

DRAINAGE

110mm diameter upvc pipework conforming BS 4514 : 1983 and BS 4660 : 1973, and laid strictly in accordance with the manufacturers recommendations.

Inspection chambers - 113mm Class B Eng. Brick, 150mm concrete base, concrete benching 1 in 12 slope, all connections in correct half channels. OR

Preformed upvc manhole chambers, where depth of invert does not exceed 1,000mm and installed strictly in accordance with the manufacturers recommendations. OR

Precast concrete section inspection chambers maximum 1,000mm depth 450 x 600mm deeper than 1,000mm 900mm Ø rings.

All foul water drains shall be laid to a minimum fall of 1 in 60.

All below ground drainage to conform to BS 8301 : 1985.

Stub stacks to have air admittance valves terminating 1000mm above floor level.

Concrete surround to gullies.

Concrete support to beds at foot of s.v.p.s. l.c.s. within buildings to have recessed double seal/bolt down covers and frames conforming to BS 497 : 1976.

Gullies : back inlet type - waste to discharge below grating level.

38mm diameter upvc wastes to baths, sinks, showers
32mm ditto to basins
75mm deep seal traps to fittings , access to be provided at right angle bends excluding 3m in length

32mm dia pipe maximum 1700mm run (18mm/M slope)
40mm dia pipe maximum 3000mm run (18mm/M slope)
50mm dia pipe maximum 4000mm run (18mm/M slope)
100mm dia pipe maximum 6000mm run (9mm/M slope)

waste pipes over 1750mm in length to have anti syphonage devices

All above ground drainage to conform to BS 5572 : 1978

Where pipes have less than the minimum recommended cover (600mm under footpaths and 900mm under drive ways), then pipes should be protected from damage by a reinforced concrete cover slab with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs.

VENTILATION

WC :
To have mechanical extract ventilation for rapid ventilation, rates as capable of extracting at a rate not less than 6 litres per second and to have a controllable and secure trickle ventilation opening (or openings) having a total area of not less than 4000 sq.mm., and no min. requirement for a window.

CONTROLS AND SWITCHES

Switches and socket outlets should be located in an accessible zone between 450-1200mm above floor level in all habitable rooms regardless of where they are located within the dwelling. These accessible controls will include light switches, power sockets, TV and telephone points as well as doorbells and entry phones. Items such as fused switches and consumer units need not be considered. The general approach should be to provide controls, switches, locks etc. that are used on a regular basis within the zone.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and tested by a person competent to do so. Electrical Installation Certificate to BS 7671 required prior to issuing Building Regulation completion certificate.

SPACE HEATING AND HOT WATER

new basin and sink unit to obtain hot water from new instantaneous water heaters, to be located next to fittings

INTERNAL PARTITIONS

timber studwork consisting of 75x50mm studs @ 400mm c/c with adequate noggin pieces, single layer of 12.5mm Gyproc Wallboard or Soundbloc each side (min. mass per unit area 10kg/m²) and skim. insert 75mm sound deadening quilt with min. density of 10kg/m³ between studs. all joints well sealed.
plasterboard to be fixed with 40mm galvanised plasterboard nails at maximum 150mm centres. Ensure all edges of board are supported with 68x68mm timber noggins. Tape all joints with reinforced skrim and finish with 3mm smooth plaster skim. Allow for providing noggins to support fixings such as bathroom fittings and boxing in.

NOTE: To areas that are prone to moisture and are to be tiled, use a wediboard or aquaboard instead of plasterboard.

To walls that require support for hanging sanitary ware or units then allow for noggins as required and an additional layer of 18mm WBP ply fixed to the relevant face of partition, glued and screwed back to studwork.

FIRE PRECAUTIONS

provide mains generated smoke detector in 100 room and Lobby, inter connected, giving an early warning to the occupants of the new WC.

provide emergency lighting in new WC and 100 room and fire exit signage positioned indicating where the nearest fire exit will be situated, all complying to the relevant British Standards

note there will no cooking facilities installed in the 100 room. A statement is to be made in the Church's fire management policy document that no cooking facilities can be installed unless fire proofing works are carried out.

D 09.08.18. - MINOR AMENDMENTS
C 02.08.18. - CLIENT AMENDMENTS
B 07.04.18. - MORE BUILDING CONTROL QUERIES ANSWERED
A 21.03.18. - BUILDING CONTROL QUERIES ANSWERED

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Client **ST ANDREWS CHURCH**

Job **PROPOSALS AT ST ANDREWS CHURCH , HOLCOMBE , SOMERSET**

Title **BUILDING REGULATION DETAILS (NOTES)**

Scales - - -

Date **JAN 2018**

Ref No **1854 / 13 D**
