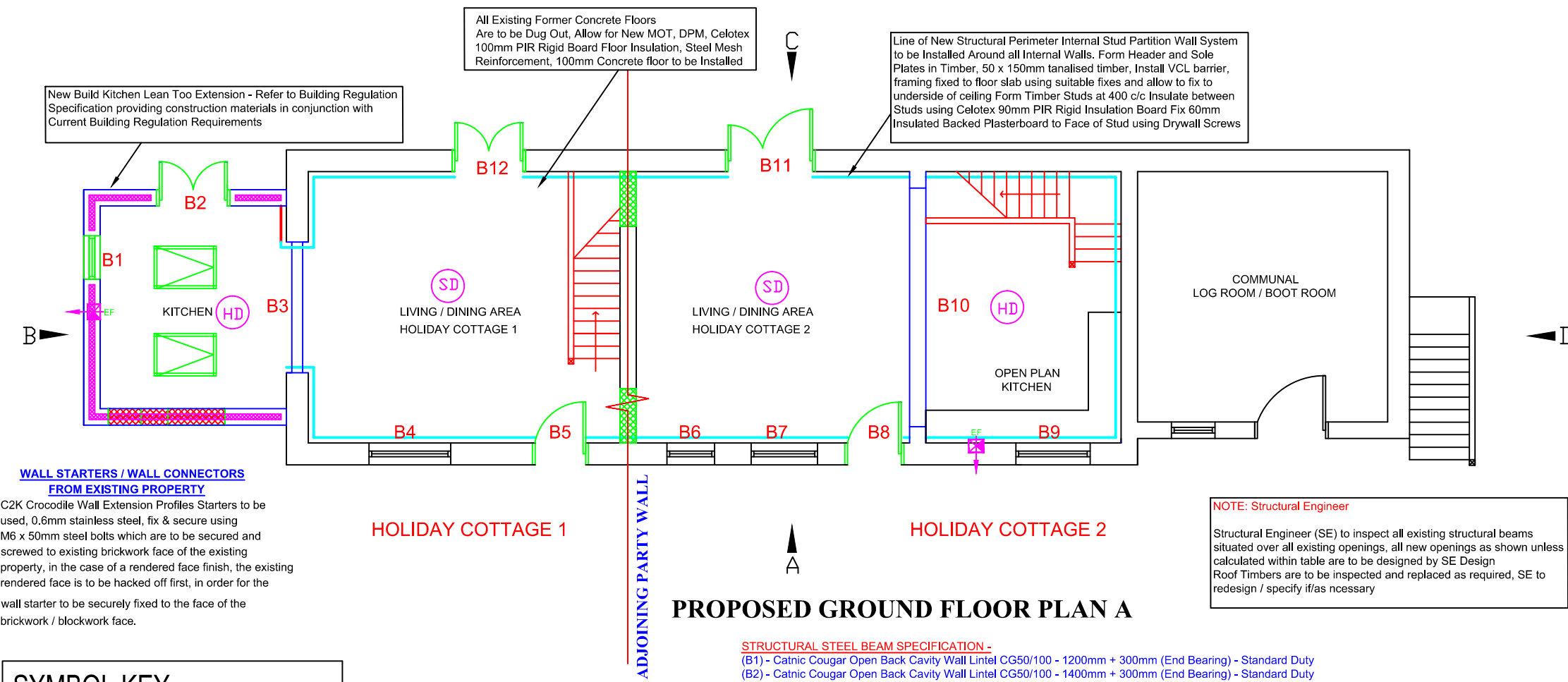




BUILDING REGULATIONS NOTES

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than 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 your duties 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.

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.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

BASIC RADON PROTECTION

Provide a 1600g (400 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

SITE PREPARATION

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.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

REV:	DESCRIPTION:	SCALE: 1:100 @ A3
DRAWN: IEF		DATE: 10.09.23
CLIENT	Mr. & Mrs. Jones Ty Mawr Pontfadog Wrexham LL20 7AS	
PROJECT	Conversion of Outbuilding Former Milking Shed - Holiday Cottages - BREGS	
TITLE	Proposed Building Regulation Technical Specification - BREGS 001	
DRAWING NUMBER	FS 003/19 - Prop BREGS 001	
JOB NUMBER	003/23	
		
BUILDING SURVEYORS - CHARTERED BUILDING ENGINEERS - ARCHITECTURAL DESIGN - PLANNING CONSULTANCY SERVICES 		
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