

BUILDING REGULATIONS NOTES

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.

W/c - 6m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls the pipework is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form an opening in the wall which gives 50mm space all round pipe. Mask the opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

TANKED PROTECTION

Sika® Damp-proofing Slurry polymer - cement based waterproofing system. Manufacturers details must be followed.

Type A waterproofing in accordance with BS 8102:2022 to give a protection level of grade 3 (suitable for concrete, renders, brickwork and blockwork structures as detailed in BBA certificate).

Ensure that all materials and products are compatible. Assess structure for suitability of tanking system and ensure substructure is free draining. The concrete surface must be examined for defects and repaired in accordance with manufacturer's details if required. All retaining elements are to be detailed by a Structural Engineer.

All materials and products should be installed by a competent contractor strictly in accordance with the manufacturer's recommendations, BS 8102 and BBA certificate.

All surfaces must be clean, sound and free from surface water.

Surfaces to be prepared for waterproofing system by being bush hammered, scabbled or sandblasted and then wetted down. All defective mortar joints raked out, squarely 10mm to 12mm deep and the surface washed thoroughly.

Wall treatment

Apply a minimum of two coats to give a total thickness of between 2mm and 5mm of Sika® Damp-proofing Slurry polymer modified cement based waterproof coating to the wall and the floor slab surface with trowel or suitable spray equipment.

Provide a coved fillet with a suitable mortar at wall and floor junction. Ensure continuity between wall and floor waterproofing and around the structure.

Penetrations through waterproofing to be kept to a minimum, but detailed by specialist waterproofing manufacturer where unavoidable.

Insulate the wall on the inside using 100mm Celotex GA4000 insulation. Provide 25mm x 50mm battens at 600mm centres to give a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by building control). Finish with 12.5mm plasterboard over vcl and 3mm skim coat of finishing plaster.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

FOUNDATIONS

Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation provide 225mm x 600mm concrete foundation, mix to conform to BS EN 206-1 and BS 8500-2. Depth be a minimum of 1000mm below ground level, to existing foundation depth or to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:2015 Code of practice for foundations. Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should adverse soil conditions, or any major tree roots in excavations be discovered, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

UPGRADE OF SOLID EXTERNAL WALL

To achieve min U-value 0.30 W/m²K

Existing garage wall to be exposed and checked for its suitability. Upgrade existing solid block wall by providing 77.5mm Celotex PL4000 insulated plasterboard internally, finished with 3mm plaster skim.

Provide 25mm x 50mm battens at 600mm centres to give a nominal 25mm cavity between the masonry and insulation. Fix a vapour control layer on the warm side of the insulation. An injected DPC may also be required to the wall if one is not already present and working.

A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. The cavity should extend to at least 225mm below the DPC or where this is not possible provide a cavity tray at the base with weep holes at 600 ctrs. Existing walls may require an injected DPC if one is not already present and working.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

UPGRADING EXISTING PARTITIONS

Walls between newly created bathrooms and bedrooms to be upgraded for sound insulation. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg:100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

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 006
-------	---

DRAWING NUMBER	FS 003/19 - Prop BREGS 006
----------------	----------------------------

JOB NUMBER	003/23
------------	--------



[BUILDING SURVEYORS - CHARTERED BUILDING ENGINEERS - ARCHITECTURAL DESIGN - PLANNING CONSULTANCY SERVICES](#)



Mr. IAN E FOXALL BSc. (Hons) AssocRICS MCIOB C.BuildE MCABE

Tel: 01244 292421 Mobile: 07736286663
E-Mail: ian@foxallsurveying.co.uk Web: www.foxallsurveying.co.uk
9 CAMPBELL CLOSE, ALYN PARK, ROSSETT WREXHAM LL12 0HZ

DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH ALL OTHER SPECIALISTS/CONSULTANTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES. THIS DRAWING REMAINS COPYRIGHT OF - [FOXALL SURVEYING & DESIGN SERVICES LTD.](#) COPY / DISTRIBUTION ONLY CONSENT OF THE AUTHOR.