28. Upgraded roof construction (Insulation at ceiling level) to consist of roof tiles on tiling battens sat on Counter battens to match existing, Kingspan nilvent breather membrane, timber rafters to Structural Engineer's specification, loft space, 200mm Rockwool insulation over joists, timber joists to Structural Engineer's specification with 100mm Rockwool insulation between joists, vapour control layer, 3mm skim coated 12.5mm plasterboard.
29. Upgraded Roof construction (Insulation at rafter level) to consist of roof tiles on tiling battens sat on counter battens to match existing. Kingspan nilvent breather membrane, timber rafters to structural engineers' specification with 150 Kingspan Kooltherm K107 insulation between the rafters, with 75mm laid below. Internal finish to consist of 12.5mm vapour checked plasterboard and skim.
30. Existing rafter/trimmer to have a retrospective detail to be confirmed by SE. to allow for proposed rooflight apertures. To satisfy building control.
31. Rainwater goods to be 100mm half round guttering leading to 68mm diameter rainwater down pipes.
32. Flashings and valleys to be in code 5 lead with minimum 150mm upstand.
33. Any penetrations through roof to have proprietary banding, approved sealant, storm collar and flashing to manufacturer's robust detail.
34. Provide 10mm continuous eaves ventilation and 5mm continuous ridge ventilation.

VERTICAL RESTRAINT

34. Galvanised MS anchor straps (30 x 2.5 x 1000mm) strapped over wall plate and fixed to walls at max 1800mm centres as per SE. design.

LATERAL RESTRAINT

35. Galvanised MS anchor straps (30 x 5mm) built into block work and strapped over 3no. rafters at mid-point with SW noggins beneath. Noggins to be min 38mm wide and to extend minimum half rafter depth as per SE. design.

STRUCTURAL MEMBERS

36. All structural members are to be specified by a Structural Engineer. The Project Structural Engineer will be confirmed once appointed.
37. All information is to be confirmed with Structural Engineer's work package.
38. All steel members to have 30 minutes fire resistance.

WINDOWS AND DOORS

39. Double-glazed window units to have an overall 'U' value of 1.4 W/m²K.
40. Double-glazed door units to have an overall 'U' value of 1.4 W/m²K.
41. Windows to be supplied by a FENSA approved company with low emissivity and Pilkington 'K' Glass.
42. Door and window units to be RAL colour of choice confirmed by client.
43. All glazing to comply with Document L Conservation of fuel & power, Document K Protection from falling, collision and impact and Document Q Security to dwellings.
44. All glazing in critical locations to be toughened glass.
45. All rooflights to be Velux MK08 Conservation windows with an overall 'U' value of 1.4 W/m² K. rooflight to be integrated using EDW flashing in tandem with Grey Sandfaced Acme Single Caber Clay Plain roof tiles.
46. To satisfy part 'Q' all door-sets that provide access into dwelling need to be mechanically fixed into structural opening. All door-sets to be manufactured to standards set by PAS 24:2012. Main entry to provide viewer either within the door itself or next to, to provide view of caller. Letter plates to have an aperture no greater than 260 x 40mm. Doors should meet standards of LPS 2081 1:2015 Security rating 'B' to provide protection from sustained attacks with enhanced tools for 3 minutes.
47.. To satisfy part 'Q' all windows to be mechanically fitted into structural opening. Windows to have a minimum of P1A rating. If windows are to be double or triple glazed only one pane needs to meet P1A standards. Windows should meet standards of LPS 2081 1:2015 Security rating 'A' to provide protection from sustained attacks with hand tools for 1 minute.
48. Minimum requirement for trickle vents is 8000mm^2 for habitable rooms or 10,000mm^2 for single-storey dwellings. Open plan kitchen dining spaces require a minimum of 3 trickle vents in a room (8000mm^2 each).

PARTITIONS

49. Allow for moisture resistant plasterboard in wet areas.
50. Allow for isolation strips around head and sole plates.

ELECTRICAL

51. Electrical work to be carried out to NIC EIC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at the tendering stage.
52. All electrical work to meet the requirements of Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
53. Install mains connected, self-contained interlinked smoke alarms to landings at every floor to BS5839 Part 1 if not already installed. Sensor to be sited a minimum of 300mm from any wall.
54. Install mains connected, self-contained interlinked heat alarm to kitchen.
55. Alarm system to at least Grade D1/D2, Category LD3 – mains powered alarms with an integral back-up power supply.
56. Electric car charging station to be added to fulfil Approved document 'S'.

MECHANICAL

57. Central heating system work to be carried out by a suitably qualified and Gas Safe registered contractor. The position of the radiators and the specification of the boiler is to be discussed and assessed before work commences.
58. New radiators to have thermostatic radiator valves.

59. Intermittent mechanical extract fan to be provided to kitchen with minimum 30 litres per second extract ventilation rate (adjacent to hob) or 60 litres per second extract ventilation rate (elsewhere in kitchen), utility with minimum 30 litres per second, bathroom/ ensuite with minimum 15 litres per second and WC with minimum 6 litres per second. 15 minutes over run operated intermittently via light switch, via fan isolator switch.
60. All vents to be ducted to external walls.

JOINERY

61. All skirting, architrave, internal and external doors and gates to client's specification.

PLUMBING & DRAINAGE

62. Drainage is indicative and is to be confirmed on site by contractor and Building Control Office to determine exact positions, turns and connections of existing and new drainage prior to the commencement of works.
63. All drains to be installed to the satisfaction of the Building Inspector and to conform to BS8301 and all current codes of practice.
64. All gullies are to be access type with back-inlet waste to discharge below grid level and above trap water level. All gullies to be rodable.
65. All new drains to be laid in 100 mm Hepworth Supersleeve laid to falls of 1:40 with Hepsleeve connectors. Any drains passing under new construction to be exposed and given 150 mm concrete surround. When passing through walls to provide 450 x 250 x 75 R.C lintel over opening with rigid sheet sealer to close up opening. Pipes laid less than the recommended cover depth to be bridged by reinforced cover slabs resting on a flexible filler with at least 75mm of granular fill between the top of the pipe and the underside of the flexible filler.
66. All disused drains/ gullies to be removed and branches sealed off.
67. Drainage to be connected to mains drains.

MEANS OF ESCAPE

68. Kitchen to be separated from hallway, with minimum 30 minutes fire rated construction in conjunction with FD30 door with intumescent seals.