

BUILDING REGULATION NOTES for Building Control and Contractor

General:

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 Regulations 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 penicillation 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, links, joints, rafters and foundations. Seek BC on site approval to structure prior to covering up. Provide photos of any primary structural work prior to concealment.

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 manufacturer's recommendations. All contractor designed elements and materials to be fire resistant and non combustible. All work to comply with Part 8 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 5830 and BS 5266, respectively. Roofing membrane to be fire resistance rated Brief (B).

C Site preparation and resistance to contaminants and moisture:

All DPCs, DPMs and membranes to be full water resistant and radon resistant

D Toxic substances:

cavity insulation and thermal and acoustic insulation to be CFC and HFC free, ZODP and non toxic. Seal any cavities to prevent permeation of any toxic fumes.

E Resistance to sound:

New partitions to be insulated and to achieve at least 45 dB sound reduction between rooms. Not required to partitions to WCs and Showers.

F Ventilation:

Mechanical extract ventilation, generating minimal noise and located with least pollution intake, to be provided to:
Changing Rooms 1, 2, 3 and 4: 30L/s/m²/second.
Ducts to be rigid wherever possible and to a max 1.5m length and meeting standards BSRIA's BG 43/2013.
Contractor 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 satisfactory 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: 64 litres dual flush or 4.5 litres single flush
Showers: 10 litres
Basin taps: 6 litres
Sink taps: 8 litres
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 satisfactory 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 conform with Part H.

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 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

New external concrete ramp and steps to comply with part K1 & K2 of the Building Regulations. In summary, 900mm wide, gangs 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.

CDM REGULATIONS

The Client has been advised to refer to the Health & Safety Executive (HSE) 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 Regulations and the Building Safety Act 2022, which broadly includes:

1. 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 Designer.
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 their H&S responsibilities.
6. Ensure suitable welfare facilities are provided on site.
7. Ensure a suitable construction phase H&S plan is in place before commencement of work & on site & maintained & reviewed throughout the project.
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

Applicable as building is non-domestic the Order applies.

The Client is responsible for:

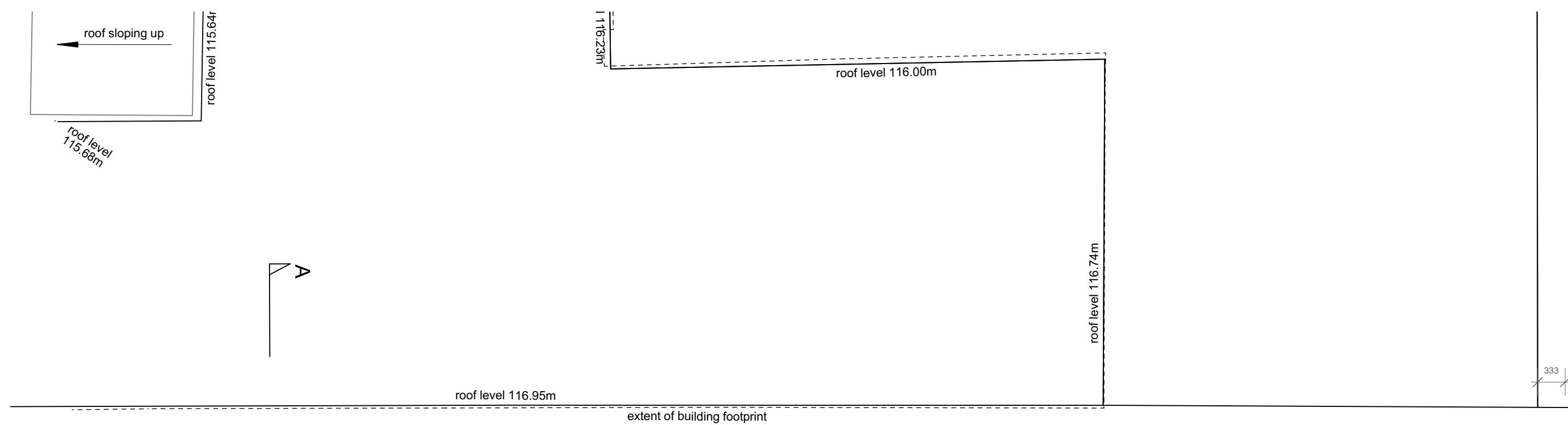
- * A suitable and sufficient fire risk assessment to be carried out prior to the occupation of the extension and the significant findings recorded. These should include the identification of ignition risks, the risks to occupants and their means of escape, the fire warning and other fire safety provisions 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 that may be put at risk.

PARTY WALL ACT

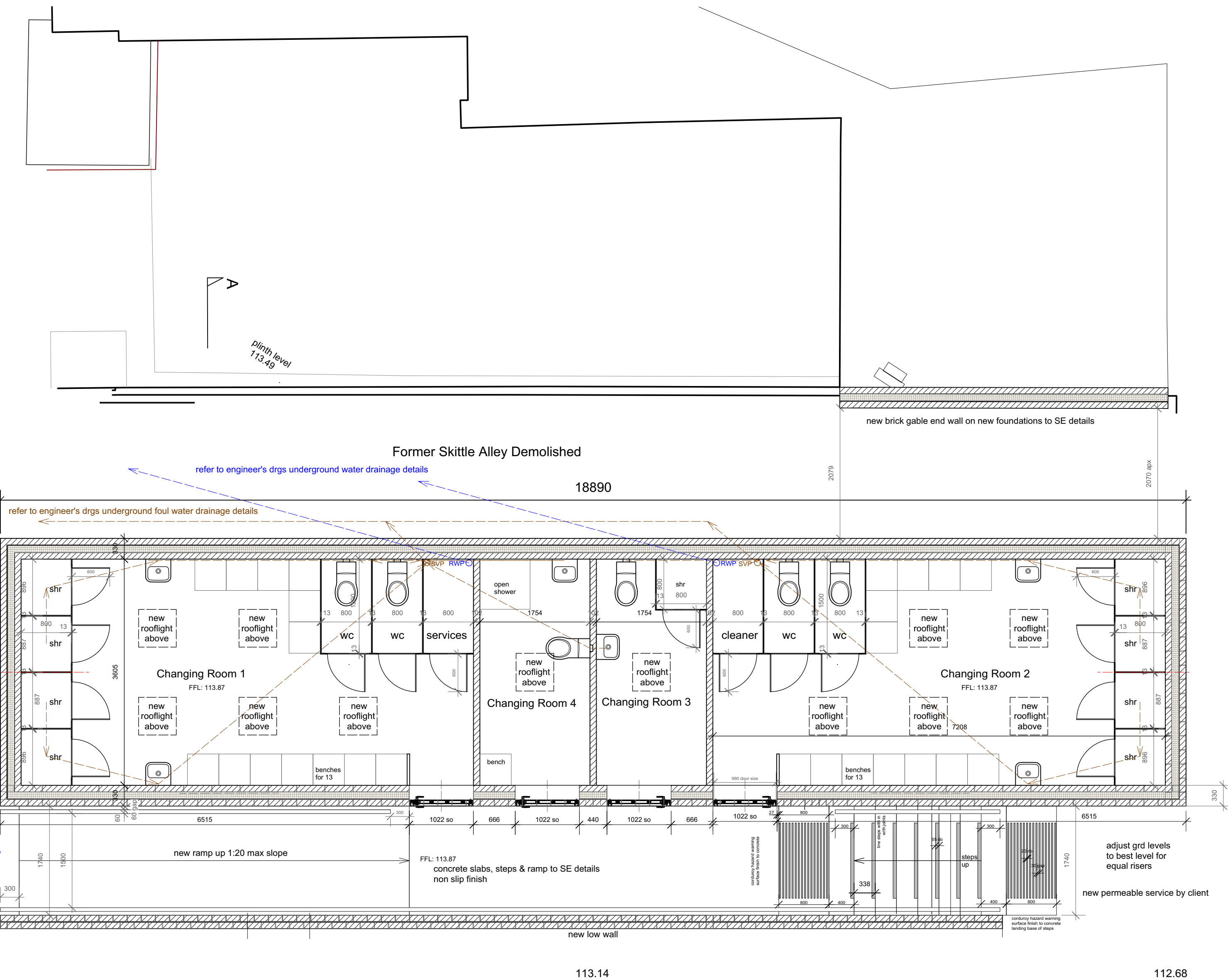
Issues with utility authorities and arrangements regarding site boundaries & party wall agreements with neighbours are the responsibility of the client.

UTILITY AUTHORITIES

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



Proposed Roof Plan



Proposed Ground Floor Plan

11/08/25 TENDER

client:	Westfield Parish Council
project:	New Changing Rooms Westhill Club, West Hill Road Westfield Somerset BA3 3TE
title:	Proposed Plans
date:	15/02/24
scale:	1:50 @ A1
job:	0547
drawing:	106
revision:	11
limited company no: 4273284 www.mjwarchitects.com	