



HEATING

- Any new radiators to have thermostatic valves

LOW ENERGY LIGHTING

- Energy efficient light fittings, 75% of new fittings to be energy efficient in accordance with AD Part L
- The energy light fittings should only take lamps having luminous efficacy greater than 45 lumens per circuit-watt

INTERNAL FIRE SPREAD

- Thermo-loc FR cavity closers or similar approved. should be provided at the edges of cavities, including around openings such as windows and door openings
- Barriers must attain 30 minutes fire resistance

CAVITY TRAYS, FLASHINGS AND LEAD LINED VALLEYS

- Lead flashing of min. 150mm upstand code 4 to be provided where roof abuts brickworks with stepped flashing where pitched roof abuts wall at any angle
- Cavity trays to be linked to flashing in all cases and stepped in the case of a stepped flashing. Cavity trays must be min. 140mm across a cavity
- All lead work should be carried out in accordance with the lead development Associations recommendations

RESISTANCE TO MOISTURE

- Moisture resistant plasterboard and chipboard flooring to all wet areas, bathrooms, shower rooms etc
- All lead work should be carried out in accordance with the lead sheet association recommendations

ROOF CONSTRUCTION

- Roof to be clad with tiles suitable for slope. fixed in accordance with manufacturer's recommendations on 50x25 treated s.w. battens
- Roofing felt to be Tyvek Supro or similar approved with eaves support tray dressed into gutter
- For roof timber sizes see plans and sections
- Lateral restraint to be provided at at rafter and ceiling level with 30mm x 5mm galvanised mild steel anchor straps fixed to min. 3 no trusses at max. 1200mm centres or 2000mm spacing
- Wall plates to be 100mm x 50mm treated s.w. treated anchored by 30mm x 5mm galvanised mild steel anchor strap fixed to min. 3no trusses at max. 1200mm centres. strap depth to be 1200mm
- Insulation 100mm Rockwool between joists with a further 170mm rockwood lay across. 270mm total thickness
- Ceilings to be 12.7mm "Duplex" approved moisture resistant plasterboard with taped joints and skim finish
- All to achieve U-value of 0.16w/m2k
- Eaves to be painted softwood
- Soffit to be supelux or similar approved on softwood battens
- Eaves ventilation , at least equal to to a continous strip 10mm wide

SMOKE DETECTORS

- Mains operated interlinked smoke alarms should be sited so that there is a smoke alarm in the circulation space with 7.5m of the door to every habitable room and at each landing level
- Detectors to be either on an indipendant circuit or fitted with suitable battery backup

ELECTRICAL REQUIREMENTS

- All electrical work to meet the requirements of part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that part P has been complied with. A Building Regulations compliance Certificate is required within 30 days of completion of the installation

WINDOWS DOORS AND ROOFLIGHTS

- All doors, windows and rooflights to be double glazed UPVC or timber frames. Double glazing with 16mm a soft low E coating to achieve a U-value of 1.6W/m2k (K Glass)
- All new doors with more than 30% of their internal face areaas double glazing or otherwise should be speci achieve a U-value not exceeding 1.8W/m2k
- Safety glass is required within the proposed doors and sidelights up to 1500m above finished floor level and windows within 800mm of around/finished floor level in accordance with BS6206 so that they are clearly ide
- All opening lights and doors to be fitted with effective draught strips
- Rooflights should achieve a minimum AC fire designation
- Rafters to be doubled and bolted at roof lights
- Trimmers to be the same size as rafters
- Note - Velux roof light windows are not to be used if roof pitch is below 15 degrees

FOUL WATER DRAINAGE

- 100mm dia. flexibility jointed UPVC pipes laid with a minimum gradient of 1:40 where not served by a WC and a min. gradient of 1:80 elsewhere
- Bed and sorround in 150mm pea shingle or 150mm mass concrete where passing under building
- Install conc. lintel to all walls or foundations over pipe and provide compressible material around pipe where it passes through the foundations
- Inspection chambers at junctions and changes in direction
- Existing drains beneath extension to be rodded clean tested and replaced as necessary
- New drains to be tested after laying
- Pipes passing through wall to have lintel over opening to give 50mm space to pipe all round
- Mask opening with rigid sheet materials both sides
- All to local authority approval
- Where flexible pipe (not under a road) have less than 0.6m cover they should, where necessary, have concrete paving slabs laid as bridging above pipes. slabs to have minimum 300mm bearing on original ground, with at least 75mm of compressible material between the top of the pipe and underside of slab.

SURFACE WATER DRAINAGE

- Marley deep flow gutters and 68mm downpipes
- Roddable gullies to 100mm dia. UPVC pipes to be laid to falls 1:40 max. and 1:80min.
- Via. 100mm UPVC drains in 150mm shingle bed and sorround
- The adequacy of the existing SW system is to be demonstrated to be adequate and if found to be inadequate new 1.2m2 soakaway will be required. Aquacell or similar approved which should be sited at least 5000mm from all buildings
- Soakaway to be designed in accordance with BRE Digest 365 and to be agreed with building inspector on site

PLUMBING

- 38.dia UPVC to sink, baths and washing machine
- 38.dia UPVC to showers and 32 dia to basins. Runs between1700mm and 3000mm to be 40 dia
- 100 dia UPVC to WCs
- All traps to be 75mm deep seal and waste pipes fitted with rodding eyes at every bend
- 110 dia SVP taken up to external air at the end of drain run, which should terminate at least 900mm above any opening into the building within 3m and a wire cage will be provided to top of pipe
- Elsewhere SVPs may terminate with a Durgo (air admittance) valve, which must be sitted above the highest spill over level of the appliance they serve
- Pipes boxed in with 2 layers of plasterboard on softwood framing and sorrounded with sound deadening quilt

Designer	Approver			
Rev	Date	Drn	Chkd	Description
Purpose of revision				
BUILDING CONTROL				
client:	Mr Dube			
project:	30 Newtown Road, Eastleigh, S050 9BW			
drawing title	Building Control Notes 2			
scale at A3:	date:	drawn by:	checked by:	
1 : 50	OCT 2022	JR	JR	
drawing number:			revision:	
701 - PL1002				

