

# Building Regulations Notes

## General

All work to comply with the latest addition of the Building Regulations, Approved Documents, British Standards and relevant codes of practice

## Part A - Structure

A1. See structural general notes drawings S001.

## Part B - Fire Safety

B1. Each flat to be provided with a fire detection and fire alarm system in accordance with BS5839-6 to at least Grade D Category LD3 standard. The smoke and heat alarms should be mains-operated and conform to BS EN 14604 or BS 5446-2, with standby battery power supply.

B2. Two Storey Flat: Additional smoke alarms are to be provided in all habitable rooms and a heat alarm in the kitchen of the 2 storey flat.

B3. All fire door performance requirements are scheduled in accordance with BS476-22

B4. All spaces behind power sockets, switches and downlights should be suitably protected to the same rating as the wall/ceiling in which they are located.

## Part E - Resistance to the passage of sound

E1. Prior to commencement of the development, details shall be submitted to and approved in writing by the council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above Building Regulation values for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

E2. All spaces behind power sockets, switches and downlights should be suitably soundproofed to achieve the same standard as the wall/ceiling in which they are located.

## Part F - Ventilation

F1. Background Ventilation requirements for each flat are:

Flat 1(single storey) : 45,000mm<sup>2</sup> total equivalent ventilator area  
Flat 2(two storey) : 55,000mm<sup>2</sup> total equivalent ventilator area

All background ventilation to be located at approximately 1.7m above floor level, distributed evenly between facades. All habitable rooms to have at least 5000mm<sup>2</sup> equivalent area.

F2. Purge Ventilation: All windows to have minimum opening area of 5% of the floor area of the room in which they are located.

F3. Air Transfer: All doors to be undercut by 10mm above finished floor level.

F4: Intermittent Ventilation is required as follows:

Bathrooms and WC's - 15l/s mechanical extract installed less than 400mm below ceiling level extracting to rear of building. Extract Fan control to be connected to light switch with 15 min overrun.

Kitchens - 30l/s mechanical extract installed 650mm-750mm above hob surface extracting to rear of building.

All Intermittent mechanical extract fans to be tested to BS EN 13141-4 clause 4. All Range Hoods to be tested to BS EN 13141-3 clause 4. The complete assembly, as installed should be designed to meet the performance requirements given the *Domestic Ventilation Compliance Guide*

## Part H - Drainage and Waste Disposal

H1. All sanitary fittings to client specification.

H2. Workmanship to be in accordance with BS8000 *Workmanship on Building Sites Part 13: Code of practice for above ground drainage*.

H3. All pipes, fittings and joists should be capable of withstanding an air pressure test of positive pressure of at least 38mm water gauge for at least 3minutes. Every trap should maintain a water seal of at least 25mm. Smoke testing may be used to identify defects where a water test has failed. Smoke testing is not recommended for PVC-U pipes.

H4: All WC's to be installed with 100mm discharge pipes with 75mm deep seal. All other sanitary appliances to be installed with 50mm discharge pipes and 75mm deep seal. Rodding points should be provided to give access to any lengths of discharge pipe which cannot be reached by removing traps or appliances with internal traps.

H5. Branch ventilating pipes or air admittance valves complying with BS EN 12380:2002 are required on all branch connections exceeding 4m or 6m on branches connecting a single WC.

## Part J - Combustion Appliances

J1. combustion appliances, open hearths and log burners to comply with the requirements of Approved document J.

## Part K - Protection from Falls, Collision and Impact

K1. All balustrade handrails/ guardings to internal stairs and landings to be 900mm above finished floor level/ stair pitch line.

K2. All guardings to external balconies to be 1100mm above finished floor level.

K3. All guardings and associated fixtures should be able to resist the loads given in BS EN 1991-1-1 and the associated UK National Annex.

## Part L - Conservation of Fuel and Power

L1. Heating: Install combi boiler to client spec with manifold, flue and gas supply to each flat. Install wall hung flat panel medium temperature water fed radiators beneath windows with copper pipework routes located within floor package.

L2. All windows to be white painted double glazed timber sash with a whole window U-value of 1.6W/m<sup>2</sup>.k or WER Band C or better.

L3: All external doors to be white painted double glazed timber with U-value of 1.8W/m<sup>2</sup>.k or DSER Band E or better.