

BUILDING REGULATIONS - GENERAL NOTES

REGULATIONS

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

Contractor to inform Local Authority Building Control at least two working days before commencement of work, and at all stages as required by the Local Authority Building Inspector.

Appointed contractor is responsible 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.

Any work carried out prior to obtaining Building Control approval is at the clients own risk.

This specification & 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.

Party Wall Act 1996

If building near or working on party wall or party fence walls the owner, should they need to do so under the requirements of the **Party Wall Act 1996**, has a duty to serve a Party Structure Notice to any adjoining owner. This could involve a Party Wall in any of the following situations:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement must be in place prior to the commencement of building works on site. For further information:
https://www.gov.uk/party-walls-building-works/print
https://fpws.org.uk

Asbestos and other contaminants

Prior to work on site, an asbestos survey should be carried out in accordance with the **Control of Asbestos Regulations 2012** If asbestos is identified and requires removal, this should be done by a competent licensed contractor.
https://www.hse.gov.uk/asbestos/regulations.htm

Suitable precaution should be taken prior to commencement on site to assess the risk, identify and remediate statutorily defined contaminated land under **Part 2A of the Environmental Protection Act 1996** in accordance with **Approved Document C**: site preparation and resistance to contaminants and moisture and Local Planning Authority requirements.

An initial ground investigation assessment should be carried out including a desk study and walk over survey which should be recorded and evaluated by a suitably qualified and experienced person, and where necessary, further basic geotechnical and contamination investigations should be carried out by a suitably qualified and experienced person.

Where the initial assessment and basic investigations identify suspected hazards, further detailed investigations and remedial reports are required from a specialist and copy sent to Building Control and approved before works commence on site.

Any remediation, treatment and/or redeposit of contaminated waste soils should also be in accordance with Environmental Permitting Regulations.

All new buildings, extensions and conversions built in areas where there may be elevated radon emissions may need to incorporate precautions against radon. Guidance can be obtained from **BRE Report BR211, Public Health England and Radon Risk Reporting** from UK Radon.

Hazardous Waste

The appointed Contractor has a duty of care to ensure any hazardous waste produced by the demolition and/or construction does not cause harm or damage.

A waste management plan should be in place to identify and deal with any hazardous waste including how to handle waste, from the point the waste is created, through transportation, treatment, and storage, right up to disposal.

Hazardous waste includes but is not limited to; insulation and materials containing asbestos or other hazardous substances, materials such as concrete, bricks and metal containing hazardous substances, treated wood, glass, plastic containing hazardous substances, bituminous mixtures containing coal tar, unused or un-set cement, paint including cans, varnish remover, adhesive or sealant containers.

Site Preparation

All existing elements, including ground conditions and services are assumed only & should be checked / analysed on site prior to commencement of work. All dimensions are in metric & must be checked on site prior to ordering materials, including site levels.

Positions of any existing services and drains etc are assumed only. The investigation/research and excavation of same remains the responsibility of the building contractor.

Ground to be prepared for new works as described including location and alteration/modifications to all existing services as necessary, including sealing up, capping off, disconnecting, removing redundant services as necessary.

All necessary scaffolding, ladders, hoists, temporary protection, working platforms, etc. are to be erected, maintained, certificated, dismantled and removed by suitably qualified and insured specialists.

Health and Safety

All construction projects large & small are subject to the **CDM regulations (2015)**. If the development will be for a domestic client or less than 30 days in duration then the responsibility for health & safety is then passed onto the main contractor. In all cases it is the responsibility of the Principal Designer, Principal Contractor and the Client to ensure the health and safety of the project is managed in accordance with the CDM Regulations. Please refer to the **CDM Regulations 2015** for requirements. https://www.hse.gov.uk/construction/cdm/2015/index.htm

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

Material and Workmanship

All works are to be carried out in a workmanlike manner. All materials to be fixed, applied or mixed in accordance with manufacturer's instructions or specifications. All materials shall be suitable for their purpose. All materials and workmanship must comply with **Regulation 7 of the Building Regulations** all relevant **British Standards**, **European Standards**, **Agreement Certificates**, **Product Certification of Schemes** (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

All dimensions to be checked on site. The contractor/ builder to check all sizes and availability of all building materials used in the construction.

All new timber to be pressure impregnated with preservative prior to fixing. All cut edges to be treated with brush applied preservative.

It remains the responsibility of the building contractor to ensure that all components and materials used are of specification and size etc to suit the proposed application and are installed/used in strict accordance with the relevant manufacturers recommendations.

Demolition Section 80/81

It is a legal requirement to ensure that prior to the commencement of the construction works a Section 80 application is issued to the LPA, along with copies sent to adjoining properties and Utility companies. No demolition works of existing structures on-site are to commence without firstly receiving a Section 81 notice from the LPA with/without conditions.

Temporary support must be provided to all existing structures as necessary prior to commencement of demolition.

Services must be isolated prior to carrying out any demolition works. Where an existing service runs through or under foundations, suitable provisions must be made in the form of ducts and lintels to protect these services.

Radon Protection

Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welded and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes. Consult manufacturer's specification for further information.

Thermal Bridging

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the building is constructed to minimise unwanted air leakage through the new building fabric.

Notes on Drawings

Do not scale from the drawings. Dimensions to be checked on site, where discrepancies occur, seek advice from the client's representative for clarification. The drawings & specifications are a guide as to what is required to comply with the current building regulations. This does not imply that this is the only acceptable way of achieving building regulations approval. Alternative 'similar approved' products may be used at the discretion of the Building Inspector. No liability is accepted for any loss of any sort or additional expense incurred consequent on any variation to the layout or specification that may be required as a result of site conditions, availability of materials, custom or practice, the requirements of the Building Inspector or any other circumstances.

Do not scale off these drawings. Refer to figured dimensions only. All dimensions to be checked on site. These drawings are to be used for Local Authority Approval purposes only.

The following U-Values are to be achieved through the use of suitably sized insulation and materials

AREA	MIN VALUE
Roof	0.15 W/m²K
Walls	0.18 W/m²K
Floors	0.18 W/m²K
Windows	1.4 W/m²K
Windows (Roof)	2.2 W/m²K
External Doors	1.4 W/m²K

u-values are applicable to new extensions and are the minimum to be achieved

The following trickle ventilation requirements are to be achieved

TRICKLE VENT RATES (min)	Multiple Floors	Single Floor
Living Spaces	8,000mm2	10,000mm2
Kitchen	8,000mm2	10,000mm2
Bathroom	4,000mm2	4,000mm2
Utility Rooms	No minimum	No minimum

the minimum rate for a single floor is to be met

FOUNDATIONS

Foundations to structural engineers design and specification as indicated on the structural engineers drawings. The proposed works will comply with the following parts of the Building Regulations.

PART A: Structure
(2004 Edition, incorporating 2004, 2010 and 2013 Amendments)

The building shall be constructed so that:

- The combined dead, imposed and wind loads are sustained and transmitted by it to the ground, safely and without causing any building deflection/deformation or ground movement that will affect the stability of any part of the building.
- Ground movement caused by swelling, shrinkage or freezing of the sub-soil, landslip or subsidence will not affect the stability of any part of the building.

Depth and width of strip foundations to be designed according to requirements of Part A including loading, and type of ground. Refer to Part A Section 2E.

PART C: Site Preparation and Resistance to Contaminants and Moisture
(2004 Edition, incorporating 2004, 2010 and 2013 Amendments)

The walls and floors of the building shall adequately protect the building and people who use the building from harmful effects caused by ground moisture, precipitation wind wind-driven spray, interstitial and surface condensation, and spillage of water from or associated with sanitary fittings or fixed appliances.

All floors next to the ground, walls and roof shall not be damaged by moisture from the ground, rain or snow and shall not carry that moisture to any part of the building that it would damage.

Site preparation and resistance to contaminants and water

- 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.
- 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.
- Adequate subsoil drainage shall be provided if it is needed to avoid: passage of ground moisture to the interior of the building, damage to the building, including damage through the transport of water-borne contaminants to the foundations of the building.

All new buildings, extensions and conversions, which are built in areas where there may be high radon emissions, may need to incorporate precautions against radon. Measures include radon barriers, ventilation and depressurisation.

PART H: Drainage and Waste Disposal
(2015 Edition)

Rainwater drainage systems shall ensure that rainwater soaking into the ground is distributed sufficiently so that it does not damage foundations of the proposed building or any adjacent structure.

A drain trench should not be excavated lower than the foundations of any building nearby, unless; the trench is filled with concrete up to the lowest level of the foundation,

or the trench is further than 1m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building less 150mm

FLOORS

Floors to structural engineers design and specification as indicated on the structural engineers drawings. The proposed works will comply with the following parts of the Building Regulations.

PART A: Structure
(2004 Edition, incorporating 2004, 2010 and 2013 Amendments)

The building shall be constructed so that the combined dead, imposed and wind loads area sustained and transmitted by it to the ground:

- safely
- without causing such deflection or deformation of any part of the building as will impair the stability of any part of another building.

The building shall be constructed so that ground movement caused by:

- swelling, shrinkage or freezing of the subsoil
- landslip or subsidence

will not impair the stability of any part of the building

PART B: Fire Safety
(2019 Edition, incorporating 2020 Amendments, in addition to June 2022 amendments)

As a fire precaution, the spread of flame over the internal linings of a building and the amount of heat released from internal linings shall be restricted;

- all load bearing elements of structure of the building shall be capable of withstanding the effects of fire for an appropriate period without loss of stability;
- ideally the building should be subdivided by elements of fire-resisting construction into compartments;
- all openings in fire-separating elements shall be suitably protected in order to maintain the integrity of the continuity of the fire separation;
- any hidden voids in the construction shall be sealed and subdivided to inhibit the unseen spread of fire and products of combustion, in order to reduce the risk of structural failure, and the spread of fire.

Refer to Approved Document Part B for Specific provision of the test for fire resistance for floors, Minimum periods of Fire Resistance.

All compartment floors should achieve the following:

- Form a complete barrier to fire between the compartments they separate
- Have the appropriate fire resistance, according to Tables B3 and B4 in Approved Document Part B.

PART C: Site Preparation and Resistance to Contaminants and Moisture
(2004 Edition, incorporating 2004, 2010 and 2013 Amendments)

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

- ground moisture
- precipitation
- interstitial and surface condensation
- spillage of water from or associated with sanitary fittings or fixed appliances.

All floors next to the ground should:

- resist the passage of ground moisture to the upper surface of the floor
- not be damaged by moisture from the ground
- Not be damaged by groundwater
- Resist the passage of ground gases (including radon or methane)

Floors next to the ground exposed from below should be designed and constructed so that their structural and thermal performance are not adversely affected by interstitial condensation.

All floors should not promote surface condensation or mould growth, given reasonable occupancy conditions.

Ground Supported Floors
Any ground supported floor will meet the requirements if the ground is covered with dense concrete laid on a hardcore bed and a damp proof membrane is provided. Suitable insulation may be incorporated.

See Approved Document Part C, Diagram 4 for Ground Supported Floor Construction Examples.

Suspended Timber Ground Floors
Any suspended timber floor next to the ground will meet the requirement if:

- the ground is covered so as to resist moisture and prevent plant growth
- there is ventilated air space between the ground covering and the timber
- There are damp-proof courses between the timber and any material which can carry moisture from the ground

See Approved Document Part C, Diagram 5 for Suspended Timber Floor Construction Example.

Suspended Concrete Ground Floors
Any suspended floor of in situ or precast concrete, including beam and block floors, next to the ground will meet the requirement if it will adequately prevent the passage of moisture to the upper surface and if the reinforcement is protected against moisture. There must be a ventilated airspace at least 150mm clear from the ground to the underside of the floor.

PART E: Resistance to the Passage of Sound
(2003 Edition, incorporating 2004, 2010, 2013 and 2015 Amendments)

Airborne and Impact sound
Dwellings shall be designed so that the noise from domestic activity in an adjoining dwelling (or other parts of the building) is kept to a level that:

- does not affect the health of the occupants of the dwelling
- will allow them to sleep, rest and engage in their normal activities in satisfactory conditions

Refer to Approved Document Part E, Table 0.1a and Table 0.1b for requirements.

Dwellings shall be designed so that any domestic noise that is generated internally does not interfere with the occupants ability to sleep, rest and engage in their normal activities in satisfactory conditions.

Domestic buildings shall be designed and constructed so as to restrict the transmission of echoes.

Floors that separate a dwelling from another dwelling shall resist the transmission of airborne sounds. Floors above a dwelling that separate it from another dwell shall resist:

- the transmission of impact sound (such as footsteps or furniture moving)
- the flow of sound energy through walls and floors
- the level of airborne sound (such as speech, music, loudspeakers)

Approved Document Part E has a number of example intermediate and separating floor type details that should achieve the performance standards required.

Also refer to Robust Details for further compliant build-ups and junctions. If Robust Details are used, the site must be registered prior to application.

Junctions between separating walls and floors
In order for construction to be fully effective, care should be taken to correctly detail the junctions between the separating wall and other elements such as floors.

PART L: Conservation of Fuel and Power
(2021 Edition)

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

- limiting heat gains and losses through thermal elements and other parts of the building fabric,
- from pipes, ducts and vessels used for space heating, space cooling and hot water services.

New floors must achieve a U-value of 0.13W/m²K or better
(Under the notional dwelling specification for new dwelling otherwise roof to meet U-value of 0.18 W/m2K or better)

New floors within an existing dwelling must achieve a U-value of 0.18W/m²K or better
(Such as a floor to a new extension)

Upgrading existing floors must achieve a U-value of 0.25 W/m²K or better
(If the existing floor does not meet the U-value 0.70W/m2K threshold.)

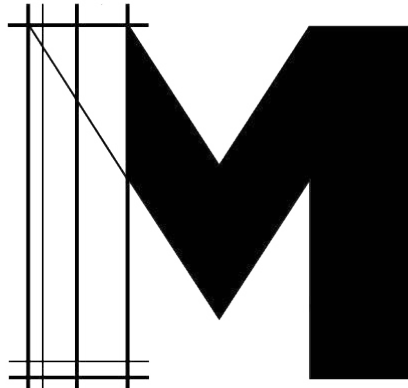
Refer to Approved Document Part L for full requirements for new elements in existing dwellings, extensions, renovating elements in existing dwellings and necessary U-values. Tables 1.1, 4.1, 4.2 and 4.3 provide further details on requirements and exceptions.

Junctions between thermal elements such as ground floors and external walls junctions must be detailed to ensure a continuity of insulation to avoid thermal bridging.

Insulation to the floors and foundations must be installed tight to the structure, without air gaps between insulation panels and at edges. Perimeter insulation must be continuous and have a minimum thickness of 25mm to reduce thermal bridging. Moisture resistant insulation must be fitted below damp proof course level and extend to the foundation block/structure.

Intermediate floors must be detailed to ensure the insulation in the external wall is continuous.

Refer to Approved Document Part L for Underfloor Heating System requirements.



MOOSECONSULTING

CLIENT REVIEW

ISSUE STATUS

CLIENT

MR & MRS GREEN

PROJECT

FAIRHAVEN

REV	DESCRIPTION	DATE
A	CLIENT REVIEW	24.03.25

Notes

1. Structural calculations, guidance or notes of any is for guidance only, not for construction. You must engage a structural engineer.

2. All documentation provided does not limit your liability in respect to the engagement and full compliance of Planning and/or Building Control.

3. The nominated Building Control officer has the right to superceed any and all of the information contained within this document. You are required by Law to comply with the explicit directions given by your Building Control officer.

PROJECT ID	DATE of ISSUE
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SCALE (@ A1)	REV
1 : 50	A

TITLE

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