

SECTION -
SCALE 1:50

BUILDING REGULATION COMPLIANCE NOTES

THIS IS NOT A FULL LIST OF ELEMENTS RELATING TO THE CONSTRUCTION. A NUMBER OF TIMES WILL BE CONFIRMED ON SITE FOLLOWING DISCUSSIONS. CORRESPONDENCE AND MEETINGS BETWEEN THE CONTRACTOR AND THE BUILDING CONTROL OFFICER. PLEASE ALSO REFER TO THE OTHER DRAWINGS

PARTS B1 & B3

- All new or replacement doors opening onto stair enclosure to be FD30(s) fire resistant. All cupboards containing heat producing appliances to be FD30(s) fire resistant.
- Mains operated smoke detectors with battery backup to be located in the stairway/circulation areas where necessary. A mains operated heat detector is to be located in the kitchen area all in compliance to BS 5839.

- The staircase and corridor enclosure is all as existing and unaltered by the proposal.

- All structural members, where required, protected with two layers of Gyproc Fireline 12.5mm wall board with staggered joints all screwed into place to manufacturers instructions.

PARTS C

- Horizontal DPCs and DPC trays with weep holes at 1.0m centres to be provided 150mm above ground level, continuous with and sealed to, the floor DPM & DPC tray.

PART E1

- All sound requirements as existing.
- WC partition will be packed with sound deadening quilt.

PART F1 & F2

- Kitchen provided with 60litre/second extract fan with manual override.
- Flat roof laid with a 5degree pitch, comprises a breathable membrane, Monapren 700 (or similar approved) and constructed as a warm roof with insulation above ceiling joist level.
- All new windows to the extension are to have trickle ventilation. Each opener to comprise minimum 8000mm² trickle vents. Details of new windows to be forwarded to the Building Control Officer once specified by the Client. All windows and doors to be double glazed with toughened safety K glass and achieve a U-value of minimum 1.6W/m²K

PARTS H1 & H3

- Outline proposal of drain runs shown on floor plans. Actual positions of new manholes and drain runs to be determined once on site and following discussions with the Building Control Officer and Contractor.

PART H6

- Bin provision as existing.
- Recycle provision as existing.

PART J1

- Details of new boiler installation to be submitted to the Building Control Officer by the Client or Contractor once specified and if required. All additional radiator positions as per Client specification. Refer to M&E drawings for positions.
- Issue gas certification for Building Control and Clients information upon completion if boiler is replaced as part of the works.

PART K1

- All staircases are existing, no alterations as part of these works.

PART L

- All details of internal & external (if applicable) light fittings to be submitted to the Building Control Officer once specified by the Client.
- Sealant to be applied around window and door frames to prevent air leakage.
- New thermal elements - All U-value calculations submitted with the application and all in compliance or out performing Part L guidance.
- Eaves and roof ventilation to be provided where necessary.

PART M1

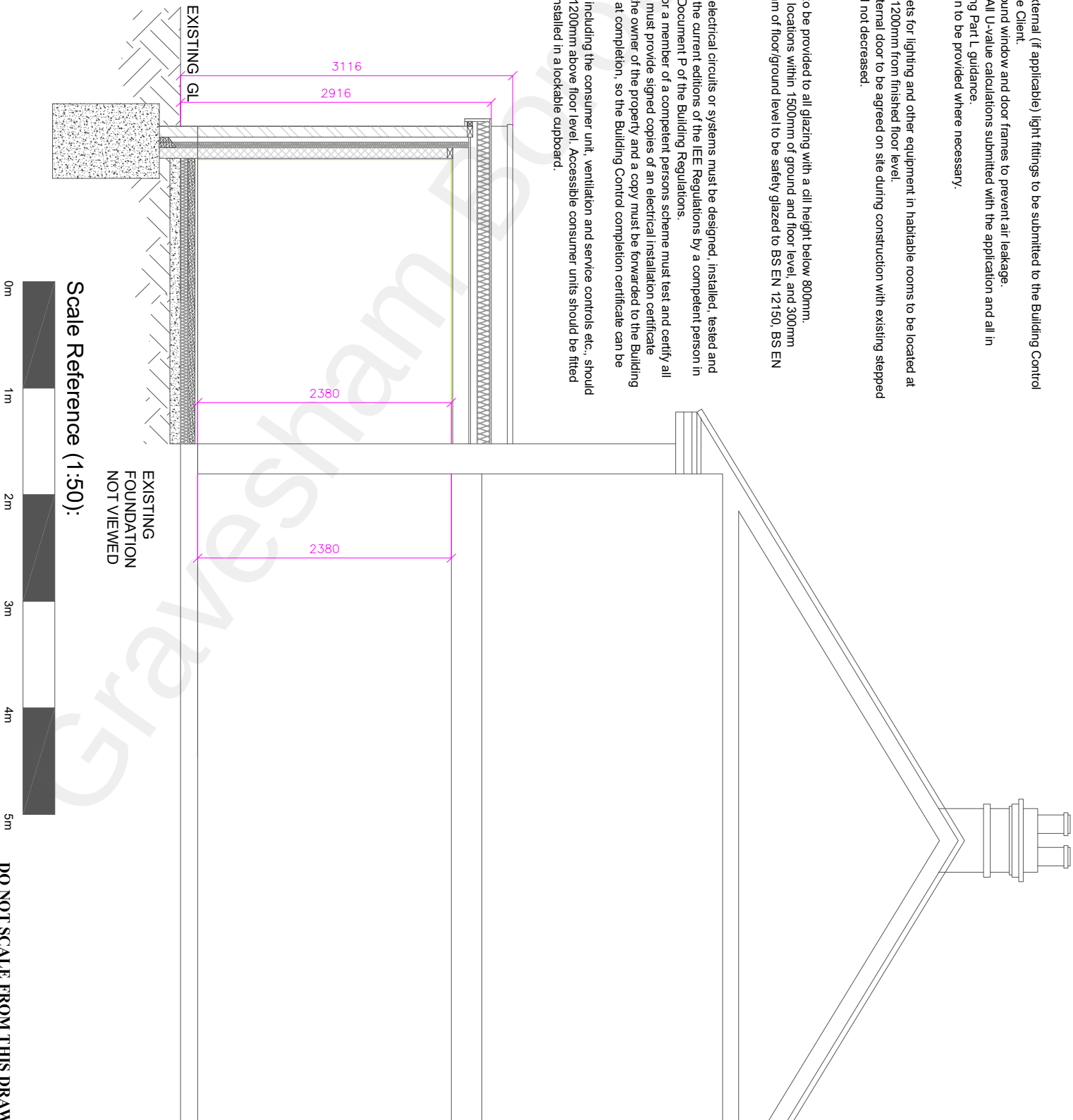
- Switches and socket outlets for lighting and other equipment in habitable rooms to be located at heights between 450mm & 1200mm from finished floor level.
- Approach to new rear external door to be agreed on site during construction with existing stepped access kept as existing and not decreased.

PART N1

- Toughened safety glass to be provided to all glazing with a cill height below 800mm.
- Doors/windows in critical locations within 1500mm of ground and floor level, and 300mm doors/windows within 800mm of floor/ground level to be safely glazed to BS EN 12150, BS EN 14179 & BS EN 14449.

PART P

- New or works to existing electrical circuits or systems must be designed, installed, tested and certified to BS 7671 or with the current editions of the IEE Regulations by a competent person in compliance with Approved Document P of the Building Regulations.
- A competent Electrician or a member of a competent persons scheme must test and certify all such works. The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property and a copy must be forwarded to the Building Control Officer for approval at completion, so the Building Control completion certificate can be issued.
- All switches and sockets including the consumer unit, ventilation and service controls etc., should be fixed between 450mm - 1200mm above floor level. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.



DO NOT SCALE FROM THIS DRAWING
(exception of Local Authority Planning Departments)

JOB

52 IMPERIAL DRIVE

CLIENT

MR & MRS NISBET

DRG TITLE

PROPOSED SECTION AND
BUILDING CONTROL NOTES

SCALE

1:50

(@A3)

DRG NO.

DATE

APR 2022

1_PA_008

DRAWN

APB

REV