

GENERAL

- GEAll dimensions are in milimetres and shall be checked and verified on site prior to commencement of work
- All materials and components must be suitable for their intended purpose and location. and must be manufactured and installed in accordance with all relevant, current British Standards and codes of practice and manufacturer's specification

FOUNDATIONS

- Foundations to be minimum 600x225 to a min. Depth of 1000 below ground level
- Also to suit sub-soil and the proximity of drains, trees and to local Authority approval
- Also designed to suit local site conditions and will be taken down below invert level of any adjacent drains

CAVITY WALL CONSTRUCTION

- Horintal DPC's to be min 150 above adjacent ground and to be either"hyload" or similar bituminous based felt to BS6398: 1983 or 500 microns black polythene to BS6515:1984 and to be continous with DPM
- 300 thick cavity wall with 100 blockwork inner skin "Thermolite-shield" or similar approved
- Plastered with 13mm lightweight to coat plaster and skim finish to BS's 1230, 6214 and 8212
- Blockwork generally to be in accordance with BS6073: parts 1 & 2 and BS6528 in addition to anv technical requirements listed in these compliance notes. All concrete blocks must be solid and suitable for their intended location
- 103 thick facing brickwork in accordance with BS3921 (clay bricks) and BS5628
- Bricks to match existing
- 100mm wide cavity incorporating rockwool cavity full fill insulation batts or similar approved, fixed in accordance with manufacturer's installation instructions
- All to provide 0.28w/m2k
- Walls tied together with stainless steel wall ties. to BS1243, ties at 750c/c horizontally and staggered in rows at 450 c/c vertically and 300 c/c at reveals where applicable
- Top of cavity wall to be closed with blockwork of the same type as the inner leaf or product providing 30 mins fire resistance
- Cavity to be filled from foundation to 225mm below DPC with weak concrete. top to slop outwards
- Cavity closures for reveals to be Thermoloc FR cavity closers or similar approved
- Wall plates to 50mm x 100mm treated s.w. anchored by 30mm x 5mm galvanised mild steel anchor straps. Strap depth to be 1200mm
- Where the new cavity wall connects to existing Unistarter or similar approved wall connector to be used. Cavity to be continous
- Bricks and blocks to be provided with movement joints in accordance with brick and block manufacturer's recommendations

VENTILATION

- All habitable rooms to have ventilation opening of 1/20th of floor area, with some part a min. 1.75m above finish floor level and also 5000mm2 background ventilation
- If the windows are proposed to open less than 30 degrees, the height and width of the opening part should achieve at least 1/10th of the floor area of the room
- Kitchens, Utility Rooms and Bathrooms to be ventilated by mechanical extract fan operated intermittently and to be provided with 5000mm2 background ventilation
- Separate W.C. accommodation to be provided with ventilation openings of minimum 1/20th of floor area and 4000mm2 background ventilation. Mechanical extract ventilation to achieve a minimum rate of 6l/s irrespective of the provision of an openable window
- As an alternative to the background ventilation provisions listed above an overal background ventilation rate rate for the dwelling of 6000mm2 per room may be used subject to a min. provision of 4000mm2 in each room. Minimum intermittent extract fan ventilation rates in litres per second as follows;

Kitchens 30 l/s (adjacent to hob) 60 l/s (elsewhere)
Utility Rooms 30 l/s
Bathrooms 15 l/s
Shower Rooms 15 l/s
W.Cs 6 l/s

Continous extrat, min. high rate in litres per second as follows;
Kitchens 13 l/s
Utility Rooms 8 l/s
Bathrooms 8 l/s
Shower Rooms 8 l/s
W.Cs 6 l/s

- Where background ventilation cannot be easily provided, fans to be fitted with 15minutes. Overun facility and in the case of rooms with no natural light to be switched with light. Also provide 10mm ventilation gap under floor
- All mechanical ventilation to be ducted to external air

NON LOAD BEARING PARTITIONS

- 97 x 47 softwood stud partitions with studs at 600 c/c
- 12.5mm plasterboard, Gyproc Wallboard Ten or similar approved to achieve a minimum mas area of 10ka/m2 and skim finish to both sides
- 1 layer unfaced mineral wool min. 25mm thick to be installed between the studs, density to a min of 10ka/m2
- A horizontal DPC to be located below all ground floor partitions

LINTELS/CAVITY TRAYS

- Lintels over internal and external openings to be Keystone -steels lintels or similar approved
- Cavity trays/damp proof protection must be provided over all external openingseither separat combined part of the lintel
- Cavity trav to be provided at the abutment of the external wall and roof construction
- A min. 150mm lead flashing under window sills
- Min. 2 no weep holes per opening to be provided spaced at max. 450mm intervals
- Adequate end bearings of 150mm min. must be provided and be firmly bedded in mortar
- All lead work should be caried out in accordance with the Lead Development Associations recommendations

LIMITING AIR LEAKAGE(CONSERVATION OF FUEL AND POWER (I)

- The cavity wall insulation must be taken down below damp proof course level, finishing at the same level as the underside of the floor slab insulation
- The cavity wall insulation and roof insulation must meet at the top of the wall: cavity must be closed off with material product providing 30 minutes fire resistance (Maintaining appropriate ventilation)
- Floor joists must be set on joist hangers and not built into the wall
- A 25mm upstand of insulation must be provided around the perimeter of the floors, including where the floor slab touches the outside wall (usually at door thresholds)
- All cavity closers must be insulated
- Sealant will be required to both sides of window and doors frames/cills to limit air leakage

RENOVATION AND THERMAL ELEMENTS

- Existing roof insulation to be upgraded to same specification as new roof, if more than 20% of the existing structure is affected
- Existing walls and floor insulation to be upgraded to the same specification as new cavity walls and floors respectively, if more than 25% of the existing structure is affected

STRUCTURAL TIMBER

- All structural timber to BS5268 part 3
- Timber top be tantalised against longhorn beetle attack

STRUCTURAL STEEL

- All structural steel to have a minimum of 2 laves of 12.5mm plasterboard on 50x50 timber framework
- Staqqered joints to be tapped. plasterboard to have skim finnish
- To give a min half hour fire protection
- Also in accordance with the manufacturer's recommendations Above insulation
- To achieve 0.18W/m2 k or better

NEW SKILLINGS

- 100mm Celotex FR5000 between rafters and 40mm FR5000 below
- Or one layer of Thinsulex hermal multi foil insulation below
- Thinsulex battened over to manufacturer's instructions
- Skillinq finish with a 12.7mm duplex or similar approved moisture resistant plasterboard with taped joints and skim finish
- 25mm air gap to be maintained above insulation as "Tyvek Supro" breathable membrane is to be used
- All to achieve 0.18W/m2k or better

NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials



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1	Date 1	Designer	Approver	Revision 1
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	Chkd	Description
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Purpose of Issue:

BUILDING CONTROL

Mr Dube

project: 30 Newtown Road,

drawing title: Eastleigh, S050 9BW

Building Control Notes 1

scale at A3:	date:	drawn by:	checked by:
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drawing number:	revision:
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