

**BUILDING REGULATIONS SPECIFICATION
FOR
12 TRAMROADSIDE
QUAKERS YARD
TREHARRIC CF46 5EF**

FOUNDATIONS

Foundations to be a minimum of 750mm deep below existing ground level and be at invert level of any drain within 1.0m and down to load bearing strata. Sub-structure 100mm concrete block inner and outer skin 50mm cavity. Fill cavity to within 150mm of DPC. Concrete foundations to be 600mm wide x 225mm thick.

GROUND FLOOR

75mm sand/cement screed on 100mm concrete on 120mm Celotex or similar on a 1200g DPM. DPM to be lapped with DPC on a minimum of 150mm well compacted hardcore.

ABOVE GROUND WALLS

External render on 100mm concrete block 50mm cavity Tyvek membrane 10mm OSB board 50mm x 150mm C24 grade timber frame spaced at 600mm cts. Provide 100mm Celotex or similar insulation between studs Tri – iso insulation over timber frame 12.5mm plasterboard and plaster finish internally.

ROOF

Concrete interlocking tiles to match existing on 25mm x 50mm roofing battens on Tyvek breather membrane on pre – fabricated roof trusses including all bracing and fixings. Roof trusses to be designed by truss manufacturer. Provide 120mm Celotex insulation between roof rafters where ceiling follows rafters with Tri – iso insulation to the underside of the trusses 12.5mm plasterboard and plaster finish. Where there is a flat ceiling provide 150mm Rockwool insulation between trusses and 150mm over joists.

DRAINAGE

Drainage from w.h.b's, kitchen sink and bath to be 40mm diameter with 75mm deep sealed traps. Waste from w.c and w.h.b on the first floor to connect to s & v pipe. Waste from ground floor appliances to discharge to new B.I.G's and to discharge to existing drainage system and connected at invert level of the existing drains and turned in direction of the flow. 100mm diameter rainwater guttering and 65mm diameter down pipes to discharge to new B.I.G.

WINDOWS AND DOORS

External door and windows to be Upvc and windows to all bedroom to be suitable for M.O.E. in case of fire purposes to have an openable area of 0.33m² and be a minimum of 450mm wide x 850mm high with the bottom of the openable area between 800mm and 1100mm above floor level. Provide 8000mm² trickle vents to the windows.

NEW STEEL BEAMS

All new steel beams to be designed by a Structural Engineer and structural calculations provided. New beams to be covered with Two layers of 12.5mm

plasterboard with the joints staggered and plaster finish.

HEATING

New gas central heating to be installed by a Gas safe registered gas engineer and a Gas Safe certificate provided upon completion.

ELECTRICS

Provide a smoke alarm in the circulation area on the ground floor wired to the mains electric with a battery backup.

MECHANICAL VENTILATION

Provide mechanical ventilation in the Kitchen capable of extracting at a rate of 60L/sec., Bathroom 15L/sec., Utility Room 30L/sec and W.C 6L/sec.

NOTES

New extension walls to have a U value of 0.18W/m²k, floor 0.15W/m²k, Roof 0.13W/m²k and windows and doors 1.2W/m²k.