

Building Regulations 2010

Notes of Compliance

ProjectID: 2503101
Project Name: Fairhave, Bridge Road, Single Storey Extension

PART / REGULATION			COMPLIANCE NOTES
Part	A	Structure	1) Where required the Client will engage a structural engineer to provide a comprehensive structural report together with a set of plans and sections detailing the structural requirements for the extension
Part	B1	Fire safety	1) The extension will be fitted with a mains fed smoke alarm to provide early warning. 2) The extension will be constructed in materials that will adequately inhibit the spread of fire
Part	C	Site preparation and resistance to contaminants and moisture	1) all spoil will be removed from the area around the dwelling and either screened and reused as backfill or removed from site in the form of muck-away to a suitable refuse facility 2) The appointed Builder will adopt their own Health & Safety policy alongside their own COSHH and RAMS in respect to the safe removal of contaminants within the ground 3) The extension will be constructed with a solid floor and will as part of the floor build-up be provided with a layer of DPM to prevent the passage of ground moisture to the interior of the building., In addition a layer of DPC will be placed on the internal and external leaf's of the masonry 4) The extension will be provided with a range of preventative measures to protect the building from ground moisture, precipitation, wind driven spray, interstitial and surface condensation or spillage by: a) the placement of cavity trays above all openings or roof abutments b) the placement of weep vents to all cavity trays at spaces of no greater than 900mm c) the placement of appropriate flashings, valleys or alike to all remaining roof parts
Part	D	Toxic substances	1) The Client has chosen to use a full-full cavity batt insulation method 2) Due care will be taken in accordance with the Builders Health & Safety policy, COSHH and RAMs
Part	E	Resistance to the passage of sound	1) the roof and walls will be suitably insulated
Part	F1	Ventilation	1) all external doors and windows will be provided with trickle vents 2) additional ventilation may be required in the form of a roof vent to limit heat gains
Part	H	Drainage and waste disposal	1) Storm water drainage will remain separate from the existing foul drainage 2) A rainwater drainage system has been designed to provide sufficient capacity for the extension roof and or other drainage systems i.e. arco channels, to a centralized soakaway in the back garden, a minimum of 5m from the rear elevation. The soakaway has been calculated to accommodate the requirements of the plot using the calculation Roof area in m ² *(50/3000) 3) there are no plans to store and reuse the rainwater
Part	K	Protection from falling, collision and impact	1) a single cast-in-situ step will be provided down from the dining room to the garden room. A suitable hand rail will be provided
Part	L1	Conservation of fuel and power	1) walls will be provided with full-fill cavity batt insulation to achieve a u-value of 0.18W/m ² K 2) solid floors will be provided with rigid PIR insulation together with perimeter insulation to achieve a u-value of 0.18W/m ² K 3) the roof will be insulated with a combination of rigid PIR insulation between and under rafters to achieve a u-value of 0.15W/m ² K 6) windows will achieve a u-value of 1.4W/m ² K 7) doors will achieve a u-value of 1.4W/m ² K 8) low energy lamps will be used for all light fittings, provided with manual control
Part	0	Overheating	1) the building will be insulated in accordance with the notes stated in section L1 2) windows and doors will provide trickle ventilation to provide a means of cross-flow ventilation 3) windows and doors will be provided with double glazing or Low E glazing (where windows or doors face direct sunlight) to reduce solar gains
Part	P	Electrical safety – Dwellings	1) the electrical installation will be completed by a BS7671 certified Part P registered electrician capable of testing, commissioning and certifying the electrical installation 2) the final design of the electrical solution will be determined by the Builders appointed electrician, who will ensure the design meets the requirements of this section as well as the safe operation and maintenance of the system and the prevention of fire and/or injury
Part	Q	Security – Dwellings	1) the windows and doors will be constructed and fitted with appropriate hardware to resist physical attack by unauthorized individuals, complying with standards like PAS 24 or Secured by Design, installed by a specialist certified under the FENSA scheme or similar schemes such as Certas or Assure
Regulation	7		1) the Builder will ensure compliance to this statement

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Regulation	39		1) upon completion of the dwelling and no greater than 5-days after completion the Builder will provide the owner with comprehensive Operations and Maintenance manual or similar abbreviated document relating to the building ventilation systems and means of operations and ongoing maintenance
Regulation	40		1) upon completion of the dwelling and no greater than 5-days after completion the Builder will provide the owner with comprehensive Operations and Maintenance manual or similar abbreviated document relating to the building electrical systems and means of operation and ongoing maintenance
Regulation	40B		1) upon completion of the dwelling and no greater than 5-days after completion the Builder will provide the owner with comprehensive Operations and Maintenance manual or similar abbreviated document relating to the building window and door systems and means of operation and ongoing maintenance
Regulation	44		1) the Builder will provide the local authority with notice once the commissioning works have been completed, no later than the duration stated in Regulation 16(4) or not more than 30 days after completion of the work