

CONSTRUCTION NOTES AND BUILDING REGULATIONS SPECIFICATION

Description:
**INTERNAL ALTERATIONS INCLUDING REMOVAL OF
LOADBEARING WALL AND PART CONVERSION OF GARAGE TO
UTILITY ROOM**

Location:
5 LAVENDER COURT, NETHERTON, HUDDERSFIELD, HD4 7LW

Applicant:
MR & MRS D & N HOLROYD

GENERAL NOTES

- All work to be carried out in accordance with the current Building Regulations and all the amendments thereto and the Water Authority Regulations.
- Any work adjacent the boundary or party wall which may have an impact on adjoining land/homeowners should be carried out in accordance with the Party Wall Act etc. 1994. The appropriate notices should be forwarded to those affected prior to the commencement of the work.
- The materials and workmanship to comply with the current British Standard where such a standard exists.
- All workmanship to comply with standards not less than those defined in the current code of practice for the appropriate trade.
- The contractor should remember to allow for all necessary propping, temporary support, etc; needed to carry out the works.
- All dimensions and measurements must be checked on site. All dimensions given are approximate and are to be checked on site by contractor prior to commencement.
- Do not scale from drawing – all dimensions are given in good faith and must be clarified and checked by the contractor prior to commencement on site.
- The contractor must familiarise himself with the nature and layout of the premises and the work to be undertaken.
- The contractor must ensure maximum security and protection to the premises whilst works are in progress.
- The contractor must ensure that all part of the existing building affected by the work to be made good on completion.
- If the new building work/extension encroaches upon any gas, electric, telephone or water main the appropriate statutory undertaking must be consulted prior to commencement.
- All new materials to match existing, wherever applicable/appropriate.
- Concrete in any new foundations shall have a minimum compressive strength of 25 N/mm².
- Foundations to be taken below all drains within 1.0 metre.
- Brickwork/stonework or blockwork to both leaves to have minimum crushing strength of 3.5 N/mm² or Class A blocks to BS 2028 up to DPC level unless specified otherwise.
- The stainless steel wall ties are to be double triangle tie, to BS 1243 and of sufficient length to suit the width of the cavity. Ties shall be placed horizontally at 900mm centres for masonry cavity width of 50mm to 75mm; or at 750mm centres for masonry cavity width of 76mm to 100mm. Vertically they should be placed at 450 centres and staggered, and half this distance at quoins and jambs – unless other described. At vertical edges of an opening, unreturned or unbonded edges, and vertical expansion joints, additional ties should be used at a rate of one per 300mm height, located not more than 225mm from the edge.
- Any drains under new building work/extension to be uncovered and completely surrounded in 150mm concrete.

- Any drains passing through walls to have lintels supporting each leaf providing 50mm space all round pipe. Opening to be masked with rigid sheet material to prevent the ingress of fill or vermin and sealed round.
- Drainage pipework to be 100mm diameter vitrified clay or uPVC with hertsleve flexible fittings and surrounded in 150mm pea gravel. All work must be to the entire satisfaction of the Building Inspector.
- Any existing drainage no longer used should be appropriately sealed/capped to prevent the escape of any vermin or foul smells.
- All reveals to have minimum 150mm dpc.
- All new brickwork/stonework to be toothed into existing. Any butt joints to be masked by a dummy vertical rainwater pipe.
- All structural timber to be stress C16 unless otherwise stated.
- All new joinery to be E.J.M.A. standards.
- Internal doors to be 1981mm x 762mm with S/W casings (unless otherwise specified) and all necessary/associated ironmongery.
- Herringbone strutting to be at 2.0 metre centres at mid span, whichever is the shortest distance.
- All external timbers to be pressure impregnated with preservative.
- All lintels in new external walls to be fitted with stop ends and weep vents (minimum 2 per window opening).
- 30mm x 5mm mild steel anchor strapping at first floor level, ceiling level and roof level, to be over 2 No. joists/trusses and reaching onto uncut blocks with 50mm x 50mm timber noggins and packing.
- All lead flashing to be well dressed and minimum 150mm high.
- Position of electrical power points, switches and lights to be determined by client and to be in accordance with I.E.E. Regulations (Latest Edition). Electrician to be Part P registered.
- All cavities to have barriers of blockwork, brickwork or 12.5mm plasterboard at termination of window, door or roof level.
- External painting: woodwork to knot, prime, stop, prepare and paint 2 undercoats and 1 gloss.
- All window and door reveals to be insulated between inner and outer leaves to provide a thermal break.
- Gullies to be external inspection type unless connected to a manhole.
- Timber members, joists etc, if built into any wall to have the end(s) treated with a wood preservative.
- Where joist hangers and truss shoes are used, they should have a return flange for hooking into brick or block walls to provide a positive fixing.
- All glazing to comply with Part K and Part Q of the current Building Regulations.
- It is the responsibility of the client/homeowner/applicator/specifier to confirm that insurance is either in place and/or has not being invalidated by the use of hot works or gas torches with the respective insurers of the trading entity/building and/or its contents.

- It is the building contractor's responsibility to check the existing drainage prior to any connection being made and if necessary, carry out a dye test to clarify that the drain is appropriate to take the new connection. Please note drainage discharging foul effluent should be taken to either a combined or foul drain or septic tank if applicable.
- All plans to be read in conjunction with construction specification and structural engineers' details (where applicable) to which it refers.
- This specification in conjunction with the attached drawings to which it refers has been prepared specifically for the purpose of obtaining Building Regulation Approval. Its suitability for other purposes, without supplementary details cannot be guaranteed.

GROUND FLOOR CONSTRUCTION TO THE PROPOSED UTILITY ROOM

The floor is to comprise of 18mm t & g flooring grade chipboard on 175mm Kingspan TF70 Thermafloor PUR insulation to achieve a U-value of 0.18 W/m²K on Visqueen damp proof membrane (or equivalent) onto existing concrete garage floor. New floating floor to line through with kitchen floor level.

NEW INTERNAL WALL BETWEEN NEW UTILITY AND EXISTING GARAGE

Provide a new 75mm timber stud wall with one layer of 12.5mm Gypsum Fireline plasterboard and 3mm plaster skim finish to both sides with mineral wool insulation between studs up to the bottom of the chord of the existing trussed rafter roof construction. The ceilings to the garage/store and the new utility to have 12.5mm Fireline plasterboard (or equivalent) and 3mm plaster skim finish to maintain 30 minutes fire resistance/compartmentation between garage/store and utility room.

200mm internal step to be formed into garage/store from utility.

A new self-closing FD30S fire door and frame with intumescent and smoke seals is to be installed between the proposed utility and the existing garage/store. Fire door and frame should have been tested as a set and installed strictly in accordance with the manufacturers and testing bodies installation instructions.

The wall between the existing kitchen and the new utility will be walled up in blockwork to separate the warm roof section of roof proposed over the kitchen and the cold roof over the utility room.

EXISTING ROOF

The existing roof tiles, roof covering, and mono pitch truss rafters are to be carefully removed over the existing kitchen section only and replaced with 175mm x 50mm s/w timber rafters @ 400 c/c spanning approx. 3m, on joist hangers from a new 175mm x 50mm s/w timber bearer bolted to the existing house wall. The rafters are to be birds mouthed over the timber bearer and spiked eitherside.

Pitched 'lean-to' roof construction (vented cold roof) to be concrete tiles to match existing, over min. 50mm x 25mm treated softwood horizontal tiling battens gauged to suit tiles on new breathable roofing membrane. 100mm PUR insulation is to be friction fitted between the rafters and then the rafters are to be underdrawn with 38.5mm insulated plasterboard to achieve a U-value of 0.16 W/m²K. A 50mm air gap is to be maintained above the insulation between the rafters and eaves and high-level ventilation (via tile vents) are to be provided to draw air through.

Ventilation to be maintained at eaves level with 25mm soffit vents to the underside of the fascia board.

2No new Velux rooflights (1140mm x 700mm SK01) are proposed to the section of roof over the kitchen. The actual position of the rooflights is to be checked on site. The timber rafters eitherside of the rooflights are to be doubled up. The rooflights are to achieve a U-value of 2.2 W/m²K.

The ceiling over the utility room will be a cold roof construction with 400mm mineral wool insulation laid at ceiling level 100mm between the bottom chord of the existing trusses and 300mm laid over at 90 degrees to achieve a U-value of 0.16 W/m²K.

Again, ventilation to be maintained at eaves level with 25mm soffit vents to the underside of the fascia board.

Code 4 lead flashing with 150mm upstand to be neatly dressed into stonework and linked to a new cavity tray in wall where the existing roof abuts the gable end (above new steel beam).

Existing concrete tiles are to be carefully removed from wraparound lean-to roof. Existing roofing felt to be replaced with breathable membrane (Roofshield, or equivalent). Existing tiles to be reused. Any broken tiles are to be replaced.

VENTILATION

Utility to be ventilated to the external air by mechanical extractor fan at a rate of 30 litres per second.

(Also see electrics note - Part P certification)

WINDOWS, DOORS & GLAZING

All proposed replacement windows and doors to be match to existing (material, finish, type and style) and the client's satisfaction.

Replacement of existing windows and the new French doors at the rear of the property to be carried out by a company that is a member of a self-certified competent person scheme – i.e., such as FENSA or CERTASS.

White PVCu windows, to match existing, must achieve a U-value of 1.4 W/m²K. All glazing to be double-glazed sealed units.

Any glazing in windows within 800mm of finished floor level (FFL) and glazing in doors and within 300mm either side of door and within 1500mm height above (FFL) to be glazed in safety glass to comply with Part K of the current Building Regulations.

A new self-closing FD30S fire door and frame with intumescent and smoke seals is to be installed between the proposed utility and the existing garage/store. Fire door and frame should have been tested as a set and installed strictly in accordance with the manufacturers and testing bodies installation instructions.

The existing opening between the hallway and the dining room it to be reduced to create a new standard door opening (1981mm x 762mm x 35mm). A partially glazed door is to be installed between the hallway and the dining room.

The existing dining room window is to be removed and the masonry below the window opening to be carefully removed down to floor level. The existing radiator is to be re-positioned within the room. New uPVC French doors as existing style will be provided to achieve a U-value of 1.4 W/m²K.

All dimensions given are approximate and are to be checked on site by contractor prior to commencement.

STEELWORK

The existing loadbearing cavity wall between the kitchen and dining area is to be removed and 2No. steel beams are to be installed on concrete padstones all to structural engineer's calculations and details.

Code 4 lead flashing with 150mm upstand to be neatly dressed into stonework and linked to a new cavity tray in wall where the existing roof abuts the gable end (above new steel beam).

ELECTRICS

All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Building Control Inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

All electrical sockets are to be protected by an RCD, either by

- a) Protecting the consumer unit.
- b) The circuit.
- c) The socket (not the plug).