# PROPOSED GARAGE CONVERSION INTO BEDROOM AND EN-SUITE BATHROOM:

## 7 SANDIWAY, SHIREBROOK PARK, GLOSSOP

## BUILDING REGULATION NOTES:

**Standard Specification/Code of Practice Notes:**

All works are to comply with current Building Regulations, relevant British Standards codes of practice etc as appropriate and to the Local Authority.

Drawings and notes issued for information and should be reviewed prior to construction work commencing all relevant information requested by the LA should also be provided prior to works commencing. Such as material approvals and any other conditions stipulated within the planning consent.

It is the contractor's responsibility to confirm all dimensions of the existing structure and construction methods and satisfy himself of all conditions prior to commencement of the work.

These notes and attached drawings are issued for Planning and building regulation purposes only and any appointed contractor must satisfy himself of all site conditions and restrictions.

**EXISTING CEILING**
Existing garage Ceiling to be made good and over skimmed to provide a Artex finish to match existing house and attic void insulated with 100mm glass fibre quilt between joists and 200mm quilt laid at 90 degrees providing overall depth of 300mm. To achieve U Value of 0.16 W/m2k

**DPC/CAVITY TRAYS**:
Allow for DPC cavity trays above openings with a minimum over sail 150mm cavity trays also used at all horizontal and slopping abutments with roofs etc and stepped where necessary.

**WALL CONSTRUCTION:**
Facing brickwork to match existing with100mm cavity with 50mm Kingspan TW50. Inner leaf 100mm thermalite blocks with 12.5mm plasterboard dott and dabbed including skim. To achieve a U Value of 0.28 W/m2/k

New brickwork/blockwork to be toothed to existing with 5 No stainless steel tie wires per meter squared

All openings to be closed with thermabate cavity closers. All internal lintels to be IG as specified, installed in accordance with manufactures instruction with a minimum of 150mm bearing

**NEW TIMBER EXTERNAL WALLS.**
Minimum 25mm air space (variable to allow for any obstructions or discrepancies in existing structure but a minimum of 25mm to be maintained), wall formed with 75x50mm treated timber with 50mm Kingspan kooltherm K12 framing board between timbers with Kingspan Kooltherm K18 insulated plasterboard fixed to timbers to manufacturers specification, With 3mm plaster to skim to finish. To achieve a U Value of 0.28 W/m2k

Wall to store as above but with 12.5 mm moisture resistant board to bathroom side of wall.

Wall to wardrobe to be formed in 75x50mm studs faced both sided with 12.5mm plasterboard and skim with insulation

**FLOOR CONSTRUCTION:**
18mm T & G plywood on 150x50 C16 Joists @ 450mm centres with 140mm Rockwool flexi thermal insulation between joists supported on netting to manufactures specification to achieve a U Value 0.25 W/m2k

**UNDER FLOOR VENTILATION:**
Ventilated air space measuring at least 75mm from the ground covering to the underside of any wall plates and at least 150mm to the underside of the suspended timber floor (or insulation if provided). Two opposing external walls should have ventilation openings placed so that the ventilating air will have a free path between opposite sides and to all parts. The openings should be not less than either 1500mm²/m run of external wall or 500mm²/m² of floor area, whichever gives the greater opening area. Any pipes needed to carry ventilating air should have a diameter of at least 100mm. Ventilation openings should incorporate suitable grilles which prevent the entry of vermin to the subfloor but do not resist the air flow unduly. If floor levels need to be nearer to the ground to provide level access sub-floor ventilation can be provided through offset (periscope) ventilators.

**VENTILATION:**
Habitable rooms to have ventilation at least 1/20$^{th}$ of the floor area of the room, bathroom provided with rapid ventilation with mechanical extract ventilation rated at 15 litres/second.

**ELECTRICAL WORKS**
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

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**INTERNAL LIGHTING**
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

**HEATING TO NEW ROOM**
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.

**ESCAPE WINDOWS**
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed open able area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the open able area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

**SMOKE DETECTION**
Where the new room does not have an external door discuss the need for additional SD with Building Control. Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

**EXTRACT TO BATHROOM**
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

**UNDERGROUND FOUL DRAINAGE**
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 400mm pea shingle (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801.

New 100m diameter UPVC drain from new bathroom connected into existing soil and vent pipe.

**ABOVE GROUND DRAINAGE**
Above ground drainage to comply with BS.5572.1978. For sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100m for single WC
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

**PIPEWORK THROUGH WALLS**
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

**LINTEL SCHEDULE:**

**IG lintels are used for reference similar approved can be used with agreement by the Local Authority Inspector**

| Ref | Position | Type |
|---|---|---|
| W1 | Bedroom Window | IG reference L1/S100 |
| W2 | Store Window | IG reference L10 (single wall) |

**WINDOWS:**
The 'U' Value of all windows should not exceed 2.0W/m2/k. The air gap should be at least 16mm and the inner pane should have a low – coating ( Pilkington"Optitherm" or similar)

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