

BUILDING REGULATION COMPLIANCE NOTES.
EXCAVATE FOR & CONSTRUCT CONCRETE STRIP FOUNDATIONS / SUBSTRUCTURE AS SECTION A - A. BLOCKWORK BELOW GROUND TO BE 7M FOUNDATION BLOCKS - WIDTHS TO SUIT MASONRY. CAVITY WALLS ABOVE DPC ALSO AS SECTION UP TO WALL PLATE / UP GABLES ETC. STAINLESS STEEL WALL TIES AT 450 c/c VERTICALLY, 750 c/c HORIZONTALLY AND 225 c/c VERTICALLY AT OPENINGS. CAVITIES CLOSED USING PROPRIETARY CAVITY CLOSERS WITH THERMAL RES. MIN. 0.45W/m2k. INTERNAL BLOCK WALLS IN 100mm BLOCKS ON 450mm x 225mm STRIP FOUNDATIONS WHERE INDICATED. NON STRUCTURAL WALLS TO BE OFF 225mm THICKENED SLAB. BLOCK WALLS FINISHED INTERNALLY WITH P.B. ON DABS & SKIM. ROOF STRUCTURE IN PREFABRICATED TRUSSES TO BS 5268 AT 600mm MAX. c/c AT 45 DEGREES PITCH TO HABITABLE AREA, 35 DEGREES OVER GARAGE. TRUSS CALCULATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO WORK COMMENCING. ALL LONGITUDINAL & DIAGONAL WINDBRACINGS IN 100mm x 25mm SOFTWOOD ALL TO BS 5268 OR PLY SHEATHED. 30mm x 5mm GALV. STRAPS TO WALL PLATES, AT CEILING LEVEL AND UP GABLES AT 2.0 m c/c CROSSING AT LEAST 3no. MEMBERS ON MIN. 38mm NOGGINS. ROOF COVER TO BE CLAY PANTILES ON 50mm x 25mm BATTENS ON BREATHABLE MEMBRANE (KINGSPAN NILVENT OR APPROVED ALTERNATIVE). ROOF INSULATION TO BE 150mm KINGSPAN THERMAPITCH TP10 BETWEEN RAFTERS WITH MIN. 25mm AIRGAP OVER CATNIT STEEL LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC OVER. INSTALLATION ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. REINFORCED CONCRETE LINTELS TO INTERNAL OPENINGS AND TO WALLS WHERE ANY DRAINS PASS UNDER. MAINS FED LINKED SMOKE DETECTORS TO BS 5446 PT1 & IN ACCORDANCE WITH APPROVED DOCUMENT B OF CURRENT BUILDING REGULATIONS. INTERNAL WALLS SURROUNDING BEDROOMS AND ROOMS CONTAINING WCs TO HAVE RESISTANCE TO SOUND. ALL STUD WALLS TO BE MIN. 75mm STUD, 25mm THICK MINERAL WOOL / FIBREGLASS BATTS WITHIN VOID & PLASTERBOARD FINISH MIN. MASS 10Kg/m3. CONCRETE BLOCK WALLS TO HAVE MIN. MASS PER UNIT AREA OF 120 Kg/m3. PLASTERBOARD ON DABS & SKIM FINISH TO BOTH SIDES. AIRCRETE WALLS WITH PLASTER FINISH SHOULD HAVE MIN. MASS OF 75 Kg/m3. ALL GAPS AND JOINTS TO BE FILLED AND WELL SEALED. ALL WINDOWS TO HABITABLE ROOMS TO HAVE OPENING LIGHTS MIN. 1/20th RESPECTIVE FLOOR AREAS AND TRICKLE VENTS TO HEADS PROVIDING MIN. 8000mm2 VENTILATION TO HABITABLE ROOMS, 4000mm2 TO NON-HABITABLE ROOMS. ALL HOT TAPS TO BE FITTED ON THE LEFT HAND SIDE AND WATER AT BATH TAPS TO BE LIMITED TO 48 DEGREES C. SANITARY FITTINGS TO HAVE ANTI-SYPHON TRAPS AND TO DISCHARGE TO S.V.P.s /BACK INLET GULLIES AND CONNECTED TO MAINS DRAINAGE VIA 100mm DIA. POLY. PIPEWORK AND PREFORMED CHAMBERS WHERE INDICATED. ALL DRAINS TO BE AT 1:40 GRADIENT AND BED & SURROUND IN COMPRESSIBLE FILL MATERIAL. ALL OPENINGS FORMED BY DRAINS WHICH PASS THROUGH THE BUILDING CONSTRUCTION ARE TO BE MASKED AND SEALED TO PREVENT ENTRY FROM FILL, VERMIN AND GASES.

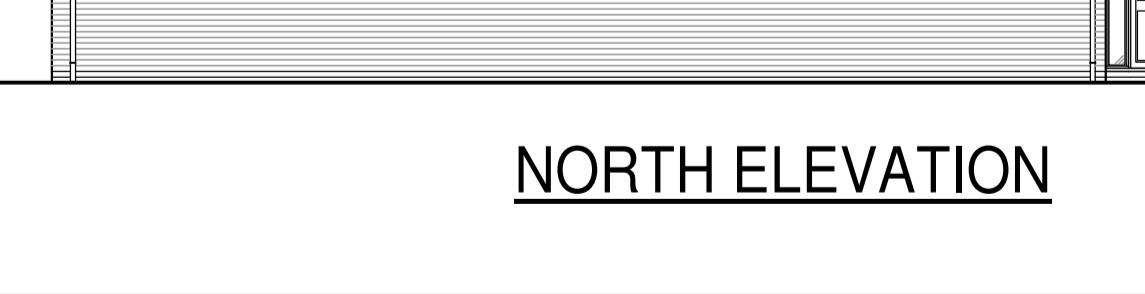
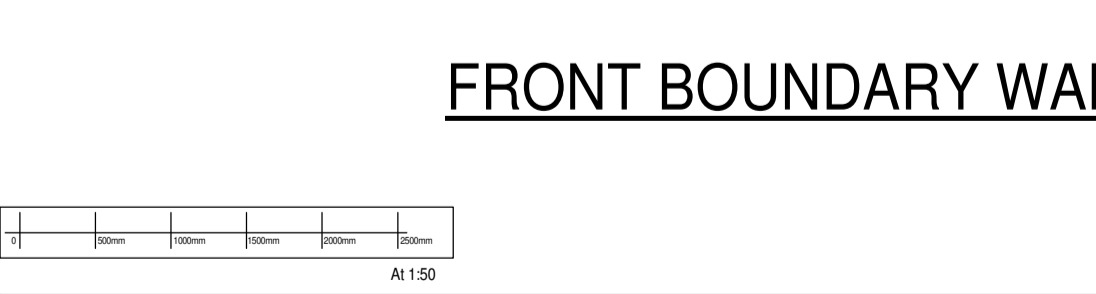
Building Regulation Compliance Notes.

EXCAVATE FOR & CONSTRUCT CONCRETE STRIP FOUNDATIONS / SUBSTRUCTURE AS SECTION A - A. BLOCKWORK BELOW GROUND TO BE 7M FOUNDATION BLOCKS - WIDTHS TO SUIT MASONRY. CAVITY WALLS ABOVE DPC ALSO AS SECTION UP TO WALL PLATE / UP GABLES ETC. STAINLESS STEEL WALL TIES AT 450 c/c VERTICALLY, 750 c/c HORIZONTALLY AND 225 c/c VERTICALLY AT OPENINGS. CAVITIES CLOSED USING PROPRIETARY CAVITY CLOSERS WITH THERMAL RES. MIN. 0.45W/m2k. INTERNAL BLOCK WALLS IN 100mm BLOCKS ON 450mm x 225mm STRIP FOUNDATIONS WHERE INDICATED. NON STRUCTURAL WALLS TO BE OFF 225mm THICKENED SLAB. BLOCK WALLS FINISHED INTERNALLY WITH P.B. ON DABS & SKIM. ROOF STRUCTURE IN PREFABRICATED TRUSSES TO BS 5268 AT 600mm MAX. c/c AT 45 DEGREES PITCH TO HABITABLE AREA, 35 DEGREES OVER GARAGE. TRUSS CALCULATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO WORK COMMENCING. ALL LONGITUDINAL & DIAGONAL WINDBRACINGS IN 100mm x 25mm SOFTWOOD ALL TO BS 5268 OR PLY SHEATHED. 30mm x 5mm GALV. STRAPS TO WALL PLATES, AT CEILING LEVEL AND UP GABLES AT 2.0 m c/c CROSSING AT LEAST 3no. MEMBERS ON MIN. 38mm NOGGINS. ROOF COVER TO BE CLAY PANTILES ON 50mm x 25mm BATTENS ON BREATHABLE MEMBRANE (KINGSPAN NILVENT OR APPROVED ALTERNATIVE). ROOF INSULATION TO BE 150mm KINGSPAN THERMAPITCH TP10 BETWEEN RAFTERS WITH MIN. 25mm AIRGAP OVER CATNIT STEEL LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC OVER. INSTALLATION ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. REINFORCED CONCRETE LINTELS TO INTERNAL OPENINGS AND TO WALLS WHERE ANY DRAINS PASS UNDER. MAINS FED LINKED SMOKE DETECTORS TO BS 5446 PT1 & IN ACCORDANCE WITH APPROVED DOCUMENT B OF CURRENT BUILDING REGULATIONS. INTERNAL WALLS SURROUNDING BEDROOMS AND ROOMS CONTAINING WCs TO HAVE RESISTANCE TO SOUND. ALL STUD WALLS TO BE MIN. 75mm STUD, 25mm THICK MINERAL WOOL / FIBREGLASS BATTS WITHIN VOID & PLASTERBOARD FINISH MIN. MASS 10Kg/m3. CONCRETE BLOCK WALLS TO HAVE MIN. MASS PER UNIT AREA OF 120 Kg/m3. PLASTERBOARD ON DABS & SKIM FINISH TO BOTH SIDES. AIRCRETE WALLS WITH PLASTER FINISH SHOULD HAVE MIN. MASS OF 75 Kg/m3. ALL GAPS AND JOINTS TO BE FILLED AND WELL SEALED. ALL WINDOWS TO HABITABLE ROOMS TO HAVE OPENING LIGHTS MIN. 1/20th RESPECTIVE FLOOR AREAS AND TRICKLE VENTS TO HEADS PROVIDING MIN. 8000mm2 VENTILATION TO HABITABLE ROOMS, 4000mm2 TO NON-HABITABLE ROOMS. ALL HOT TAPS TO BE FITTED ON THE LEFT HAND SIDE AND WATER AT BATH TAPS TO BE LIMITED TO 48 DEGREES C. SANITARY FITTINGS TO HAVE ANTI-SYPHON TRAPS AND TO DISCHARGE TO S.V.P.s /BACK INLET GULLIES AND CONNECTED TO MAINS DRAINAGE VIA 100mm DIA. POLY. PIPEWORK AND PREFORMED CHAMBERS WHERE INDICATED. ALL DRAINS TO BE AT 1:40 GRADIENT AND BED & SURROUND IN COMPRESSIBLE FILL MATERIAL. ALL OPENINGS FORMED BY DRAINS WHICH PASS THROUGH THE BUILDING CONSTRUCTION ARE TO BE MASKED AND SEALED TO PREVENT ENTRY FROM FILL, VERMIN AND GASES.

SURFACE WATER TO DISCHARGE TO SOAKAWAYS MIN. 5.0m FROM BUILDINGS VIA 100mm DIA. HALF ROUND GUTTERS AND 65mm DIA. FALL PIPES. 100mm DIA. POLY DRAINAGE AT 1:40 FALLS TO SOAKAWAYS TO BRE 365. PERCOLATIONS TEST TO BE CARRIED OUT AND RESULTS SUPPLIED FOR CHECKING BEFORE WORK COMMENCES. REQUEST A CONDITIONAL APPROVAL. ALL RELEVANT PIPEWORK TO HAVE INSULATION THICKNESS EQUAL TO PIPE DIAMETER OR 40mm MAX. INCLUDING ANY PIPE RUNS THROUGH UNHEATED SPACES. RESPONSIBILITY FOR ACHIEVING COMPLIANCE WITH THE REQUIREMENTS OF PT J HEAT PRODUCING APPLIANCES RESTS WITH THE PERSON CARRYING OUT THE WORK. THAT PERSON MUST PREPARE A REPORT SHOWING THAT MATERIALS & COMPONENTS APPROPRIATE TO THE INTENDED APPLICATION HAVE BEEN USED & THAT FLUES HAVE PASSED APPROPRIATE TESTS. THE COUNCIL MAY REQUEST A COPY OF THE REPORT. HEATING & HOT WATER SYSTEMS SHALL BE INSPECTED AND COMMISSIONING CERTIFICATE ISSUED AT COMPLETION OF INSTALLATION TO CONFIRM THAT APPROPRIATE PROVISION HAS BEEN MADE FOR THE SYSTEMS EFFICIENT OPERATION FOR THE PURPOSES OF CONSERVATION OF FUEL & POWER. THE CERTIFICATE TOGETHER WITH MANUFACTURERS OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE AVAILABLE FOR OCCUPANTS USE. A DURABLE NOTICE CONTAINING INFORMATION ON THE PERFORMANCE CAPABILITIES OF THE HEARTHS, FIREPLACES, FLUES AND CHIMNEYS SHALL BE AFFIXED IN A SUITABLE PLACE IN THE BUILDING FOR THE PURPOSES OF ENABLING COMBUSTION APPLIANCES TO BE SAFELY INSTALLED. ALL WINDOWS TO COMPLY WITH PART L REQUIREMENTS ('U' VALUE OF 1.4 W/m2k OR BETTER IF SAP DICTATES). WINDOW & DOOR FRAMES TO OVERLAP THE CLOSERS BY MIN. 30mm. APPLY SEALANT TO FRONT & BACK OF FRAMES AND SILLS. EFFICIENT LIGHTING IS REQUIRED THROUGHOUT THE DWELLING UNLESS SAP REPORT DICTATES OTHERWISE AND THIS IS TO BE PROVIDED BY FIXED LIGHT FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT, i.e. FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS. (NOT GLS TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES). BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS TO REDUCE UNWANTED AIR LEAKAGE. APPROACH AND ACCESS TO THE BUILDING TO BE IN ACCORDANCE WITH APPROVED DOCUMENT M. FRONT DOOR TO HAVE DRAINED ACCESSIBLE THRESHOLD IN ACCORDANCE WITH APPROVED DOC. M AND WITH MIN. CLEAR OPENING WIDTH OF 775mm. PROPERTY TO HAVE PARKING AREA MIN. 3.0m WIDE WITH FIRM SURFACE TO FACILITATE DISABLED ACCESS. INTERNAL DOOR WIDTHS TO COMPLY WITH PART M. WALL MOUNTED SWITCHES & SOCKET POSITIONS TO COMPLY WITH PART M. GLAZING IN CRITICAL LOCATIONS TO BS 6206 1981 (SAFETY GLASS). ALL ELECTRICAL WORK REQUIRED TO COMPLY WITH APPROVED DOCUMENT P TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO. A CERTIFICATE ISSUED BY A COMPETENT PERSON TO PROVE THAT THE INSTALLATION HAS BEEN TESTED & COMPLIES WITH PART P MAY BE REQUESTED BY BUILDING CONTROL.

BUILDING REGULATIONS AMENDMENTS ADDED 10-10-2017:
A. 1.1 DESIGN DETAILS FOR ROOF TRUSSES TO BE SUBMITTED TO BUILDING CONTROL FOR CHECKING. REQUEST CONDITIONAL APPROVAL.
B.
C. 2.1 DISTANCE BETWEEN DWELLING & NORTHERN BOUNDARY TO BE 1.2m.
3.1 BASIC RADON PROTECTION TO GROUND FLOOR CONSTRUCTION: DPM LAPPED & TAPED AT ALL JOINTS AND LAPPED TO DPC, CROSSING CAVITY TO FORM CONTINUOUS BARRIER.
H.
I. 4.1 NEW SVP TO BE TAKEN TO OUTSIDE AIR AND TERMINATED IN A SUITABLE LOCATION.
J.
K. 5.1 BOILER INFORMATION ADDED TO FLOOR PLAN.
L.
M. 6.1 SAP ASSESSMENT SUPPLIED.
N.
O. 7.1 GROUND FLOOR WC DOOR TO OPEN OUTWARDS.
P.
Q. 8.1 - 8.4 PART Q DETAILS ADDED

8.1 SECURE DOORSETS SHOULD BE EITHER MANUFACTURED TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE SECURITY REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS24:2012 OR DESIGNS AND MANUFACTURED IN ACCORDANCE WITH APPENDIX B.
8.2 LETTER PLATES WHERE PROVIDED SHOULD HAVE A MAXIMUM APERTURE OF 260mm x 40mm AND BE LOCATED AND/OR DESIGNED TO HINDER ANYONE ATTEMPTING TO REMOVE KEYS WITH STICKS AND/OR INSERT THEIR HAND FOR EXAMPLE BY INCORPORATING A FLAP OR OTHER FEATURE TO RESTRICT ACCESS.
8.3 THE MAIN DOORS FOR ENTERING THE DWELLING SHOULD HAVE A DOOR VIEWER UNLESS OTHER MEANS EXIST TO SEE CALLERS, SUCH AS CLEAR GLASS WITHIN THE DOOR OR A WINDOW NEXT TO THE DOORSET. THE SAME DOORSET TO HAVE A DOOR CHAIN OR DOOR LIMITER.
8.4 WINDOWS TO BE MADE TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE SECURITY REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS24:2012



NOTE: THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. ADDITIONAL INFORMATION, STRUCTURAL DESIGN AND/OR AMENDMENTS MAY STILL BE REQUIRED. DO NOT START WORK UNTIL YOU ARE IN POSSESSION OF ALL CORRESPONDING APPROVALS, APPROVED SUPPORTING DOCUMENTS AND APPROVED DRAWINGS. ADDITIONAL DESIGN OR ADMINISTRATION DUE TO STARTING WORKS WITHOUT FULL APPROVAL WILL BE CHARGED FOR.
ALL DIMENSIONS ARE APPROXIMATE & MUST BE CHECKED ON SITE

THE DWELLING MUST BE ASSESSED UNDER THE GOVERNMENT'S STANDARD ASSESSMENT PROCEDURE FOR ENERGY RATING OF DWELLINGS & THE SAP RATING DISPLAYED IN THE FORM OF A NOTICE WITHIN THE BUILDING. THE BUILDING FABRIC IS TO BE CONSTRUCTED TO AVOID SIGNIFICANT THERMAL BRIDGES OR GAPS IN THE INSULATION LAYERS WITHIN & AT THE EDGES OF THE VARIOUS ELEMENTS. REASONABLE PROVISION SHOULD BE MADE TO REDUCE UNWANTED AIR LEAKAGE FROM THE BUILDING BY PROVIDING A CONTINUOUS BARRIER TO AIR MOVEMENT AROUND THE HABITABLE SPACE THAT IS IN CONTACT WITH THE INSIDE OF THE THERMAL INSULATION LAYER. THIS MUST BE WITHOUT PREJUDICE TO THE NEED TO PROVIDE FOR ADEQUATE VENTILATION FOR HEALTH (PART F) & ADEQUATE COMBUSTION AIR TO HEATING APPLIANCES (PART J).

APPROACH AND ACCESS TO THE BUILDING TO BE IN ACCORDANCE WITH APPROVED DOCUMENT M. FRONT DOOR TO HAVE DRAINED ACCESSIBLE THRESHOLD IN ACCORDANCE WITH APPROVED DOC. M AND WITH MIN. CLEAR OPENING WIDTH OF 775mm. PROPERTY TO HAVE PARKING AREA MIN. 3.0m WIDE WITH FIRM SURFACE TO FACILITATE DISABLED ACCESS. INTERNAL DOOR WIDTHS TO COMPLY WITH PART M. WALL MOUNTED SWITCHES & SOCKET POSITIONS TO COMPLY WITH PART M.

Drawing title. DETAILED DRAWING		Client. MR & MRS GRAY	
Revisions. REV. C: APRIL 2017: EXTERNAL MATERIALS ADDED & LINEAR DRAIN SHOWN AT SITE ENTRANCE (PLANNING CONDITIONS). REV. D: OCTOBER 2017: ROOF AMENDED, KITCHEN WINDOWS REMOVED FROM NORTH ELEVATION, PORCH & GARAGE ENLARGED, BRICK TYPE AMENDED. BUILDING REGULATIONS AMENDMENTS ADDED.		Drawing No. G/01/01/3916/D	Scale. 1:50, 1:100, 1:250
Project. PROPOSED DETACHED DWELLING ADJACENT TO 29 NORMANBY ROAD, BURTON UPON STATHER		Date. 19-04-2017	
R M Potterton Ltd. Architectural Services		2 Northfield Road Messingham Scunthorpe North Lincolnshire DN17 3SA Telephone: (01724) 761800 Mobile: 07944 302278 www.pottertonarchitectural.co.uk	