



m floors:

In the provided to spans of over 2.5m consisting of 50mm thick gins; depth at least 3/4 of joist depth, position as follows: 2.5-4.5m at mid span. 4.5m span and above - 2 rows at 1/3 span positions. Block rimeter wall at end of rows.

Minimum pitch for roof light to achieve 15 pitch for roof to achieve 15 pitch for roof s- general minimum require Stair dimensions given on Provide continuous handra Guarding at landings to be Balusters to be at 100mm Ensure minimum dearranc Ensure minimum going of Stairway aperture to be ch nating tread stair requirement Steps should be uniform when attended the stair should have hand Treads should have slip reads should have slip reads should have slip reads should have slip reads and a minimum going of 20 Doors:

TILE AND SLATE CLADDING AND ROOF Roof ventilation (if specified):

30x5x1000mm galvanised steel straps perpendic intervals, turned over blocks of inner leaf of exter rafters/ trusses with noggin supports.

Wind bracing to roofs:

Diagonal/Longitudinal wind bracing to true manufacturers recommendations.

Minimum falls to 'Flat Roofs':

Decks for flat roofs to be laid to a minimule edges.

RPENTRY AND GLAZING

'al minimum requirements:

or glazing below 800mm & door glazing, or glazing in panels intally of a door to be toughened glass to BS 6206:1981 Class C. rst floor windows to have an un-obstructed opening area of at minimum opening width and height of 450mm. Sills to be not above finished floor level.

Foul drainage:

Min 100mm uPVC pipes with flexible joints laid at min. 1:40 falls (1:60 if more than one WC connected to drain).

Lowest connection to stacks to be min. 450mm above invert of the drain at the tail of the bend at the foot of the stack; no opposing connections into stacks. SVP to terminate min 900mm above any opening into the building within 3m horizontal distance. Rodent grille to top.

Max invert from trap of single WC with direct connection to drain 1.5m

Provide rodding access at all changes of direction.

<u>rtightness:</u>
Drains up to 300mm diameter to achieve maximum loss of head on manometer (air test) of 25mm/5 minutes (100mm gauge) or 12mm/5 minutes (50mm gauge).

to have integral trickle vents to provide background habitable rooms / 2500mm2 to wet areas.

§ Windows - Insulating glass units to achieve a minimum Window Energy Rating (WER) Band C or better, or U Value of 1.6 W/m2K.
§ Glazed and other doors - U-Value for the whole unit of 1.8 W/m2K.
sloping glazing up to 5m above floor level:
ingle glazing: Toughened glass, heat soaked toughened glass, laminated glass, or red glass

sulating glass units: The lower pane should be one of the types of glass given above the lower pane is toughened glass or heat soaked toughened glass, then the upper one should also be one of the types of glass given above.

Inimum pitch for roof lights 15; if roof slope is less, form upstand to top of window achieve 15 pitch for roof light.

JMBING SYSTEMS

oming mains pressure:

Contractor to test existing incoming mains press

CA if insufficient for proposed use/ alterations.

All appliances to be fitted with 75mm Traps to have cleaning eye. Appliand

rodding ac

ss at all cha

te below grating

Serving single appliances: WC pan 100mm diameter, WHB 32mm diameter, batt shower, sink, urinal bowl, waste disposal and washing machine 40mm diameter. Min 50mm diameter where waste pipes are longer than 4m, or serve more than appliance, or have 90° bends (not including WC pipework).

FD20: = 20 minutes fire resistance. Smoke seals and closers not required.

All fire rated doors & frames to BS 476 Part 22 and obtained from an approved supplier with appropriate Certification (e.g. BWF Certifice). Certificates to be provided by Contractor for Health & Safety File.

Ironmongery in fire rated doors to comply with and be fitted in accordance with terms of door Certificate - e.g. setting mortise locks in intumescent paste etc. ntrance doors: Accessible thresholds:

The contract threshold to drin into drained & ventilated snace.

Where existing or new services pass under building either duct through foundation: with rigid pipes to allow 50mm clearance around pipe/service, or provide PCC lintelled openings in foundation or wall below ground level to allow 50mm clearance around pipe/ service.

Provide a minimum of 100mm granular surround (10mm pea gravel)
Crowns of pipes must be no less than 300mm below the underside of floor slabs.
Fit rigid sheet material to gaps to prevent rodent entry.

uns near buildings:
Drain trenches must not be excavated lower than the foundations of any nearby building. 0mm granular surround (10mm pea gravel) no less than 300mm below the underside of floor slabs. gaps to prevent rodent entry. storm water drains and check all levels before CA of any discrepancies and services to be divions before proceeding.

WECHANICAL SYSTEMS

3as/ OII/ LPG/ Solid Fuel Installation:
Installer to be registered with DCLG approved 'Competent Persons Scheme' for the type of installation. (e.g. Gas Safe Register/ NICEIC/ HETAS/ APHC)

Boilers/ systems to be commissioned following procedure set out in the 'Domestic Heating Compliance Guide' (DCHG).

Replacement or new domestic gas boiler to have efficiency of not less than 86% (SEDBUK value).

Sanitary accommodation: 6 l/s

Utility Room: 30 l/s

Kitchen: 30 l/s adjacent to hob, or 60 l/s if elsewhere in room

Allow 10mm gap between bottom of doors and floor finishes

CAUTION - consider effect of extract rates on make up air supply to open flued appliances - installer to advise

ILATION SYSTEM
Intermittent extract fans switche
Bathrooms: 15 l/s

ed with lights.

nodation: 6 l/s

nostatic Mixer Valves (TMVs):
TMV's to limit outlet temperature to 48° to be fitted to all baths and sho
TMV to be certified as compliant under the Buildcert TMV2 scheme

inimum of 600mm below open ground.

Inimum of 100mm granular surround (10mm pea gravel), then 300mm selected fill lee of stones larger than 40mm, lumps of clay over 100mm, timber, frozen material vegetable matter)

There pipes pass under pavings at less than 600mm below ground, provide a

DO NOT SCALE FROM DRAW ONLY - IF IN DOUBT, ASK! THIS DRAWING DOES NOT INFER THAT THE PROPOSALS DO NOT REQUIRE PLANNING PERMISSIONS, PARTY WALL AGREEMENTS OR ANY OTHER APPROVALS. RESPONSIBILITY FOR OBTAINING ANY REQUIRED APPROVAL RESTS WITH THE HOME-OWNER. GENERAL NOTES - BUILDING REGULATIONS DRAWINGS: REFER TO SEPARATE BEAM CALCULATIONS IF PROVIDED REFER TO SPECIFICATION NOTES IF PROVIDED THIS IS A PRELIMINARY DRAWING, SUBJECT TO CHECKING BY BUILDING CONTROL, WHO MAY REQUEST AMENDMENTS. SKAINO SERVICES WILL NOT ACCEPT LIABILITY FOR COSTS ARISING FROM ABORTIVE WORK COMMENCED PRIOR TO APPROVAL OF PLANS BY BUILDING CONTROL. THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSES OF OBTAINING BUILDING REGULATIONS ONLY; SKAINO SERVICES WILL NOT ACCEPT LIABILITY FOR ANY MATTER RELATING TO CONSTRUCTION COSTS ARISING FROM BUILDER'S PRICES BAS ON THIS DRAWING. INGS - USE FIGURE

ighting efficiency:

Minimum 1 in 4 of fittings in areas affected by building work to have fittings that only accept lamps of minimum luminous efficacy of 40 lumens per circuit watt. (i.e. fluorescent/ compact fluorescent lamps).

Switches / sockets etc - part M requirements:

Positioned as indicated on plans

Height to be between 450 and 1000mm from finished floor level unless otherwise

LECTRICAL SYSTEMS

lectrical installation generally:

Installation to be in accordance with BS7671: 2001; installer to be registered with a Government approved 'competent persons' scheme and able to self-certify to demonstrate compliance with the Building Regulations.

For details of approved schemes, follow:

http://electrical.theiet.org/building-regulations/part-p/certification-schemes.cfm
Installer to issue Building Regulations Compliance Certificate to householder on completion.

MOKE DETECTION & ALARM

<u>ograde for loft conversions/ extensions</u>

ype: Grade B LD3 to BS 5839-6:2004

moke detectors to be mains powered from a regularly used lighting circuit and have attery backup, linked so that the detection of smoke in one unit triggers the alarm in all its.

BEAM DETAILS:

⊕_{SB}

Optical Smoke Detector Mains operated with bat

kup to BS 5446-1:2000

To new rooms and circulation spaces each storey. As marked on plans.

Detectors to be min. 300mm from walls or light fittings & max. 600mm below ceiling level (150mm in case of Fixed Heat detectors). Wall mounted detectors must be above height of door openings into room.

Fixed Heat Smoke Detector Mains operated with battery backup to BS 5446-2:2003

BEAM B (Ridge Beam) 127x76x13UB. Non-structural bolt connections to Ridge Posts. No fire protection required.

BEAM C (Transverse #1)
127x76x13UB. Non-structural bolt connections to Ridge Posts.
Placed between floor joists with restraint noggins off joists at
1.2m centres. 1/2 hour fire protection provided by being within
floor void

shelf at attic floor level

void over stairwell

BEAMS E & F (Floor Supports - Front and Rear of house)
178x102x19UB. Floor joists hung off jiffy hangers. 1/2 hour fire protection provided by being within floor void. Ends fully built in to masonry supports. Use 450mm length of 100 x 65mm pre-stressed concrete lintel as bearing.

BEAM G (Kitchen opening)
Pair of 152x152x23UC bolted at max. 1.5m centres through centre of web. 1/2 hour fire protection. 200mm end bearing.

BEAM A (Valley Rafter) Pair of 50 x 195 C24 timbers boted at 600mm centres with M10 bolts and spiked connectors between. No fire protection required.

roof light

BEAM D

Bed 3

BEAM D (Transverse #2)
152x89x16UB. Non-structural bolt connections to Ridge Posts.
Placed between floor joists with restraint noggins off joists at 1.2m centres. 1/2 hour fire protection provided by being within floor void. Structural bolt connection to bottom flange of BEAM E/F to be detailed by fabricator.

29 Furnace Lane	SITE ADDRESS:
Side and Rear Extension	PROJECT: Si
	,
skaino.co.uk	
West March, Daventry NN11 4SA 01327 871 335	SERV
23 Filey St, Sheffield S10 2FG 0114 252 1990	CKAII
SKAINO DESIGN SERVICES	
A000万 10	DRAWING NR:
AND SPECIFICATION NOTES	AND
PROPOSED PLANS, ELEVATIONS	PROPO.

A1 | ISSUE: BUILDING REGULATIONS

DRAWING DETAILS

Nether Heyford Northants NN7 3JS

May 2013

GROUND FLOOR

FIRST FLOOR

ATTIC

POSTS 60x60x3.6 S connections

SHS -5mm base plates with non-structural bolt s to restrain to beams above and below