

Building Regulation 2010

General Notes

Project Name: Single Storey Rear Extension

Project Address

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Project ID:

Prepared By:

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Notes of Compliance

All work on the proposed development will be carried out in strict accordance with the current Building Regulations Approved Documents, DEFRA – Limiting thermal bridging and air change, Robust Details (if designing separating walls and floors), material association and manufacturer's details together with all relevant British Standards and Codes of practice; to the full satisfaction of the respective Local Authority Building Inspector and associated Engineers.

All work will comply with the Town & Country Planning Act 1990, and all relevant codes of practice, British & European Standards and The Party Wall Act 1996.

The Contractor will provide adequate notice to the Local Authority Building Control inspector (at least two working days) before commencement of work, and at all stages as required by the Local Authority Building inspector.

The contractor will take responsibility for notifying all statutory authorities including all utility companies (electric, gas, telecoms, water etc) as necessary throughout the duration of the works & should obtain record drawings from utility companies to ensure care is taken during excavation work to protect any existing services.

It is understood by the Client that any work carried out prior to obtaining Building Control approval is at the client's own risk.

This document references the applicable regulations associated with the proposed development as detailed within the latest version of the Building Regulations approved document.

Specifications & associated plans are not an exhaustive list of all the works to be carried out, nor do they constitute full working drawings. The plans & specifications have been prepared for Building Regulations, Town & Country Planning & construction estimates only. No liability is accepted for any loss of any sort or additional expense incurred consequent on any failure, real or alleged, of the drawings and specification to meet the requirements of any other body, statutory or otherwise, neither is any liability accepted whatsoever for the works so erected. The reader must ensure they are referring to the latest revised drawings & specifications in all cases as supplied by the Client.

Structural

A structural engineer will be appointed by the Client to design a solution that meets the requirements as stated within the latest Building Regulations approved document, and parts associated with this project. The structural engineer will take sole responsibility for the design of an appropriate solution and will supply a fully detailed report containing detailed drawings and calculations, demonstrating the suitability of the design and for use in construction.

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Associated Parts A thru S

PART A: Structure

GENERAL REQUIREMENTS - STRCUTURE

PART A1/2: Loading and Ground Movement

The following requirements will be met:

Loading A1.

The building will be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground: (a) safely; and (b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.

Ground movement A2.

The building shall be constructed so that ground movement caused by: (a) swelling, shrinkage or freezing of the subsoil; or (b) land-slip or subsidence will not impair the stability of any part of the building.

PART A3: Loading and Ground Movement

The building will be constructed so that in the event of an accident the building will not suffer collapse to an extent disproportionate to the cause.

PART B1: Fire Safety

GENERAL REQUIREMENTS – FIRE SAFETY

Volume 1: Dwellings

PART B1: Means of warning and escape

The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.

PART B2: Internal fire spread (linings)

- (1) To inhibit the spread of fire within the building, the internal linings shall—
 - (a) adequately resist the spread of flame over their surfaces; and
 - (b) have, if ignited, either a rate of heat release or a rate of fire growth, which is reasonable in the circumstances.
- (2) In this paragraph “internal linings” means the materials or products used in lining any partition, wall, ceiling or other internal structure.

PART B3: Internal fire spread (structure)

- (1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period
- (2) A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings. For the purposes of this subparagraph a house in a terrace and a semi-detached house are each to be treated as a separate building.
- (3) Where reasonably necessary to inhibit the spread of fire within the building, measures shall be taken, to an extent appropriate to the size and intended use of the building, comprising either or both of the following—
 - (a) sub-division of the building with fire-resisting construction;
 - (b) installation of suitable automatic fire suppression systems.
- (4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.

PART B4: External fire spread

- (1) The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another having regard to the height, use and position of the building.
- (2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.

PART B5: Access and facilities for the fire service

- (1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.
- (2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

PART C: Site preparation and resistance to contaminants and moisture

GENERAL REQUIREMENTS – SITE PREPARATION AND RESISTANCE TO CONTAMINANTS AND MOISTURE

PART C1: Preparation of site and resistance to contaminants.

- (1) The ground to be covered by the building shall be reasonably free from any material that might damage the building or affect its stability, including vegetable matter, topsoil and pre-existing foundations.
- (2) Reasonable precautions shall be taken to avoid danger to health and safety caused by contaminants on or in the ground covered, or to be covered by the building and any land associated with the building.
- (3) Adequate sub-soil drainage shall be provided if it is needed to avoid:
 - (a) the passage of ground moisture to the interior of the building;

- (b) damage to the building, including damage through the transport of water-borne contaminants to the foundations of the building.
- (4) For the purpose of this requirement, 'contaminant' means any substance which is or may become harmful to persons or buildings including substances which are corrosive, explosive, flammable, radioactive or toxic.

PART C1: Resistance to moisture

The walls, floors and roof of the building shall adequately protect the building and people who use the building from harmful effects caused by:

- (a) ground moisture;
- (b) precipitation including wind-driven spray;
- (c) interstitial and surface condensation; and
- (d) spillage of water from

PART D: Toxic substances

GENERAL REQUIREMENTS – TOXIC SUBSTANCES

PART D1: Cavity Insulation

If insulating material is inserted into a cavity in a cavity wall, reasonable precautions shall be taken to prevent the subsequent permeation of any toxic fumes from that material into any part of the building occupied by people.

PART E: Resistance to the passage of sound

GENERAL REQUIREMENTS – RESISTANCE TO THE PASSAGE OF SOUND

PART E1: Protection against sound from other parts of the building and adjoining buildings

Dwelling-houses, flats and rooms for residential purposes shall be designed and constructed in such a way that they provide reasonable resistance to sound from other parts of the same building and from adjoining buildings

PART E2: Protection against sound within a dwelling-house etc

Dwelling-houses, flats and rooms for residential purposes shall be designed and constructed in such a way that: (a) internal walls between a bedroom or a room containing a water closet, and other rooms; and (b) internal floors provide reasonable resistance to sound.

Requirement E2 does not apply to: (a) an internal wall which contains a door; (b) an internal wall which separates an en suite toilet from the associated bedroom; (c) existing walls and floors in a building which is subject to a material change of use

PART E3: Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes

The common internal parts of buildings which contain flats or rooms for residential purposes shall be designed and constructed in such a way as to prevent more reverberation around the common parts than is reasonable.

Requirement E3 only applies to corridors, stairwells, hallways and entrance halls which give access to the flat or room for residential purposes.

PART F1: Ventilation

GENERAL REQUIREMENTS – VENTILATION

Volume 1: Dwellings

PART F1: Means of ventilation

- (1) There shall be adequate means of ventilation provided for people in the building.
- (2) Fixed systems for mechanical ventilation and any associated controls must be commissioned by testing and adjusting as necessary to secure that the objective referred to in sub-paragraph (1) is met.

Requirement F1 does not apply to a building or space within a building:

- a. into which people do not normally go;*
- b. which is used solely for storage; or*
- c. which is a garage used solely in connection with a single dwelling.*

PART H: Drainage and waste disposal

GENERAL REQUIREMENTS – DRAINAGE AND WASTE DISPOSAL

PART H3: Rainwater drainage

- (1) Adequate provision shall be made for rainwater to be carried from the roof of the building.
- (2) Paved areas around the building shall be so constructed as to be adequately drained.

Requirement H3(2) applies only to paved areas: (a) which provide access to the building pursuant to requirement M1 (access and use of buildings other than dwellings), or requirement M2 (access to extensions to buildings other than dwellings), or requirement

M4(1), (2) or (3) (access to and use of dwellings); (b) which provide access to or from a place of storage pursuant to requirement H6(2) (solid waste storage); or (c) in any passage giving access to the building, where this is intended to be used in common by the occupiers of one or more other buildings.

(3) Rainwater from a system provided pursuant to sub- paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority:

- (a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,
- (b) a watercourse; or, where that is not reasonably practicable,
- (c) a sewer.

Requirement H3(3) does not apply to the gathering of rainwater for re-use.

PART K: Protection from falling, collision and impact

GENERAL REQUIREMENTS – PROTECTION FROM FALLING, COLLISION AND IMPACT

PART K1: Stairs, ladders and ramps

Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building.

Requirement K1 applies only to stairs, ladders and ramps which form part of the building.

PART K2: Protection from falling

- (a) Any stairs, ramps, floors and balconies and any roof to which people have access, and
- (b) any light well, basement area or similar sunken area connected to a building, shall be provided with barriers where it is necessary to protect people in or about the building from falling.

Requirement K2 (a) applies only to stairs and ramps which form part of the building.

PART K4: Protection against impact with glazing

Glazing, with which people are likely to come into contact whilst moving in or about the building shall:

- (a) if broken on impact, break in a way which is unlikely to cause injury; or
- (b) resist impact without breaking; or
- (c) be shielded or protected from impact.

PART L1: Conservation of fuel and power

GENERAL REQUIREMENTS – CONSERVATION OF FUEL AND POWER

Volume 1: Dwellings

PART L1: Conservation of fuel and power

Reasonable provision shall be made for the conservation of fuel and power in buildings by—

- (a) limiting heat gains and losses—
 - (i) through thermal elements and other parts of the building fabric; and
 - (ii) from pipes, ducts and vessels used for space heating, space cooling and hot water services;
- (b) providing fixed building services which—
 - (i) are energy efficient to a reasonable standard;
 - (ii) have effective controls; and
 - (iii) are commissioned by testing and adjusting as necessary to ensure they use no more fuel and power than is reasonable in the circumstances.

PART O: Overheating

GENERAL REQUIREMENTS – OVERHEATING

PART O1: Overheating mitigation

(1) Reasonable provision must be made in respect of a dwelling, institution or any other building containing one or more rooms for residential purposes, other than a room in a hotel (“residences”) to—

- (a) limit unwanted solar gains in summer;
- (b) provide an adequate means to remove heat from the indoor environment.

(2) In meeting the obligations in paragraph (1)—

- (a) account must be taken of the safety of any occupant, and their reasonable enjoyment of the residence; and
- (b) mechanical cooling may only be used where insufficient heat is capable of being removed from the indoor environment without it.

PART P: Electrical Safety – Dwellings

GENERAL REQUIREMENTS – ELECTRICAL SAFETY - DWELLINGS

PART P1: Design and installation of electrical installations

Reasonable provision shall be made in the design and installation of electrical installations in order to protect persons operating, maintaining or altering the installations from fire or injury.

The requirements of this part apply only to electrical installations that are intended to operate at low or extra-low voltage and are:

- (a) in or attached to a dwelling;*
- (b) in the common parts of a building serving one or more dwellings, but excluding power supplies to lifts;*
- (c) in a building that receives its electricity from a source located within or shared with a dwelling; or*
- (d) in a garden or in or on land associated with a building where the electricity is from a source located within or shared with a dwelling.*

PART Q: Security – Dwellings

GENERAL REQUIREMENTS – SECURITY - DWELLINGS

PART Q1: Unauthorised access

Reasonable provision must be made to resist unauthorised access to—

- (a) any dwelling; and
- (b) any part of a building from which access can be gained to a flat within the building.

Requirement Q1 applies only in relation to new dwellings.

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Regulations 6 to 44ZA

REGULATION 7: Materials and Workmanship

GENERAL REQUIREMENTS – MATERIALS AND WORKMANSHIP

REGULATION 7: Materials and Workmanship

(1) Building work shall be carried out—

(a) with adequate and proper materials which—

(i) are appropriate for the circumstances in which they are used,

(ii) are adequately mixed or prepared, and

(iii) are applied, used or fixed so as adequately to perform the functions for which they are designed; and

(b) in a workmanlike manner.

(1A) Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building.

(2) Subject to paragraph (3), building work shall be carried out so that materials which become part of an external wall, or specified attachment, of a relevant building are of European Classification A2-s1, d0 or A1 (classified in accordance with the reaction to fire classification).

REGULATION 39: Ventilation

GENERAL REQUIREMENTS – VENTILATION

REGULATION 39: Information about ventilation

(3) This regulation applies where paragraph F1(1) of Schedule 1 imposes a requirement in relation to building work.

The person carrying out the work shall not later than five days after the work has been completed give sufficient information to the owner about the building's ventilation system and its maintenance requirements so that the ventilation system can be operated in such a manner as to provide adequate means of ventilation.

REGULATION 40: Conservation of fuel and power

GENERAL REQUIREMENTS – CONSERVATION OF FUEL AND POWER

REGULATION 40: Information about use of fuel and power

- (1) This regulation applies where paragraph L1 of Schedule 1 imposes a requirement in relation to building work.
- (2) The person carrying out the work shall not later than five days after the work has been completed provide to the owner sufficient information about the building, the fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances.

REGULATION 40B: Overheating

GENERAL REQUIREMENTS – OVERHEATING

REGULATION 40B: Information about overheating

- (1) This regulation applies to building work in respect of a building where Part O of Schedule 1 applies.
- (2) The person carrying out the work must, not later than five days after the work has been completed, give sufficient information to the owner about the provision made in accordance with Part O so that the systems in place further to Part O can be operated in such a manner as to protect against overheating.

REGULATION 44: Conservation of fuel and power

GENERAL REQUIREMENTS – CONSERVATION OF FUEL AND POWER

REGULATION 44: Commissioning

- (1) This regulation applies to building work in relation to which paragraph F1(2) of Schedule 1 imposes a requirement, but does not apply to the provision or extension of any fixed system for mechanical ventilation or any associated controls where testing and adjustment is not possible.
- (2) This regulation applies to building work in relation to which paragraph L1(b) of Schedule 1 imposes a requirement, but does not apply to the provision or extension of any fixed building service where testing and adjustment is not possible or would not affect the energy efficiency of that fixed building service.
- (3) Where this regulation applies the person carrying out the work shall, for the purpose of ensuring compliance with paragraph F1(2) or L1(b) of Schedule 1, give to the local authority a notice confirming that the fixed building services have been commissioned in accordance with a procedure approved by the Secretary of State.
- (4) The notice shall be given to the local authority—
- (a) not later than the date on which the notice required by regulation 16(4) is required to be given; or

(b) where that regulation does not apply, not more than 30 days after completion of the work.