Building Regulation notes site address.

Villa Kontich Tybroughton SY13 3BA.

Proposed works - double garage side extension, single storey rear extension, hip roof to gable roof complete with front & rear dormer windows with loft conversion.

Foundations & existing foundations. Excavations are to be taken down to a minimum depth of 900mm from any adjacent ground level to a firm stratum suitable for applied loads and to the satisfaction of the Building Control Officer. Concrete strip foundations are to be 600mm wide x 225mm deep projecting 160mm from the face of masonry to both sides. All existing walls & foundations subject to an additional load are to be exposed and checked for suitability by the BCO prior to work commencing & underpinned if necessary

Solid concrete ground floor construction. 50mm sand & cement screed finish over 100mm thick concrete slab on 1200-gauge damp proof membrane on 100mm Kingspan K107 Kooltherm Insulation to achieve 0.18W/m2K on 50mm compacted sand blinding on 150mm compacted clean limestone hardcore. Provide an extra vapour barrier between the insulation & sand blinding. Hardcore to be compacted in layers of no more than 225mm thick with a maximum depth of 600mm. Damp proof membrane to be taken up the walls and lapped with DPC a minimum of 75mm. All joints to damp proof membrane to be lapped by 300mm and taped with proprietary tape. Where pipes penetrate the floor an additional layer of visqueen is to be placed over the pipe with a hole cut a third of the diameter of the pipe pushed down over the pipe and taped into position. Perimeters of slab adjacent to external walls is to be provided with an upstand of 25mm thick polystyrene insulation board to prevent cold bridging. All to achieve a U-value of no less than 0.18W/m2K. Garage minus the insulation.

Cavity wall construction. 102.5mm facing brickwork outer leaf to match existing building, 150mm cavity, 100mm lightweight thermal block inner leaf (thermalite or similar) with plaster and skim finish. Both leaves are tied together using stainless steel wall ties at 450mm vertical centres and 750mm horizontal centres staggered. Wall ties to be spaced not more than 300mm vertically within 225mm of external opening reveals. Cavity width to be 150mm with full fill with insulation such as Drytherm 32 insulated cavity batts to ensure overall wall construction achieves U-value 0.18W/m2K using 150mm Knauf DriTherm Cavity Slab 32 Ultimate to achieve 0.18 W/m^2K. Brickwork and blockwork to be set in 1:1:6 cement/lime/sand mortar and bonded to the existing building by proprietary wall connectors or by toothing into the satisfaction of the Building Control Officer. Horizontal damp proof course to be Hyload pitch polymer installed at a minimum of 150mm above external ground level. Similar damp proof course to be installed at all cavity closures to external openings. Masonry below damp-proof level to be 100mm class B engineering brickwork to match existing set in 1:3 sand/cement mortar. Masonry below ground level to be concrete commons or suitable trench brickwork. Cavity trays are required to the new roof abutment. The masonry corner returns to the day room to measure a minimum of 665mm measured externally.

Pitched roof construction. Concrete interlocking tiles to match existing on 38x25mm preservative treated softwood battens on type F felt to BS 747 with minimum laps of 150mm. Rafters to be 50x200mm C16 softwood members at 450mm centres and birds mouthed over wall plates at a maximum of one third of the rafter depth, skew nailing using 3no. 100mm long x 10mm gauge wire nails. Provide 1000x30x5mm galvanised mild steel restraint straps at 2m centres with 75x50mm blocking noggins fixed to 3no. rafters and external rear wall at rafter level. Provide 100x50mm softwood wall plate at eaves fixed to wall with 1000x30x5mm galvanised mild steel restraint straps at 2m centres screw fixed to blocks. Rafters to be fixed to 100 x 100mm treated soft wood timber bearers plugged into the wall at 600mm centres. Provide code 4 lead flashing to be minimum 150mm to the new abutment. Rainwater to fall into the new gutters & rainwater pipe. Provide 4 No. 100 x 250mm purlins. 100 x 250mm hips where applicable.

DPC's. Continuous bituminous type to all brick work and block walls minimum 150mm above external ground level to be laid in continuity with DPM. Cavity trays to all roof abutments with brickwork.

Sloping ceiling. The insulation to the sloping ceiling is to be 100mm Kingspan / Celotex between the rafters 35mm to the underside to achieve 0.18 W/m2k across all thickness.

Rear extension flat roof construction. Anti slip finish tiles / decking on 18mm roof grade deck is to be fixed on top of the ceiling joists with a vapour control layer placed on top of the deck. The insulation is then placed over the vapour control layer. An additional layer of 18mm deck is then placed on top of the insulation, high-density insulation boards do not require the additional deck which will prevent the insulation from being depressed by foot traffic. The EPDM rubber roof membrane is then installed using the contact adhesive onto the 18mm deck. Ceiling joists are to be 150x250mm C16 softwood members at 450mm centres. Provide 1000x30x5mm galvanised mild steel restraint straps at 2m centres. Provide 100x50mm softwood wall plate at eaves fixed to wall with 1000x30x5mm galvanised mild steel restraint straps at 2m centres screw fixed to blocks. Roof space to be insulated with a suitable PIR insulation a minimum 150mm thick placed on top of the flat roof joists over the VCL layer. Ceiling finish to be 12.5mm plasterboard and skim finish. New roof timbers to be tied into the existing wall. The rainwater is to fall from the left to the right of the extension & into the new gutter.

Background Ventilation and Intermittent Extract Fans (room specific where applicable). Minimum extract ventilation rates for intermittent extract systems are: Kitchen: 30 l/s adjacent to the hob or 60 l/s elsewhere. Utility room: 30l/s. Bathroom (including shower room or ensuite): 15l/s. Sanitary accommodation: 6 l/s. Minimum extract ventilation rates for continuous extract systems are: Kitchen: 13l/s. Utility room: 8l/s. Bathroom (including shower room or ensuite): 8l/s. Sanitary accommodation: 6l/s.

Pitched roof ventilation. Proprietary eaves ventilators to provide opening equal to a continuous 10mm gap with vent tiles at high level to give ventilation opening equal to the same. Low level ventilation is to be provided to eaves by proprietary soffit vents maintaining an air gap equivalent to a continuous 10mm strip.

Windows. All new glazing to be double glazed to "K" glass specification with 16mm air gap (U value of 0.15W/m2K). Any glazing below 800mm above finished floor level to windows shall be toughened safety glass to comply with Part K of the current Building Regulations any glazing below 1500mm above finished floor level to doors and 300mm either side shall be toughened safety glazing conforming to Part K. If the total new glazing for the open plan kitchen / diner equals 9m2. A DER and TER Carbon Emission Calculations can be provided on completion of the glazing should this exceed the 25% of the total property floor area. This will demonstrate the building's compliance with Approved Document L1b as the glazed areas exceed 25% of the floor area. Any glazing within critical positions to marked safety glass. External doors U Value to achieve 0.14W/m2K.

Window ventilation. Opening lights of windows to habitable rooms to be a minimum 1/20th floor area of the room. Windows to be a minimum 1/10th floor area of room. Each habitable room is provided with proprietary window trickle ventilators to provide background ventilation equal to 8000mm2. For the new open plan kitchen / diner this requires a minimum of 3 No. trickle vents in the room equalling 8000mm2 each.

Lantern roof light. The new Velux roof lights are to be fitted in accordance with the manufacturer's instructions. Ceiling joists are to be doubled up each side of the lantern roof light using a minimum 150 x 50mm pole plate.

Lintels. Sizes & positioning. Catnic steel lintels. All are to be proprietary pressed steel to suit cavity wall construction. Cavities to lintels to be filled with 50mm insulation as wall construction to avoid cold bridging. All lintels over external openings to receive suitable cavity trays with weep holes at maximum 900mm centres. Lintels to receive suitable finish to achieve 30 minutes fire resistance i.e. 12.5mm plasterboard and skim finish. Lintels to be provided with a minimum 150mm end bearing and installed in accordance with manufacturer's instructions. All new external doors & windows are to have Catnic reinforced steel lintels CX50/100. Which are to be seated on 100x222mm concrete pad stones.

RSJ's / Steelwork if applicable. The RSJ's design, fabrication, positioning & support are to be done in full accordance with the Structural Engineers report.

Lateral stability where applicable. Will need to be assessed on site prior to the commencement of any building work.

Rainwater goods. 100mm half round self-coloured UPVC gutters as specified laid to falls with 65mm square or round section rainwater pipes to match existing

Plumbing. All appliances are to be fitted with 40mm diameter, 75mm deep seal traps. Any appliances with waste pipes more than the recommendations below are to be fitted with anti-syphon traps. Wash hand basin waste pipes to be 32mm diameter for lengths up to 1.7m and 40mm for lengths up to 3m. Sink waste pipes to be 40mm diameter for lengths up to 3m and 50mm for lengths up to 40mm. Falls on pipes to be between 18 to 90mm/m. WC waste pipes to be 100mm diameter with a maximum unventilated branch of 6m were serving one unit with fall pipe to be 9mm/m. All sanitary pipework and fittings to be UPVC with colour to suit. NOTE Thermostatic valves to be fitted to all new radiators in extension. Hot water pipes to be insulated to have a thermal conductivity at 40 degrees C not exceeding 0.035 W/mK and a thickness equal to the outside diameter of the pipe up to a maximum of 40mm.

Foul and surface water drainage. All drainage below ground level is to be flexible 100mm diameter pipes laid to suitable falls and lines as indicated. Falls to foul lines are to be no less than 1/60. Falls to surface water lines are to be no less than 1/80. All pipes are to be bedded and surrounded with 100mm thick clean 5-10mm gravel or stone. Drains are to be protected with concrete slabs over the top of 100mm bedding where the crown of the pipe is within 600mm of the surface. Where drains pass under the building and the crown is within 300mm of the underside of the floor slab they are to be encased in 150mm of concrete integral with the slab. Flex cell or similar material is to be installed at all pipe joints to provide flexibility where drains are encased in concrete. Drains passing through walls or foundations are to be shuttered off, maintaining a 50mm gap all around and precast reinforced lintels over. Both sides of the wall are to have rigid non-degradable rigid sheets fixed to seal openings. Inspection chambers are to be proprietary units 475mm internal diameter and complete with cast iron cover and frame. All new gullies are rod-able type and all new drains are to have suitable access for rodding. Rainwater drainage from roof to be via 100mm diameter half round gutters with 63mm diameter downspouts. Any downspouts or waste pipes discharging to gullies are to terminate below grating but above the water line. The new SVP (if applicable) should finish a minimum of 900mm above any opening within 3m. In the case where the drain run is already appropriately vented at its head then consider using a stub stack. The final drainage layout is to be confirmed on site with the local authority building control inspector.

Flashings. All flashings are to be in Code 4 lead at all abutments. Cover flashings to be wedged at 300mm centres using lead wedges and pointed in sand/cement mortar. Length of cover flashings are not to exceed 1800mm for each sheet with a 150mm minimum overlap.

Internal non-loadbearing stud walls. 100x50mm softwood timber studwork fixed at 400mm vertical centres with 12.5mm plasterboard and skim finish on both sides. Horizontal noggins to be provided at 600mm centres. All studwork partitions to be filled with 100mm Xtratherm Thin-R PIR Insulation Board or similar insulation to provide sound proofing to adjoining spaces. Built off double joists at first floor level.

Fire safety. All surface finishes to walls and ceilings are to be plaster finish unless indicated to achieve Class 1 designation all in accordance with BS 476 parts 6 and 7. All elements of structure are to achieve 30 minutes fire resistance and 60 minimum living accommodations (and garage if applicable). Roof coverings and roof lights within 6m of any boundary are to have an AA, AB or AC rating for external spread of flame. Escape windows are to be provided to all habitable rooms at first floor level and above if applicable. Size of the window is to be no less than 450mm wide and 450mm high with an overall unobstructed area of no less than 0.33m2 i.e. 750mm high by 450mm wide.

Smoke & heat detectors. Provide self-contained, mains operated, interconnected smoke and heat detectors should be provided within the utility room, kitchen, lounge and first floor landing area.

Electrical installation. All installations to comply with current IEE regulations and all fittings to comply with the British standards Quality. Part P compliance certificate / notification required for electrical installation on completion.

Skirting & Timber. All skirting's to be 19x100mm partially suspended, splayed and treated and to act as plaster stop. All timber used for structural purposes should be strength graded and stamped KD or DRY.

Dimensions. All dimensions to be checked on site first prior to commencement of works.

General notes material and workmanship. All work and materials to comply with Regulation 7 of the Building Regulations. All building materials used in the construction and workmanship are to comply with all relevant British Standards and are to the satisfaction of the Building Control Officer.

Front & rear flat roof to dormer – Firestone rubber cover EPDM single ply roofing membrane prepared and to the manufacturer's instructions or similar approved single ply roofing system or 3 layers of Marley roofing felt laid to the manufacturer's instructions and laid to achieve an AA standard rating 350E elastomeric mineral chippings felt bedded in 95/25 over a layer of 250E elastomeric felt bedded in 95/25 over a layer of 180E elastomeric nailed to 22mm roofing grade plywood on firring pieces on table 7.2, 50 x 175mm C24 soft wood centres, maximum span 3.600mm with 150mm Kingspan Kooltherm K7 insulation between joists with a minimum 50mm air gap above insulation and battened out to achieve 200mm. Polythene vapour barrier and 12.5mm plasterboard and 3mm plaster and emulsion paint finish below joists all to achieve a U value of 0.18W/m2k. Maintain a minimum 50mm clear air space above insulation and a 25mm minimum continuous unobstructed air gap at eaves. High level ventilation is to be provided via ventilated roof tiles or ventilated ridge tiles to achieve a minimum of 5mm unobstructed ventilation. 2No 50 x 175mm deep treated soft wood joists bolted together at 750mm centres with M12 bolts and toothed washers to form an edge trimmer. 100 x 100mm C24 soft wood posts either side of openings. Ends of joists to be strapped with 30 x 5mm galvanised mild steel straps. Provide a minimum 25mm thick PIR extra layer of insulation below the dormer roof joists to prevent cold bridging.

Dormer Walls – Small plain hanging tiles to match new roof tiles on 38 x 25mm treated tiling battens, on Nilvent or Tyvek breathable membrane on 10mm WBP exterior grade preservative treated plywood on 100 x 50mm treated softwood studding at 600mm centres with 70mm Kingspan Kooltherm K12 between the studs and 12.5mm Duplex plasterboard including a vapour barrier and 3mm plaster skim and emulsion finish internally, all to achieve a U value of 0.28W/m2k. The insulation board is to finish flush with the outside surface of the timbers. Sole and head plates are to be doubled up together with studs either side of openings. The dormer cheek to the party wall is to have 12mm Supalux to attain ½ hour fire resistance. Eaves and any gaps in the structure with the next door to be fire stopped with compacted mineral wool, all to achieve a ½ half fire resistance. 225 x 50mm C24 rafters under the dormer cheek are to be bolted together at 750mm centres with M12 bolts and toothed washers. Any new side facing windows (where applicable) are to be obscure glazed and any opening is to be a minimum of 1.7m above the finished floor level. Openings in dormers are to have 100 x 100mm C24 soft wood posts either side and 175 x 100mm soft wood edge beam over the head of the opening positions confirmed on site to the satisfaction of the local authority building control officer. Vertical battens are to be provided between the tiling battens with a breather membrane over the dormer cheeks. Provide a minimum 25mm thick PIR extra layer of insulation to the inner face of the dormer cheeks to prevent cold bridging ensuring that there is no air space between the 2 layers of insulation.

Double Ridge & Floor Support Beams – The design, fabrication, positioning & support are to be done in full accordance with the Structural Engineers report.

Lateral restraint – Lateral restraint to rafters and ceiling joists running parallel to external gable walls is to be provided by means of 30 x 5mm galvanised mild steel straps at 2m maximum centres, over a minimum of 3 number rafters / joists, fixed tight against uncut blocks (or plugged and screwed where there is no cavity) packed between wall and floor joists / rafter. Noggins are to extend at least half the depth of the joist / rafter x 38mm minimum, all to the satisfaction of the BCO. Straps are to be fixed through alternate holes with 3.75mm x 35mm sherardized nails.

Foundations – All existing walls & foundations subject to an additional load are to be exposed and checked for suitability by the BCO prior to work commencing & are to strengthen /underpin if necessary.

New loft floor – The new floor is to consist of 22m thick, moisture resistant, flooring grade T&G chipboard sheeting to BS7331:1990 or BSEN Part 5:1997, fixed to new floor joists with 65mm annular ring shanked nails at 200mm centres into floor joists. All joints are to be glued, all edges are to be supported with suitable soft wood noggins and nailed to Eurocode 5, floor joists to be 75 x 175mm at 450mm centres running alongside the existing ceiling joists. Floor joists will be fixed to the existing wall plates & load bearing walls with galvanised mild steel straps. Where the new joists meet the existing chimney, they are to sit in galvanised mild steel brackets. The internal ends of the floor joists are to sit on the existing load bearing wall. The existing ceiling construction is to be inspected. If the plasterboard ceiling is 12.5mm thick or more then only provide sound deadening by laying 100mm of mineral wool quilt between the joists. Multiple floor joists bolted together at 750mm centres with M12 bolts & toothed washes under stud partition walls parallel with joists. Noggin between floor joists when stud partitions are at right angles to floor joists. The partitions are to be fixed through the floor decking and into the joists beneath. Timbers cut around new stair well are to be supported via double floor joists, acting as trimmers and bolted together with M12 bolts and toothed washers at 750mm centres, timber connections to floor joists via suitable galvanised mild steel hangers. Insulation to the remaining loft area (eaves) is to be 100mm mineral wool between joists and 200mm cross layered over joists all to achieve a U value of 0.16W/m sq k. The new floor joist spans are broken down by the existing internal load bearing walls, fixed to & from the existing wall plates.

Timbers sizes – All structural timber sizes are either taken from Eurocode 5 span tables or from the structural calculations provided. Floor joists are to be in accordance with paragraph 4.1.5 which requires that the floor joists denoted with an * under light weight stud walls parallel with joists will require an additional 2 joists under (3 in total). Baths if applicable also require 2 additional joists under. Minimum end bearing of timber is 40mm and may need to be 80mm. The new floor joist spans are broken down by the existing internal load bearing walls..

Studding – 90 x 50mm treated soft wood studding at 450mm centres, and 90 x 50mm soft wood noggins at 900mm centres with 90mm mineral wool between and faced both sides with 12.5mm moisture resistant plasterboard and 3mm plaster skim.

Strutting – Spans over 2.5m, one row of soft wood struts at mid span, 38mm min x ¾ depth of joist. Spans over 4.5m, two rows of soft wood struts at 1/3 span, 38mm minimum x ¾ depth of the joist or Expamet or HydroAir galvanised mild steel herring bone struts.

Soakaways – Were applicable are to conform to CIRCA report 156, soakaways are subject to suitable ground conditions and a porosity test, are to be located a minimum of 5m away from the buildings, be above the water table and away from other soakaways so that the overall soakaway capacity of the ground is not exceeded. Ensure that there is no contaminant present in the runoff. The pit is to be 1m x 1m x 1m and filled with rubble or lined with dry jointed masonry or perforated ring units.

Ventilation of bedroom(s) – Purge ventilation is to be provided via opening windows. Opening lights with a minimum opening angle of 30 degrees are to be a minimum of 1/20th of the room floor area. Provide a minimum of 8000mm2 controllable background ventilators via window trickle ventilators, wall vents & lockable window night latches. Ideally a minimum of 1.700m above ground level.

Ventilation to en-suite – Intermittent mechanical ventilation capable of 15 litres / second of 8 litres / second continuous extract ventilation and have a 10mm gap under the door. Provide a minimum of 4000mm2 controllable background ventilation via wall vents or window trickle vents or lockable window night latches a minimum of 1.700m above floor level.

Fire doors – All new doors to be a minimum of FD30 fire rated and fixed in suitable fire-resistant frames & fitted with self-closers. All existing doors and frames are to be upgraded to FD30, frames & fitted with self-closers.

Internal lighting – To comply with section 1.54 of the Approved Document to L1. Proven dedicated light fittings which will only take lamps with a luminous efficiency greater than 45 lumens per circuit / watt. Are provided to 75% of all fittings.

Smoke detectors and alarms – Mains powered smoke alarms are to be fitted on every floor of the property. These are mainly to be the halls & landings areas with all alarms linked so they all sound if only one is triggered. A battery backup is to be provided to all floors, so the alarms are interlinked so if one sounds, they all do to give those in the loft adequate time to escape. All to be fitted in accordance with the manufacturer's instructions & from an approved supplier to the approval of the local authority building control officer.

New stairs by specialist design & installation. – Maximum rise 220mm. Minimum going 220mm. Maximum pitch 42 degrees. Spindles to stairs and balcony (where applicable) should be at 100mm maximum centres and not easily climbable by children. Treads and risers should be uniform. The depth of the first-floor landing should not be less than the width of the stairs. Tapered treads should have a uniform going that is the same dimension as the tread to the straight flight and a minimum of 50mm width where measured at the narrow end. Handrails to be between 900mm and 1m above the pitch line, guarding minimum 900mm high, and be able to resist a horizontal force of 0.74kN. New stairs are to achieve 2m minimum headroom above the pitch line, all to the satisfaction of the Building Control Officer. Provide soft wood mitred trimmers to each end of the stairs with a painted finish. Provide a double soft wood joist trimmer bolted together with M12 bolts in the centre & 100mm from each end. Minimum end bearing of timber is 40mm and may need to be 80mm.and toothed washers to form an edge trimmer.

Glazing, window frames and opening – All new window frames and roof lights are to achieve a U value of 1.6W/m2k. Manufacturer's instructions to be provided. Double glazing units are to be a minimum of 04/16/04mm with low-E hard coats units with an emissivity of 0.15. To reduce the risk of condensation in the corners of the revealed double glazed units should be in the plane of the wall insulation. Toughened safety glass is to be provided to all windows within 800mm of floor level and to windows within 300mm horizontally of doors. Additionally, toughened safety glass is to be fitted to doors and door panels when within 1.5m of floor level. All to BS 6206 part 4 and the Building Regulations. Openings to new windows to the first floor and above that are within 800mm of floor level are to be suitably guarded. Provide horizontal and vertical cavity closures around all openings and ensure an airtight seal between the opening and the inner leaf. Bead fittings and seal openings in mastic. Use polyurethane between window / door frames and their surround to reduce air leakage. It is not mandatory, but it is recommended that one window frame opening or Juliet balcony if applicable to the bedroom should have an emergency egress opening a minimum of 0.33m2, opening size a minimum of 450mm x 733mm in any direction. The bottom of the openable area should be not more than 1100mm above the floor and the opening should enable the person to reach a place of safety. Locks and stays may be fitted to egress window openings provided the stay is fitted with a release catch which may be child resistant. Egress window openings should be designed to remain in the open position without needing to be held open. All openings are to be draft sealed. Opening lights to dormer windows if applicable and used are to be fitted with reflex hinges to facilitate cleaning.

Balustrade structure: 6063 T5 extruded aluminium profiles. With anodising of 15 micron high-quality anodizing in Matt Bronze, Matt Silver or a proprietary Royal Chrome finish. Powder Coating to 60-100 micron polyester powder coating in white colour. RAL colour options available for large projects only. Glass can be Orbit, Aerofoil & Mirror with 10mm clear toughened is the standard. Laminated and toughened options for finishes as are tinted or opaque glass options. Frameless options can be 21.5mm Laminated and toughened glass. Permitted Loading on Balcony systems are designed to withstand horizontal imposed load of 0.74 kN/m and all the required loads as specified in BS6180:2011 for domestic and residential activities and areas that are not susceptible to overcrowding. Permitted Loading on the Glass infill of the glass infill can be designed for a uniformly distributed load of 1.0 kN/m2 or 220 pounds per square metre approximately plus a point load of 0.5 kN (110 pounds). Brackets: 6063-T5 Extruded aluminium wall bracket Gaskets: EPDM (ethylene-propylene rubber)

Heating and hot water systems – It is anticipated that the existing central heating system will be extended. All heat producing appliances are to be in accordance with J1, J2 and J3 of the Building Regulations. The existing central heating system is to be extended. If a new installation is to be fitted, then provide individual radiator valves to areas of differing needs for example the bedroom & living areas. Except for combination boilers provide separate timing controls for hot water and space heating. All new boilers must be able to be switched off. Hot water storage vessels are to have a minimum of 35mm factory applied PU foam coating or equivalent. Pipes are also to be insulated. New heating installations must be fully commissioned, and a certificate provided for the client and the Building Control Officer. All work is to be carried out by a Gas Safe registered engineer. Operating instructions and maintenance information must be provided by a Gas Safe registered engineer formally a Corgi registered engineer for the client. New gas boilers to have a minimum SEDBUK value of 86% all to satisfy Regulations J & L. All hot water storage systems are to be in accordance with Regulations G3.

Electrical work – Electrical work to comply with Part P of the Building Regulations BS 7671:2001 IEE On-site Guide and IEE Guidance Notes 1-7. Electrical work should be carried out by a competent person registered with an electrical self-certification scheme for example BRE Certification Ltd, British Standards Institution, ELECSA Ltd, NICEIC Certification Services or Zurich Certification Ltd. Prior to completion the council needs to be satisfied that Part P has been complied with. Upon completion of the works the occupier and the Building Control Officer should receive Certification from a person competent to do so within 30 days of completion of the works. In order to avoid being invoiced for an electrical inspection charge by the Council the contractor and householder are advised to supply the registration details of the electrical contractor prior to commencing work.

General notes.

Elements of structure are to be ½ hour fire resistant. All structural timbers are to be stamped kiln dried and stress graded. All joists and beams at right angles are to be connected using galvanised mild steel joist hangers. Suitable galvanised steel joist hangers at timber-to-timber connections are to be 1mm thick with pre-formed nail holes and fixed with 32mm minimum galvanised nails for example Catnic type TTS or TTL, all as the manufacturer's instructions. If the bottom of the joists and the beam and trimmer are not level for example heel of the hanger not restrained then a masonry type joist hanger is to be used for example Catnic type TW of TWR which is 2.5mm thick and is fixed with a minimum 32mm long galvanised nails, all as the manufacturer's instructions, or noggin out the underside of the floor beam and between the existing ceiling joists with 75 x 75mm softwood all to be hard against the heel of the hanger. Joists, posts and beams where applicable are to be connected using 90 x 90 x 63mm heavy duty galvanised mild steel angle brackets and suitable galvanised steel post caps. The base of softwood posts is to be blocked out with softwood between joists and nailed to prevent the horizontal slip of the post. All materials are to be used according to the manufacturer's instructions. All electrical work is to be to the latest I.E.E. Regulations. Minimum 150mm high code 4 lead flashing at the junction of the roof and the wall, code 3 soakers and a minimum code 5 for valleys. All lead to be coated with patination oil upon completion. Any combustible material is to be a minimum of 40mm form chimney & flue liner. All external timber is to be preservative treated. The contractor is to protect the works during construction including adjacent buildings. Existing roof timbers are not to be removed unless specified. All dimensions are to be checked on site. The contractor is to check all dimensions prior to work commencing. Drawings to be read in conjunction with notes and structural calculations were applicable. Drawings prepared for Building Regulation approval only. The homeowner agrees to agree to the finishes and fittings with the contractor. Location of the electrical sockets, radiators and other fittings are to be agreed between the contractor and owner. The homeowner is advised to inform the immediate neighbours of the proposed works. The homeowner is to be informed of any suspected asbestos or other hazardous material prior to them commencing work. The contractor is to provide safe access to enable the Building Control Officer to carry out inspections. The contractor is to reposition all cables, pipes, flues etc. necessary to complete the works. The contractor is to familiarise themselves with the work prior to supplying a quotation and commencing any works. Work is not to commence until the relevant approvals have been obtained. Approval and completion certificates are to be retained and provided for future selling and purchases.