

Building Regulations Compliance Report

Part G

Sandbox Contracting Ltd

Honey Pot Lodge
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West End
Southampton
SO30 3AN



Version	Revision	Date	Author	Reviewer	Project Manager
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1.0 Introduction

This Building Regulations Compliance Report has been written by SRE on behalf of Sandbox Contracting Ltd (the Client) to confirm the As Built development at Honey Pot Lodge, Southampton meets the requirements of Part G of Building Regulations 2013.

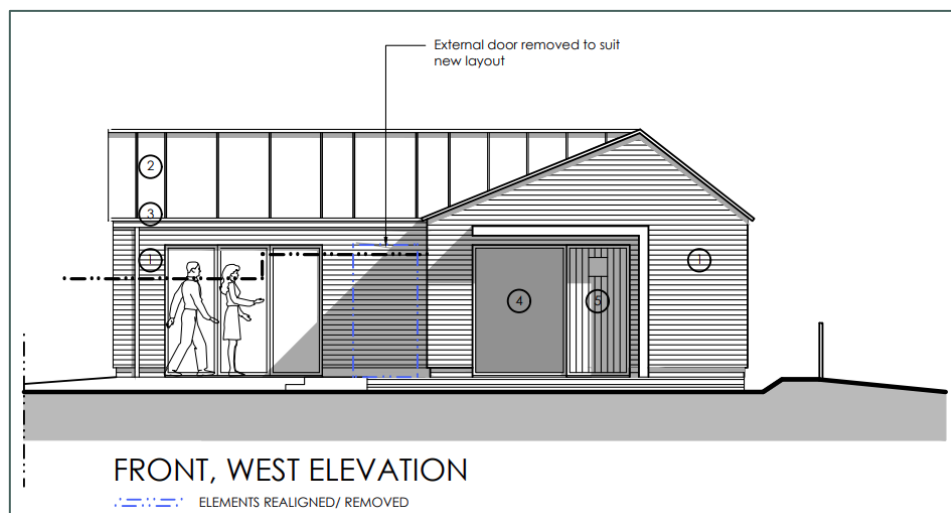


Figure 1 – Front Elevation

2.0 Part G – Water

The National Standards are the legal requirement within the UK Construction industry and were adopted in full under the Building Regulations as of October 2015 – of which Part G (water efficiency performance standards) is discussed here.

In order to meet the requirements of the Building Regulations 2015 Part G, reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiency for the prevention of undue consumption of water within dwellings.

Part G standards apply to:

- the construction of a new dwelling
- a dwelling formed by material change of use where the building is used as a dwelling where previously it was not
- a dwelling formed by material change of use where the building contains a flat, where previously it did not

2.1 Required Standard

Part G of the Building Regulations focuses on internal water use with an aim of reducing overall usage within dwellings.

Water supply to the dwellings should be measured utilising 'The Water Efficiency Calculator Tool for New Dwellings' and show an internal potable water use – including a 5 Litre/person/day allowance for external water use – of:

- <125 litres/person/day,
- <110 litres/person/day, should this be stated in planning policy or conditioned by the Local Authority.

There is a local planning policy requirement to achieve the lower water use rate. Therefore, in line with optional improvement within Part G of the National Standards, the As Built Development shows a net potable water use of <110 litres/person/day.

2.2 Water fittings specification

The flow rates and capacities have been taken from the Building Specification as detailed in Section 3.0. These are summarised below:

- Bathroom basin taps: flow rate of fitting 13.20 litres/min
- Bath: maximum 200 Litre
- Showers: flow rate of fitting 4 litres/min (flow restrictors used)
- Dual Flush WC's (6/4 Litre)
- Kitchen sink taps: flow rate of fitting 7.54 litres/min
- Dishwashers: 0.96 Litres/place setting
- Washing Machine: 6.23 Litres/kg of dry load

The water calculations are listed in the table below:



Building Regulations 2013 Part G		Honey Pot Lodge Specification			
		Capacity / flow rate	Use factor	Fixed use (litres/ person/ day)	Litres/ person/ day
WC (single flush)	Flush volume (litres)	0.00	4.42	0.00	0.00
WC (dual flush)	Flush volume (litres)	6.00	1.46	0.00	8.76
	Part flush volume (litres)	4.00	2.96	0.00	11.84
WCs (multiple fittings)	Average flush volume (litres)	0.00	4.42	0.00	0.00
Taps (excluding kitchen / utility)	Flow rate (litres/minute)	13.20	1.58	1.58	22.44
Bath (where shower also present)	Capacity to overflow (litres)	200.00	0.11	0.00	22.00
Shower (where bath also present)	Flow rate (litres/minute)	4.00	4.37	0.00	17.48
Bath only	Capacity to overflow (litres)	0.00	0.50	0.00	0.00
Shower only	Flow rate (litres/minute)	0.00	5.60	0.00	0.00
Kitchen/utility room sink taps	Flow rate (litres/minute)	7.54	0.44	10.36	13.68
Washing machine	Litres/kg dry load	6.23	2.10	0.00	13.08
Dishwasher	Litres/place setting	0.96	3.60	0.00	3.46
Waste disposal unit	Litres/use	0.00	3.08	0.00	0.00
Water softener	Litres/person/day	0.00	1.00	0.00	0.00
Total calculated use					112.73
Contribution from greywater (litres/person/day)					0.00
Contribution from rainwater (litres/person/day)					0.00
Normalisation factor					0.91
Total internal water consumption					102.59
External water use					5.00
Total water consumption					107.59

Figure 2 – Water Calculations

3.0 Building Specification

The Water Efficiency Calculation has been undertaken on the basis of the following specification for <110 litres/person/day, full details of the manufacturer for each fitting and its water consumption have been supplied to SRE by the client.

Location	Fitting	Measure	Capacity / flow rate	Manufacturer's Details (make & model)
Kitchen	Kitchen sink taps	Flow rate (litres/ minute)	7.54	Caple LAM/CH Dual Control
Cloakroom	WC (dual flush)	Flush volume (litres)	6	Twyford Option Close Coupled Cistern OT2421WH
		Part flush volume (litres)	4	Twyford Option Close Coupled Cistern OT2421WH
	Wash hand basin taps	Flow rate (litres/ minute)	13.20	Bristan Jute Basin Taps Chrome JU1/2C
Bathroom	WC (dual flush)	Flush volume (litres)	6	Twyford Option Close Coupled Cistern OT2421WH
		Part flush volume (litres)	4	Twyford Option Close Coupled Cistern OT2421WH
	Wash hand basin taps	Flow rate (litres/ minute)	13.20	Bristan Jute Basin Taps Chrome JU1/2C
	Bath	Capacity to overflow (litres)	200	iflo Breton Bath 1700 x 700mm S/E
	Shower	Flow rate (litres/ minute)	4	iflo Duxford Thermostatic Bar Mixer Shower, with shower flow reducer (4 L/min Green insert) attached
Other	Washing machine	Litres/kg dry load	6.23	Baumatic Iberna IBWM147D-80, 60cm A+++ 7kg 1400rpm
	Dishwasher	Litres/place setting	0.96	Essentials DW60

Table 1 – Specification for water use fittings

4.0 Summary

The As Built Development meets the relevant improved Part G and local planning requirements for a net potable water use of <110 litres/person/day – which includes a 5 Litre allowance for external water use, and therefore satisfies the requirement for water use within the building.



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