

**BUILDING REGULATIONS SPECIFICATION
FOR
2 CILHAUL,
TREHARRIS
CF46 5HT**

FOUNDATIONS

Foundations to be taken down a minimum of 750mm below ground level onto load bearing strata and below invert level of any drain within 1.0m. Concrete foundations to be a minimum of 650mm wide and 225mm thick.

SUBSTRUCTURE

100mm concrete block outer and inner skin 150mm cavity. Fill cavity to within 150mm below DPC.

SUPERSTRUCTURE WALLS

20mm sand/cement render on 100mm concrete block outer skin 50mm cavity 100mm Celotex insulation fixed against cavity side of inner skin 100mm concrete block inner skin with sand/cement render and plaster finish. Outer and inner skins to be tied together with stainless steel wall ties spaced at 900mm horizontally 450mm vertically doubled around window and door jambs. Catnic lintels above windows and doors. Provide insulated vertical dpc's around windows and doors. New walls to be tied to existing wall with firfix fixings. Seal cavity at roof level with non-combustible material. Cavities to be closed around all openings.

GROUND FLOOR

75mm sand/cement screed on 100mm concrete on 120mm Celotex insulation on 1200g DPM on a minimum of 150mm well compacted hard-core blinded with stone dust. DPM to be continuous with DPC. Provide 25mm x 100mm insulation around perimeter walls.

FIRST FLOOR STRUCTURE

20mm flooring grade ply or similar on 63mm x 220mm C24 grade floor joists spaced at 400mm cts. 12.5mm plasterboard and plaster finish ceiling. Floor joists to be built into inner skin of cavity wall and all gaps around joists to be sealed. 50mm x 220mm timber bearer bolted to existing wall at a maximum of 1.0m and floor joists fixed in heavy duty joist hangers. Provide lateral restraint straps at 2.0m cts. To wall and floor joists.

NEW ROOF

Concrete interlocking tiles to match existing on 25mm x 50mm roofing battens on Tyvek membrane on pre-fabricated roof trusses spaced at 600mm cts. Roof trusses to be designed by a truss manufacturer including fixing and bracing. Roof trusses to be fixed to 50mm x 100mm wall plate bolted to inner skin of cavity walls. 12.5mm

plasterboard and plaster finish. Provide 150mm Rockwool insulation between ceiling joists and 150mm over joists. Provide 25mm ventilation strips at soffit level around walls.

WINDOWS AND DOORS

New windows and doors to be White Upvc and the windows to the Bedrooms to have a minimum openable area of 0.33m² with the bottom of the openable area be between 800mm and 1100mm above floor level. Provide 8000mm² trickle vents.

DRAINAGE

All new below ground drainage to be 100mm diameter upvc and laid to 1:40 fall and surrounded in pea shingle. All connections are to be at invert level and turned in direction of flow. Provide rodding access where drains change direction. Drains to discharge to existing drainage system. Above ground drainage to be 40mm wastes from bath, w.h.b and sink with 75mm deep sealed traps. 100mm diameter rainwater gutters and 65mm downpipes and to discharge to roddable B. I. gullies

ELECTRICS

All electrical work is to be carried out by a qualified Electrical Engineer and a completion certificate provided upon completion. Provide mechanical ventilation in the Kitchen capable of extracting at a rate of 60L/sec, Bathroom 15L/sec and Utility Room 30L/sec. Provide a smoke alarm in the circulation areas on the ground and first floor. The smoke alarm are to be interconnected wired to the mains electric with a battery backup.

HEATING

The heating system is to be extended into the new extension and be installed by a Gas Safe registered Engineer. A Gas Safe completion certificate is to be provided upon completion.