

## **BUILDING REGULATION NOTES** for Building Control and Contracto

Contractor to comply with current edition of the Building Regulations 2010. All materials and workmanship and construction and installations are to be fully in compliance with Regulation 7 Materials and Workmanship. In addition any relevant British Standards, Codes of Practice and Health, Safety and Welfare Regulations. All materials and products are to be supplied and installed fully in accordance with manufacturer / supplier recommendations and warranties provided where applicable. Building Control approval is to be gained through Full Plans procedure. Arrange BC on site inspections and approvals. Gain BC Completion Certification prior to Practical Completion. Copies to Client & Architect. Provide photos of work at key stages using a geo-location camera, showing location, time and date with a title for each photo.

A Structure:
All alterations & new works should be constructed fully in accordance with Structural Engineer drawings, details, specifications and calculations including new beams, lintels, joists, rafters and foundations. Seek BC on site approval to structure prior to covering up. Provide photos of any primary structural work prior

B Fire safety:
No fire doors required unless instructed by BC. In each changing room area, provide a Grade D Cat LD3 mains operated interlinked fire [smoke & heat] detector, with battery back up. Provide escape lighting to illuminate escape route exits in the case of a power failure. All to be provided & installed in accordance with manufacturers recommendations. All contractor designed elements and materials to be fire resistant and non combustible. All work to comply with Part B of the Building Regulations & Fire Service comments. Elements of the structure to be protected with 30 minutes fire resistant board. All works related to the fire detection and alarm system, as well as emergency lighting, shall be carried out in full compliance with the relevant British Standards, including but not limited to BS 5839 and BS 5266, respectively. Roofing membrane to be fire resistance rating

C Site preparation and resistance to contaminants and moisture: All DPCs, DPMs and membranes to be fullt water resistant and radon resistant

Cavity insulation and thermal and acoustic insulation to be CFC and HFC free,

E Resistance to sound: New partitions to be insulated and to achieve at least 43 dB sound reduction between rooms. Not required to partitions to WCs and Showers.

Mechanical extract ventilation, generating minimal noise and located with least

pollution intake, to be provided to: Changing Rooms 1, 2, 3 and 4: 30Litres/second. Ducts to be rigid wherever possible and to a max 1.5m length and meeting standards BSRIA's BG 43/2013. Contracator to design, supply & install extract system in accordance with CIBSE's Guide A and to meet Building Requirements. Contractor to provide ventilation system details for BC approval prior to installation.

G Sanitation, hot water safety and water efficiency:

New cold and hot water supply, storage and distribution and heating to comply with part G of the Building Regulations. In summary, provide wholesome water to

the property by a satutory water undertaker. Provide wholesome cold and hot water supply to all sinks, basins and showers at a suitable pressure and flow rate. Maximum fittings consumption should be no greater than:
WCs: 6/4 litres dual flush or 4.5 litres single flush Showers: 10 I/min Basin taps: 6 I/min

Sink taps: 8 I/min Hot water supply to be limited to 48 degrees C to prevent scalding.

Provide all necessary safety measures and relief valves and stop cocks.

Give notice to BC of commissioning completion.

H Drainage and waste disposal:
To comply with Part H of the Building Regulations. In summary, provide drainage from the property by a satutory water undertaker. Existing drainage to be properly identified and checked on site. New drainage to be connected into existing mains sewer drainage to SE Details. Make any modifications as necessary. Above ground drainage to have traps and pipework sizes to fully

J Heat Producing Appliances:
Primary energy source heating to be a new air source heat pump or gas system boiler with associated hot water storage tank providing hot water to new radiators, sinks, basins & showers. Boiler to be sized and installed by member of a complete the product of the Building a Competent Persons Scheme and commissioning certificate issued to Building Control. Boiler flue to terminate in strict accordance with Part J. Provide mains

operated carbon monoxide detector. Any new heat producing appliances to comply with part J of the Building Regulations. K Protection from Falling, Collision & Impact Building Regulations. In summary, 900mm wide, goings of 450mm and risers of 150mm with a maximum 42 degree pitch. Brickwall to be provided either side of ramp & stairs as dimensions shown on drawings.

L Conservation of Fuel and Power:

Some thermal improvement is envisaged to existing external walls, roof and floor with the aim of achieving the following U values:

roof sloping up

Walls: 0.17 W/m2K Floors: 0.13 W/m2K Rooflights: 2.2 W/m2K

Roofs: 0.11 W/m2K

All light fittings / bulbs to be LED low energy type.

Make reasonable provision for people to gain access and use building and its facilities. A new ramped approach will be provided 1500mm wide 1:20 in slope and not more than 10m long. A corduroy' hazard warning surface will be added to the top and bottom of the steps in accordance with Part M Diagram 4. The ribs will be 20mm wide and have a semicircular profile of 6mm high set with gaps of 30mm. The ribs will be in a contrasting colour finish to the concrete surface. 55mm wide ribs will be added to stair raisers and treads. New entrances will have a level threshold with a min clear opening of 800mm. Disabled WC will have min 750mm free space to front of wc and a dim of 450mm either side from centre of wc. The clients confirm the facilities and toiliets and disabled wc are for

public. Colour contrast details: All internal background walls will be dark in colour. All sanitary fittings will be white with the background wall in the contrasting darker colour. WC seats will be in a darker colour to the white fittings. Where possible, taps, soap dispensers and hand dryers will also be in a contrasting darker colour to the white fittings. Any grab rails, if required, will be lighter in colour to the dark wall background. Door leaves will be grey with contrasting colour metal handles.

sports players only. The space and facilities will not be used by the general

Provide continous & intermittant mechanical ventilation as a means to remove

P Electrical Safety:
Provide electrical & ventilation system. All electrics to fully comply with Part P

and to be executed by a qualified / registered electrician, who is a member of a Competent Persons Scheme such as: NICEIC, ELECSA, NAPIT or STROMA. Test & installation certificates to be issued on practical completion to Building Control for approval prior to Practical Completion. Final copies to Client &

Q Security:
Locks & controls to be provided that prevents unauthorised entrance. External doors and windows and frames to be Secured by Design with a Part Q certificate or PAS 24:2016 manufacturer conformity

S Infrastructure for the charging of electric vehicles

new rooflight above new new membrane rooof rooflight rooflight rooflight above roof level 117.34m new rooflight above rooflight above new rooflight above new rooflight above new rooflight rooflight rooflight above rooflight above

extent of building footprint

roof level 116.95m

roof level 116.00m

Proposed Roof Plan

The Clients have been advised to refer to the Health & Safety Executive [SE] web site of their duties under the Construction [Design & Management]
Regulations 2015 [CDM]. As the project is a non domestic project there is a
requirement for a CDM Coordinator / Principle Designer. The Contractor
is assigned fully responsible for health & safety on site & compliance with CDM

ations and the Building Safety Act 2022, which broadly includes: . Ensuring suitable arrangements are put in place for managing the project. 2. Where appropriate, notify the SE of construction works.
3. Where there is to be more than one contractor on site at any one time the Main Contractor will act as the Principle Contractor. 4. Provide information on relevant H&S issues that may affect the design or construction of the project, including advising the Client of any H&S risks.

5. Ensure all site operatives are competent & adequately resourced to carry out 6. Ensure suitable welfare facilities are provided on site. Tensure suitable weitare l'actilités are provided on site.

 Tensure a suitable construction phrase H&S plan is in place before commencement of work & on site & maintained & reviewed throughout the

8. Ensure a H&S file is provided to the Client on completion which also includes any product instructions, operation manuals & warranties.

**BUILDING SAFETY ACT 2022** Not applicable as the building is no higher than 18 metres.

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

The Client is responsible for: A suitable and sufficient fire risk assessment to be carried out prior to the occupation of the extension and the significant findings recorded. These should include the identification of ignition risks, the risks to occupants and their means of escape, the fire warning and other fire safety provisions in place and the identification of persons at special risk (e.g. persons with disabilities). Any deviation from accepted guidance must either be provided with a suitable fire engineered justification, a robust management system or an action plan of works to be conducted to bring the provisions to an acceptable standard.

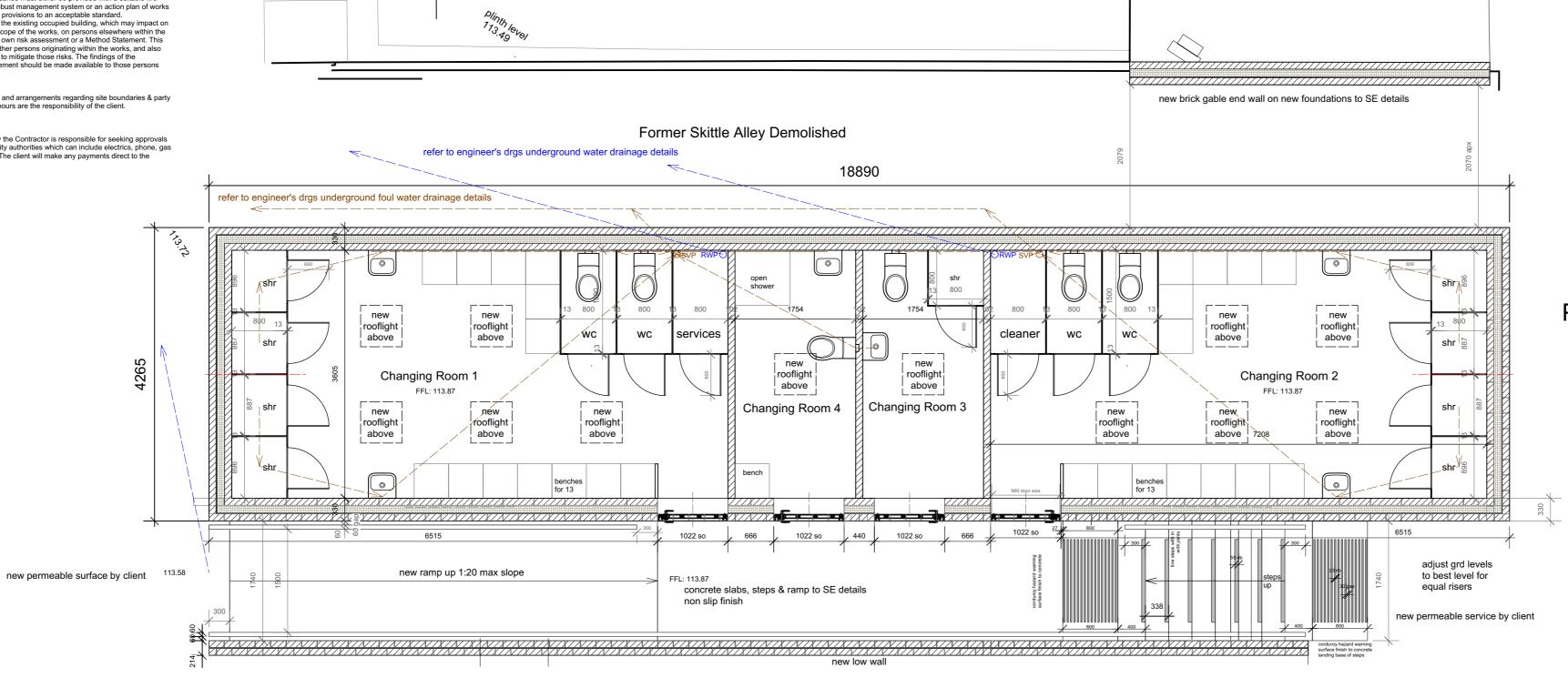
• Any other works, including the existing occupied building, which may impact on the risk from fire within the scope of the works, on persons elsewhere within the building will be subject to its own risk assessment or a Method Statement. This should identify the risks to other persons originating within the works, and also any control measures taken to mitigate those risks. The findings of the assessment or Method Statement should be made available to those persons

PARTY WALL ACT Issues with utility authorities and arrangements regarding site boundaries & party wall agreements with neighbours are the responsibility of the client.

UTILITY AUTHORITIES

Where relevant & necessary the Contractor is responsible for seeking approvals & coordinating work with utility authorities which can include electrics, phone, gas & water supply & drainage. The client will make any payments direct to the

113.60



Proposed Ground Floor Plan

112.68

 Use Written Dimensions: Contractors should not scale drawings, only use written dimensions 2. Double-Check Measurements: All dimensions must are in millimetres and verified onsite before fabrication or construction

3. Report Discrepancies: Any discrepancies in drawings or specifications should be reported immediately.

4. Responsibility for Changes: The contractor is solely responsible for any changes unless notified otherwise.

5. Construction Requirements: NBS references refer to the Detail Specification for detailed construction requirements.

6. Use of Drawings: Drawings are for thsole use of the Client and this specific project and work stage; do not use the drawings for other purposes

7. Structural & Engineering Details: Refer to relevant drawings for structural, civil engineering and drainage works

8. Current Drawings: Only use current and revised versions of the drawings

9. Manufacturer's Instructions: Follow manufacturer details and recommendations in construction

10. Surveyor's Plans: Use surveyor-provided existing drawings to fully understand the site and existing structures.

11. Building Regulations: All work must conform to current Building Regulation standards.

12. Building Control Notices: Notify Building 14. CDM Regulations: Adhere to the current CDM (Construction Design & Management) regulations 15. Roles & Responsibilities: Review the CDM document and building contract for specific roles 16. Architect's Role: The architect is not the Principle Designer or Sole Designer unless otherwise stated

17. Main Contractor's Role: The Main Contractor is the Principle Contractor or Sole Contractor 18. Building Safety Act: Conform to the Building Safety Act requirements

19. Client's Design Requirements: Refer to the Client's drawings and specifications for kitchen and landscape designs unless stated otherwise

20. Key on Drawings: Always refer to the key on drawings for clarification

21. Building Control Notes: Conform to Building Control potes included on the drawings.

Control notes included on the drawings

22. Outline Specification: Conform to the Outline

Specification included on the drawings.

23. Revisions: Any revisions are marked in red text

NOTES FOR CONTRACTORS:

Mendip Road Stoke St Michael

notes / key:

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1108/05/25 TENDER Westfield Parish Council New Changing Rooms Westhill Club, West Hill Road Somerset BA3 3TE Proposed Plans 15/02/24 | 1:50 @ A1 drawing: revision: 0547 106 limited company no: 4273284 © mjw architects www.mjwarchitects.com

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