

New Regulations 07/03/2024

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.
For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed. For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if morethan one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not yourduties will automatically be transferred to the Contractor or Principal Contractor. The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or:

(b) Exceeds 500 person days.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required. All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

SITE PREPARATION - **Note :With regard to the soil conditions this has been noted and a trial hole will be dug prior to commencement to determine the sub soil and foundation discussed with Building Control on site.**

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

PARTY WALL ACT

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Notice is also required for:

- Any excavtions within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's fdt's., see diagram 7 in the following Government guidance,

https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet para 28

GENERAL NOTES

Foundations:

Foundations to be concrete trench fill strip foundations to a depth to suit the ground conditions and to the satisfaction of the Local Authority. Widths of the foundations are to be as standard 600mm or as requested onsite by Building control when excavation has commenced and the nature of the sub soil can be assessed. Foundations within 3m of any drainage to be a minimum 150mm below the invert level of the drainage. Any pipes to pass through the fdts/walls they shall be linteled over with concrete lintels, with the void around the pipe suitability sealed.

Concrete Floor : to achieve 0.18W/m2k 'u' value.

Lay new level floor consisting of - 65mm thick screed of sand and cement 3 : 1 of 500 gauge polythene membrane visqueen or similar layed over GA4100 100mm rigid board PIR insulation. Around the edges at the wall to floor junctions fit 25mm perimeter insulation to the full depth of the main floor insulation. Lay a 1200 gauge polythene membrane visqueen or similar well lapped with new and ext'g damp proof courses on 100mm ST2 or Gen2 ground bearing concrete slab. Mix to conform to BS 8500-2:2023 and BS EN 206. Lay 50mm thick sand blinding on 150mm thick well consolidated sulphate free hardcore. All on a vegetation free earth surface. Any air bricks covered by proposed extension to be ducted to freshair by using 215 x 65mm airbrick.

Cavity Walls : to achieve 0.18W/m2k 'u' value.

Outer skin to be face brickwork to existing levels and to match existing. Cavity to be filled with 90mm thick rigid board insulation (Thermaclass cavity wall 21 or similar) using self adhesive breathable tape at all board joints and at wall tie locations leaving a 50mm residual cavity kept clean of mortar droppings. Cavity wall insulation to extend below the DPC and be at least 215mm below the underside of the floor structure/slab and beyond the depth of the floor insulation. Inner skin to be 100mm lightweigh insulating blocks with plaster and set coat finish, decorated to match ext'g. Provide stainless steel wall ties, with retaining clips at 750mm ctr's horizontally, and 450mm ctr's vertically and at every block course within 225mm of openings and corners in staggered rows. New brickwork / blockwork to be toothed and bonded to existing with DPC inserted into existing solid masonry wall. Cavity walls closed at the top. Horizontal strip polymer damp proof course to both skins and continuous, lapped with existing dpm and 150mm above ground level minimum. Keystone' insulated lintels with min. 150mm end bearing to suit the span and load tables or as stated by Structural Engineer.Provide damcore insulated cavity closers at reveals to prevent cold bridging.

Insulation

'U' value through jambs and cills not to exceed 1.2w/m2k. insulation cavity closures to be used and insulate under cills.

Flat Roof to achieve 0.15w/m2k 'u' value

12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 747 laid to CP144. Provide an angled kerb where the flat roof abuts the rear wall to avoid early failure of the membrane, on 21mm external quality ply over 70mm timber firrings to give a 1 : 60 fall. on 47 x 175mm C24 timber joists at 400 ctr's max. Ventilation to be provided with proprietary eaves ventilation strip equivalent to a 25mm continuous gap with fly proof screen and 50 x 50mm cross battens across the complete width of the flat roof allowing for cross ventilation. 100mm Celotex insulation friction fitted between joists pushed up to the stop battens leaving a 50mm air cavity over the insulation and fix a polythene VCL to the underside of the joists and fix 50mm Celotex to the underside of the joists and finish with a layer of 12.5mm plaster b'd. and a coat of finishing plaster. Flat roof joists supported on m.s. joist hangers. Perimeter of the roof will be sealed with 50mm celotex to prevent cold bridging. Roof to be strapped with 5 x 30mm galv. straps at 1200mm ctrs. max. strap flat roof joists across 3 rafters minimum at 2mtr. ctr's max. all holes filled insert timber noggng under straps.

Roof drainage :

Water from new flat roof collected into upvc gutters into 63mm rain water pipes and connected either into existing combined system or to new soakaway. All to be agreed on site and to la's app.

Fascias

To match existing.

Ventilation

Background ventilation equal to : Habitable rooms 10000mm2. and Non habitable 4000mm2 Trickle vent fitted in new window frames at time of manufacture. Provide mechanical extract ventilation to wetroom ducted to external, air capable of extracting at a rate of not less than 15 litres per sec. wired in conjunction with light switch and with a min.15 minute overrun.

Access Ramps : Ramp to be no steeper than 1 in 12 and 900mm wide min. Landing 1500 x 1500m,Ramping to be formed with brick retaining walls built off of footings. Access ramp to be level with the entrance platform allowing drainage channel at abutment to the new door fitted with a level threshold. Handrail to be 'Key clamp galvanised' on a 40mm lightweight tube. Handrail fitted to open sides of ramp and top landing at a height of 900mm above landing, rail to have mid rails plus all suitable supports and end supports fitted in accordance with manufacturers instructions.

Space & Water Heating

Gas Engineer to survey existing combi boiler heating system and extend or replace as required. Design and installation to be carried out by a qualified Gas safety Engineer. All pipes to be adequately insulated.

Plumbing

All to comply with BS5572. requirements of the water authority and all relevant codes of practice. Wetroom waste sizes :- Shower 100mm tropped floor drain, WC 100mm and whb 32mm connected into new stub stack and relocate inspection chamber on existing drainage line. Note : All wastes fitted with 75mm deep seal traps, fix all waste pipes securely with proprietary brackets, provide rodding access at all changes in direction, any waste pipe run exceeding 1700mm, builder to allow for anti-vac traps or wider dia. pipework.

Leadwork

All details shall be in accordance with the Lead Development Assoc. details & recommendations. Patination oil to be applied to all new exposed leadwork. Provide all necessary cover flashings, stepped flashings, cavity trays, etc. in code 4 lead. They must be provided for the length of the abutment and correctly installed to ensure correct water flow using proprietary fittings.

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 extension is constructed to minimise unwanted air leakage through the new building fabric.

Windows and Doors (all glazing to part 'k' of current b/ regs)

Windows and external door to achieve 1.4W/m2k 'u' value.

UPVC obscure double glazed window to wetroom. Ventilation equal to 1/20th of the floor area. Glazing to achieve minimum 'U' values stated with trickle vents built into the frame at time of manufacture. Glazing with low 'e' coating and argon filled. Glazing in critical area to be toughened glass in accordance with K1.

Electrical Installation :

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work .

Extend and alter ext'g electrical system to provide lighting and power points to new areas. Alter any ext'g switches or fittings to suit proposed alterations, energy efficient lighting to extension to achieve this install lampholders that will only take lamps having a luminous efficiency greater than 80 lumens per circuit-watt.

Fire detection

Fit a heat detector in kitchen and check existing smoke detectors in the hall, bedroom, dining room all with interconnected/mains operation to conform to BS5446 (Part B1) and with standby battery back-up power supply.

Drainage : To be agreed onsite with Building Control.

All to comply with BS8301. Any drain not used to be sealed to La's approval.100 mm diameter below ground pipes bedded and surrounded on 150 mm of pea shingle and laid to a fall of 1 : 40. Provide concrete lintels over the pipes as they pass through the external walls. (a) No structure (footings, walls etc) running within 500mm of the ext'g public foul sewer/manhole will be per permitted.

(b) Where within 3 mtr's of a sewer foundations must be taken down a minimum 150mm below the invert of the sewer/manhole.

(c) the build over of public sewers in pitch fibre or plastic material or any material in poor condition is not permitted by Southern Water.

(d) No internal public manholes are permitted by Southern Water, therefore if a public manhole is present within the proposed extension area or within 500mm of a footing it must be removed or resited if area permits. Underground quality proprietary UPVC 450mm dia. inspection chambers to be provided at all changes of level, direction and connections where new pipe joins existing drain line. Inspection chambers to have screw down double sealed covers

GENERAL NOTES TO CLIENT & CONTRACTOR (If applicable)

These notes are intended as a guide to obtain Building Regulations approval.They are not intended to provide specifications for the puposes of construction. Should the contractor wishes to change any details listed below they should agree them with their Client and the Building Control Officer in writing before making the changes. Any existing services are to be located and clearly marked before appropriate work commences on site by contractor. All measurements and details to be checked on site and if found to be different they are to supercede those show on plan and all agreed onsite with BC officer. The contractor shall allow for all matters required to complete the works, including any matter not indicated on the drawings, or included in these notes, providing that such matters can be reasonably inferred from the drawings and notes or be regarded as generally accepted good building practice. Position and depth of all existing storm /foul drain runs generally shown on the drawing are not guaranteed. All existing drainage to be investigated on site before work commences by contractor.



5 Queens View
Netley
S031 5EE