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BUILDING REGULATIONS PERFORMANCE SPECIFICATION FOR

Application Number: 4/26/2185/0F1

CONVERSION OF EXISTING BUILDER'S PREMISES TO FORM

3 RESIDENTIAL APARTMENTS

POTTERY MEWS, COACH ROAD, WHITEHAVEN

For SEL CONSTRUCTION LIMITED

TYPE OF WORK: Residential

General notes

It is not practical to include all the legislative requirements of the current Building Regulations on the drawings, these notes have been prepared to enable Building Control to assess the project details at Plan Inspection Stage, to enable the works to be completed with inspection by Building Control at the statutory stages of construction.

Building Control may issue a conditional approval and where such is the case, the applicant will be given additional provisional advice on what is also required to satisfy the Building Control's conditions.

Where works are conditioned, the applicant has been advised that any further information required should be deposited with Building Control 21 days before that part of the works is carried out to allow the additional information to be assessed and approved.

It will be the duty of the appointed Principal Designer (Building Regulations) to process this information up to Plans Inspection Stage and the appointed Principal Contractor during the construction stage to practical completion.

Any specialist sub-contractors in a LABC recognised self-registration scheme should provide their qualifications and registration details to Building Control 21 days before they commence works on site.

These notes are project specific and are to be read in conjunction with the specifically prepared Building Regulations Application Drawings.

1. Designer's responsibilities

The designer is appointed to Building Control Full plans approval stage. The client will also appoint the designer to take on the duties of Principal Designer (Building Regulations) to coordinate the design information up until the details are approved by Building Control with or without conditions.

At this stage the client will appoint the Main Contractor as Principal Contractor (Building Control) to manage and coordinate the design information with Building Control from site commencement to final completion.

Alternatively, where there is no Main Contractor, the client will take on the role of Principal Contractor (Building Control).

The client has been advised of their responsibilities under the Building Regulations (Amendment) (England) Regulations 2023, and under Building Regulations 2010 which are not covered in this guide.

2. Works description

The works are for the conversion of builder's workshop into 3 residential units. Part of the building complex already consists of 3 residential units and one of these is to be altered. The existing building has solid concrete floors traditional masonry walls and modern steel panelled roofs.

The works will be carried out using traditional building practices and with modern innovative techniques and practices where appropriate.

3. The drawings are as follows:

Existing

2026/442/01- Existing Block and Location Plan

2026/442/02- Existing Ground Plan

2026/442/03- Existing First Floor Plan

2026/442/04- Existing Elevations

2026/442/05- Existing Sectional Elevations

Proposed

2026/442/06A -Proposed Ground Floor Plan

2026/442/06B -Proposed Ground Floor Plan

2026/442/06C -Proposed Ground Floor Plan

2026/442/07A -Proposed First Floor Plan

2026/442/07B -Proposed First Floor Plan

2026/442/08 -Proposed Revised Elevations.

2026/442/09 -Proposed Sectional Elevations

Every effort has been made to coordinate the plans with the specification, where any errors or anomalies are apparent, the designer should be informed immediately to rectify the design information.

4. Health and Safety at Work Act

The works have been designed, taking into consideration the designs responsibilities of the Health and Safety at Work Act 1999 and Parts 1&2 of the Construction Design and Management Regulations 2015. It will be the responsibility of the client, the applicant, and the contractor to ensure that the works are completed in compliance with the acts.

The Designer has considered that the works will take less than 500-man days to complete and therefore do not need to be notified to the Health and Safety Executive and the client has no responsibility to provide risk management advise to the construction team.

The designer has carried out his duty of care as described in the CDM regulations.

Where the main contractor determines a longer working programme that may exceed 500-man days then the CDM regulations may have to be reconsidered with the client providing risk assessment for the works.

This may involve the appointment of a Principal Designer to carry out CDM duties for the client.

Designers risk assessment.

The access to the site is from a main road via the drive access and special care with all plant and machinery entering and leaving should be addressed by the Main Contractor.

It is not clear if yet if the site is to remain occupied, should this be the case the health and safety of the residents should be taken into consideration

The designer confirms there are no other abnormal risks involved in the works which could not be anticipated and managed with good working practices.

5. Party Wall Act 1996

Not applicable

Accredited details

Not applicable

6. Performance specification

The project will be a Design Build Construction process with the contract/client determining the on-site design based on the performance specification requirements.

Where products are named in the specification, the developer/main contractor can substitute similar products of their choice, provided that the product specification meets or exceeds the selected product performance and specification. All changes to the specification should be notified to Building Control and where applicable the designer and the engineer responsible for the energy performance design stage and as built energy performance calculations.

Care should be taken in the selection of product to ensure that where the specifications are substitutes any pre-set dimensions and levels are adjusted to meet the new product specification requirements.

Where British Standard Eurocodes or Code of practice are specified in the document the Standards and Codes current at the time of construction should be adopted.

Part A Structure		
Ground Conditions No ground condition or survey has been carried out. The ground surrounding the development building is all hard standing concrete forecourts and parking with the public highway to the rear of the property on Pottery Road		

Foundations Not applicable.		
Exterior walls to new habitable areas. Existing walls Rubble filled masonry walls variously rendered internally and externally Remove all loose damaged or not fit for purpose finishes Clean down surface and prepare prior to applying waterproof render internal walls throughout to smooth flat finish to allow for dry lining walling system. All walls are to be treated in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ / (h.M²) at 50PA or better. Line exterior walls with Soudal Soudatight LQ (or similar) liquid tanking and airtight membrane and 100 mm insulation 15 mm plasterboard and skim Combination boards on patent fixing system (metal lath or patent glue dab fixing) Apply vertical liquid damp proof membrane to exterior of walls from base to minimum depth 150 mm above the retained ground outside the building. Fix "egg crate" plastic sheet protection to vertical damp proof membrane and backfill trench with granular backfill up to the road surface. Amended first floor specification where new habitable occupation occurs that requires acoustic and thermal insulation and resistance to the spread of fire. Examine existing floor construction in these areas of the works and make up floor specification to meet the Building Regulations requirements for Part B Fire, Part L Thermal Insulation and Part E Resistance to the passage of sound. Where none of the above has been considered in the existing floor design remove existing ceilings and modify floor to achieve compliance. Part L. Insert minimum 150 mm thick Celotex PIR rigid board insulation, or similar, cut to fit neatly between joists with no air gaps. Maintain 50 mm air space above the insulation under the decking. Part B Fix new ceiling linings minimum 2 layers of heavy duty 15 kg /m² 12.5 mm plasterboard and skim with staggered joints on 500-gauge vapour barrier fixed to soffit of existing joists. Where require to maintain a 50 mm air space pack joists with minimum 50 mm x 50 mm cross battens Part E Overlay floors with Hush Cem Panel 28 or similar. (areas shown hatched on plan)		

Hush-Panel Cem 28 combines an 18mm cement particle board with a Hush Felt 10 resilient layer Modified Ground Floor in habitable areas. U Value 0.18 W/M²K Retain the existing industrial strength concrete floor slabs and over lay with 1200-gauge Visqueen dampproof course 100 mm flooring grade Celotex GA4000 floor insulation slabs and 22 mm minimum tongued and grooved heavy duty moisture resistant Weyroc tongue and grooved glued decking. All damp-proof courses, and vapour barriers are to be overlapped and taped as recommended in the manufacturer's specification for the location and purpose. Upturn 25 mm thick insulation adjacent to exterior wall. Excavate adjacent to existing walls where floor is below ground level and fully tank walls from base to minimum retained ground level. All damp proofing to comply with The Building Regulations 2000, Approved Document C - Sections 4 and 5. CP 102:1973 Code of Practice - Protection of buildings against water from the ground BS 8102:2009 Code of Practice for the protection of below-ground structures against water from the ground. BS 8000-4:1989 Code of Practice for waterproofing Radon Gas Protection. Some parts of this 1km grid square are in bands of elevated radon potential. Maximum radon potential is 5-10%. Check the radon potential of individual addresses at ukradon.org. The client is advised to have a site-specific radon gas test carried out to check for radon gas in the property. Note: There is no radon gas barrier in the existing apartments or builders' workshops. THE FINAL DETAILS OF ANY MEASURES REQUIRED WILL NEED TO BE IMPLEMENTED INTO THE FLOOR DESIGN AFTER CONSULTING THE LOCAL BUILDING CONTROL OFFICER.		
Roof Structures New roofing		

Replace all steel sheeting roofs with "warm roof" Kingspan AS35 PIR Insulated roofs panels 135 mm core thickness to provide a u value of 0.15 WW/M²K over new habitable areas. All roof sheeting installations are to be carried to the manufacturer's product design specification. Leadworks to roofs. All lead gutters, valleys, trays, soakers and flashings are to be in the correct code thickness as recommended by the Lead Sheet Manufacturer's Association and produced and fixed strictly concordance with their published recommended details. Where non lead trays are used, they should have a patent agreement certificate confirming Building Regulations compliance.		
Alterations to existing. Any new doors and windows in external walls Break out to form new/modified door and window openings. New openings are to be formed with banked 150 mm x 100 mm reinforced concrete lintels. Insulate behind outer lintel with min 100 mm thick insulation slabs with Damp proof tray over. All new concrete lintels are to be designed to comply with BS 8110 1997 and be constructed in accordance with BS5977. Make good to disturbed surfaces. Form insulated vertical dpc at jambs and cills. Line internal returns with 40 mm (25 insulation 15 mm plasterboard and skim) combination boards on patent glue dabs.		
Part B2 Fire safety in buildings other than dwellings N/A		
Part B1 Fire safety in existing buildings/ new dwellings:		
Fire safety equipment Fire Protection. A mains-powered and inter-connected fire alarm system will be provided for whole building protection. Mains-powered smoke alarms to be interlinked and powered from a light fitting and fulfil BS5839 part 6 Grade D, E or F. Where smoke detectors are used within living rooms these should have optical detectors or heat detectors should be fitted 230V Hard-wired heat detector fully conforming to BS 5839 Pt 6 Grade D. The minimum alarm point requirement would be Heat detection in the kitchen. Smoke detection at the base of the stairs. Each unit alarm system should be connected to a whole building alarm system.. See elements of structure doors windows etc for levels of fire resistance to be provided to each element.		

The store doors will be a full half hour fire resisting door and will remain locked when not in use Compliance with the Regulatory Reform (Fire Safety) Order 2005 Where a building is in multiple occupation the owner, responsible person will be required to ensure all measures are taken with regard to public health and safety in the case of fire. A Fire Risk Assessment is to be carried out to identify hazards and risks. Once these are identified a Fire Risk Management Strategy for the whole site must be designed and implemented to identify and locate safe routes of escape, fire doors, detectors and fire control systems and safety signage and emergency lighting within the building. Each apartment is to be provided with a plan showing the escape strategy and safe collection point and fire safety equipment within the building. The Fire Risk Assessment must also consider complying with the Fire Safety Act 2021 and Section 156 of the Building Safety Act 2022. These amendments clarify that the external walls, flat entrance doors, and structure of the building are strictly compliant the scope of their Fire Risk Assessment and implemented in the Fire Risk Management Strategy. The Fire Risk Management Strategy must be provided to Building Control prior to the occupation of the building and the issued of the Building Regulations final certificate. The implementation of the Fire RISK Management Strategy will be agreed and controlled by the Local Authority Fire Safety Division.		
Part C Resistance to moisture and condensation		
Walls and ground floors. See walls and floor construction for description of damp proof courses, damp-proof membranes and tanking.		
Part D Toxic substances		
No ground condition survey has been carried out to determine if the site is contaminated, where any toxic substance is suspected the Contract Administrator should be advised. (See Modified Ground floor slab)		
Part E Sound		

The building elements are designed to meet the sound attenuation standards of the Building Regulations, see: • External wall construction • Internal wall construction • Party wall construction • Separating floor construction • Windows and doors.		
Part F Ventilation		
• See Part A Structure, • Part C Resistance to moisture • Window and Door Specification Bathrooms are to be fitted with 100 mm diameter 15 litre per second extraction fans light switch operated with 20 minutes over run. Kitchen to be fitted with 150 mm diameter 60 litre per second extraction fans light switch operated with 20 minutes over run.		
Part G Water		
Wholesome water will be provided from the mains supplier in the main road, metered by the service provider United Utilities Limited. All sanitaryware is to be from a range designed to reach sustainable Code 3 for water efficiency to achieve standard water usage of not more than 125 litres per person per day fitted with a flow restrictor to achieve the same rate. Within 5 days of practical completion the applicant should have provided the water efficiency calculations proving the water usage of the dwelling complies with the regulations.		
Part H Drainage and waste disposal		
Specification: Drainage. Connections and Discharges. There are existing drainage connections for foul and surface water. The system should be well maintained. General Drainage Specification: All new drains will be designed to comply with BS EN 752. New soil and surface water drainage: Hepworth Supersleeve or similar spun clay 100/150/225 mm. diameter pipes with u.p.v.c. flexible sealed collars laid in clean square cut trenches at a gradient of not less than 1: 60 falls. Carefully back fill trenches with layered back fill strictly in accordance with the manufacturer's instructions. All fittings including manholes, inspection chambers, and back inlet gullies etc. to be from the same range and supplier. Set all preformed gullies and		

chambers on 150 mm. concrete bases and surround with 150 mm. sleeves. Fit gullies with plastic or galvanized grills. Fit manholes and inspection chambers with steel rims and covers, as supplied by the manufacturer set in mortar surrounds. Set manhole covers onto preformed r.c. covers where manholes internal size is greater than 450 mm. x 600 mm. which is the minimum acceptable internal dimension for a 900 mm. deep manhole. Where new drains pass under the area of new construction the drains are to be surrounded to a minimum 150 mm concrete sleeve with Flexcell expansion joints at every pipe junction. Where drains are less than 1500 mm deep in traffic areas surround pipes in 150 mm concrete sleeve with Flexcell joints at each pipe joint or as otherwise recommended by the pipe manufacturers. All drain lines are diagrammatic, and the final layout should be agreed on site with the Building Control Department. Foul Drainage There is an existing foul sewer on site. This should be located traced and recorded for connection of the new units The final layout to be agreed with Building Control prior to implementation. Surface Water Drainage All surface water drains as existing		
Drainage above ground and sanitary ware details. All new and existing sanitary appliances are to be connected as appropriate to the new hot and cold-water supplies. All hot water delivery pipes are to be insulated under floor with 50 mm pipe lagging. Connect all wastes to the new drainage layout with Marley Products Ltd. or similar waste system soil pipe and waste connections. The soil vent stack is to be fitted with anti syphonic multi point connectors to collect all waste pipes and an inspection hatch at ground level. Where wastes are longer than 4.0 metres in length fit Durgo or similar air admittance valves to the head of the line at the minimum height of the relevant appliance overflow. Plumbing waste layouts are to be designed by the installer to comply with BS EN 12056 Gravity Drainage Systems Inside Buildings Part 1 General Performance Requirements Clauses 3-6: Part 2 Sanitary Pipework Layout and Calculation Clauses 3 to 6 and National annexes NA to NG (System III for the United Kingdom) Part 5 Installation and testing instructions for operations, maintenance and use clauses 4-6, 8, 9, and 11 and BS EN 12109 Vacuum Drainage Systems Inside Buildings.		
Kitchen design		

New kitchens are to be designed by kitchen design specialist strictly to comply with all Building Regulations for plumbing, waste, and electrical installations. New shower room design New bathrooms and shower rooms to be designed by bathroom specialist strictly to comply with all Building Regulations for plumbing, waste, and electrical installations.		
Part J Heating and flues		
Description Existing Units. The existing three units are heated with electric storage heaters with hot water provide from instantaneous electric water heaters. Each of the existing units and the 3 new units will all have new air source heating systems with stored hot water Air source heating systems The air source heat pump system must be designed to meet the specification of the Building Regulations Part L and the PAS 2035 retrofit framework. Generally the system should be designed installed and commissioned by a Microgeneration Certification Scheme (MCS) certified installer in a Building Control recognised self-registration scheme The heating method will be low pressure radiators Hot water will be sored in a clarifier and connected to both energy sources. Air source heat pumps are to be designed and installed considering noise restrictions. That is that sound levels must not exceed 42 dB(A) at the nearest neighbour's property's point of assessment. Notification Where the plumbing engineer has not been selected at plan checking stage. The employer/main contractor/plumbing engineer is to notify Building Control 21 days before that part of the works commences of the self-certification registration and contractor's affiliations and qualifications. Secondary energy source. Each unit is to be provided with a secondary source of energy production with roof mounted solar voltaic panels and a battery energy storage system connected directly to the building electrical supply and the hot water storage system.		

Part K Protection from falling, collision and impact. The existing stairs were approved as in compliance with the Building Regulations when the original application was agreed for conversion of Units 1, 2 and 6 and signed off by Building Control. This also included access to the first floor offices now forming Unit 5.		
Part L1a Energy conservation new dwellings, not applicable The new elements of the structure are designed to meet the current Building Regulations 2022 requirements for thermal efficiency. The heat production systems will be designed by the relevant qualified designers and installers as described above.		
Part L1b Energy conservation existing dwellings.		
Part L2a Energy conservation new buildings other than dwellings, not applicable		
Part L2b Energy conservation in existing buildings, other than dwellings		
Part M Accessibility		
The exact position of Electric lighting and power points to be agreed with the client prior to installation, the qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P. Access statement. Pedestrian. There are now six apartments in the building. Units 1 and 2 have level access suitable for wheelchair users. Units 3 and 4 have an accessible step suitable for use by ambulant disabled. Units 5 and 6 are at first floor with Staircase designed for public access.		
Part N Glazing		
Windows and doors Windows and doors generally are to be designed and constructed by a member of a self-certification federation such as FENSA. Windows and doors are to be designed to comply with · Part B Means of Escape, · Part F Ventilation · Part K Protection from falling Collision and impact · Part L Thermal Efficiency and Performance · Part M Wheelchair Access · Part N Toughened safety glass · Part Q Secured by Design · Part O Overheating		

All new windows are to be uPVC framed double glazed units or similar. All opening casements or sashes to habitable rooms are to be min. 450 mm. high and 450 wide to allow for escape in the case of fire, with min area of .33 M. sq. and a cill height not less than 800 mm. and no greater than 1100 mm. Fit safety glass to BS 6206 to all new windows within 800 mm. of floor level and doors and side panels to comply with Building Regulations. All windows are to be suitable energy saving glazing to achieve the stated U value requirement. For instance, 16 mm. 4-8-4 double glazed with Pilkington "K" glass double glazing units and gas filled to give a minimum overall U value for the window and frame of 1.4 Wm²K. Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with airtight mastic sealant. All sashes are to be draught sealed and all frames fully sealed to structure with mastic joints to prevent heat loss directly to the external air. Windows are to be located in the wall to align with the cavity closer to ensure the thermal barrier is maintained. Fit windows with 8000 mm² trickle ventilation throughout habitable rooms. Where opening windows are at first floor level or above, they are to be fitted with protective safety barriers designed to withstand a Horizontal load of 0.74 kilo Newtons (kN) for every metre length and be 1100 mm high. External doors. External doors and windows to be from the same manufacturer. All new doors are to be upvc or timber, lined and insulated to have a minimum U value of 1.2 Wm²K. Entrance doors are to be minimum 838 mm. wide and fitted with low profile cills and thresholds to comply with Part M of the Building Regulations. Any access ramps required shall have a maximum gradient of 1:12. All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air. Glazed doors to be safety glass to BS 6206 to all glazing within 800 mm. of floor level. All openings to be remeasured on site prior to manufacturer.		
Part P Electrical		
Electrical Installations.		

All electrical installations are to be designed and carried out by a suitably qualified Electrician or Electrical Engineer, the system is to be designed and tested as defined by BS 7671: 2001 Chapter 13 or an equivalent standard. These works are to be undertaken by a person registered with an electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works. Full details are to be submitted to Building Control prior to installation, or the Electrician must be registered with a self-registration scheme authorized by the Secretary of State. Where self-certification is accepted the works commissioners should receive a signed Building Regulation self-certification certificate after installation and testing. All materials used in the installation are to bear the "CE" mark for the relevant EEC directive regarding the use of Electric supplies, Low voltage and extra low voltage supplies. All electric design work is to take into account the requirements of all other Parts of the Building Regulations which may be affected by the electrical installations i.e. Part M Accessibility. Energy efficient lighting. All rooms are to be provided with dedicated low energy lighting. New lighting will have a minimum luminous efficacy of 75 light source per circuit –watt.(L1). All external lighting is to be movement sensor controlled and fitted with dedicated high efficiency light fittings. Electrical layouts The exact position of electric lighting and power points to be agreed with the client prior to installation, The qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P. Notification Where the electrical contractor has not been selected at plan checking stage. The employer/main contractor/electrical sub- contractor is to notify Building Control 21 days before that part of the works commences of the self-certification registration and contractor's affiliations and qualifications.		
Part Q Security		
Secured By Design The doors and windows and security hardware will be as recommended by PAS24 and "Secured by Design" to be robust enough to resist physical attack by a casual or opportunist burglar.		
Part R: Physical Infrastructure for High-Speed Electronic Communications.		

Each new unit will be provided with gigabit-ready physical infrastructure (ducts, chambers, and termination points) to facilitate the connection of gigabit-capable networks.		
Part S: Infrastructure for Charging Electric Vehicles – Mandates for EV charging points. Each new unit will be provided with the installation of an electric vehicle charging point (EVC).		
Regulation 7		
MATERIALS AND WORK GENERALLY 1. GOOD PRACTICE: Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be: Of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and In accordance with good building practice. 2. GENERAL QUALITY OF PRODUCTS: Products to be new unless otherwise specified For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested. Where a choice of manufacturer or source is allowed for any particular product, the whole quantity required must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested. Ensure that the whole quantity of each product required is of consistent kind, size, quality and overall appearance. Where consistency of appearance is desirable ensure consistency of supply from the same source. Do not use different colour batches where they can be seen together. If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition. 3 PROPRIETARY PRODUCTS: Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations. Inform CA if these conflict with any other specified requirement. Submit copies when requested. The tender will be deemed to be based on the products specified and recommendations on their use given in the manufacturers' literature current at the date of tender. Where British Board of Agreement certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates. 4 CHECKING COMPLIANCE OF PRODUCTS: Check all documentation and the products themselves to ensure compliance with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:		

The sources, types, qualities, finishes and colours are correct, and match any approved samples.
 All accessories and fixings which should be supplied with the products have been supplied.
 Sizes are correct. Where tolerances are critical, measure a sufficient quantity to ensure compliance.
 The delivered quantities are correct, to ensure that shortages do not cause delays in the work.
 The products are clean, undamaged and in good condition.
 Products which have a limited shelf life are not out of date.

5 PROTECTION OF PRODUCTS:

Prevent over-stressing, distortion, and other damage.
 Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work.
 Keep dry to prevent premature setting, moisture movement and similar defects. Where appropriate store off the ground and allow free air movement between stored products.
 Prevent excessively high or low temperatures and rapid changes of temperature in the products.
 Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use.
 Ensure that shed s and covers are of ample size, in good weatherproof condition and well secured.
 Keep different types and grades of products separately and adequately identified.
 Keep products in their original wrappings, packings or containers until immediately before they are used. Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion.
 Ensure that protective measures are fully compatible with and not prejudicial to the products/materials.

6 SUITABILITY OF RELATED WORK AND CONDITIONS:

Provide all trades with necessary details of related types of work.
 Before starting each type of work, ensure that:
 Previous work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work.
 All necessary preparatory work has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing.
 The environmental conditions are suitable, particularly that the building is suitably weathertight.

7 GENERAL QUALITY OF WORKMANSHIP:

Operatives must be appropriately skilled and experienced for the type and quality of work.
 Take all necessary precautions to prevent damage to the work from frost, rain and other hazards.
 Inspect components and products carefully before fixing or using and reject any which are defective.
 Fix or lay securely, accurately and in alignment.

Where not specified otherwise, select fixing and jointing methods and types, sizes and spacing of fastenings in compliance with section Z20. Provide suitable packings at screwed and bolted fixings to take up tolerances and prevent distortion. Do not over tighten. Adjust location and fixing of components and products so that joints which are open to view are even and regular. Ensure that all moving parts operate properly and freely. Do not cut, grind or plane prefinished components and products to remedy binding or poor fit without approval. 8 BS 8000: BASIC WORKMANSHIP: Where BS 8000 gives recommendations on working methods, compliance will be deemed to be a matter of industry good practice and not a requirement of the CA. If there is any conflict or discrepancy between the recommendations of BS 8000 on the one hand and the project documents on the other, the latter will prevail. 9 WATER FOR THE WORKS: If other than mains supply is proposed provide evidence of suitability		
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Building Regulations Check List. Materials and Workmanship

- **Part A Structure**

Structures have been designed to comply.
- **Part B2 Fire safety in existing buildings other than dwellings.**

Elements of structure have been designed to the relevant fire resistance.

A smoke detection system has been specified in each unit connect to all units.

The applicant will carry out a Fire Safety Risk Assessment and implement a Fire risk Management Strategy
- **Part C Resistance to moisture and condensation.**

The building has damp proof courses and membranes integrated at each pertinent point in the new structure.
- **Part D Toxic substances**

No testing for contamination or ground gas has been carried out.
- **Part E Sound**

Elements of structure have been designed to meet the requirements regarding sound damping and air borne sound transmissions in floor. The client will carry out a acoustic test to certify compliance.
- **Part F Ventilation**

Trickle vents have been incorporated in the window design specification at a rate of 8000 mm² per metre in habitable rooms.

The roof is fitted with a breathable membrane.

Automatic ventilation is provided to Bathrooms and kitchen areas.

- **Part G Water**

Sanitary appliances are to be designed to meet the water efficiency requirement and calculations are to be provided to building control at the appropriate time.

- **Part H Drainage and waste disposal.**

Drainage systems have been designed to meet the requirements of the building regulations and the service provider.

- **Part J Heating and flues**

These items will be designed and installed by suitably qualified professionals in a recognised self-certification scheme.

- **Part K Stairs and ladders.**

The stairs and steps are designed to minimum ambulant assessable standards.

- **Part L1a Energy conservation new dwellings.**

The elements of structure are designed to meet the requirements of Building Control 2022. Where a new heat sources are installed, they will meet the current regulatory requirement

- **Part L1b Energy conservation existing dwellings N/A**

- **Part L2a Energy conservation new buildings other than dwellings N/A**

- **Part L2b Energy conservation existing buildings other than dwellings N/A**

- **Part M Accessibility**

New sockets and switches will be at the correct height

- **Part N Glazing**

Windows and doors are designed to meet the requirements

- **Part P Electrical**

The electrical installations will be designed and installed by suitably qualified professionals in a recognised self-certification scheme.

- **Part Q Security**

Building security has been considered.

- **Part R Electronic communications**

The new units will have full internet access

- **Part S Infrastructure for the charging of electric vehicles**

Each new unit will be provided with a EVC unit

Regulation 7

- Standards for materials and workmanship are described.

Notes to the applicant (Building Regulations stage only).

These notes have been provided as a schedule to aid the work's procurement.

With the following additional information, it would be possible for a competent builder or cost estimator to estimate the cost of the works with contingencies.

1. Window and door manufacturer details
2. External masonry treatment and finish
3. Internal doors and ironmongery
4. Electrical requirements, lighting & switches, power points. (if not as illustrated)
5. Landscaping finishes
6. Kitchen Units
7. Sanitary ware
8. Heat pumps
9. Solar voltaic panel design and installation
10. Decoration/floor finishes/wall finishes

Note this may not be a fully comprehensive list.

Geoffrey Wallace Limited.