

- Z 3 Where ductwork passes through roof (if ultimately necessary), provide proprietary tile vent and condensation trap to prevent condensation running back to electric fan. Also insulate ducting.
- Z 4 Where ductwork passes through compartment floors/walls provide intumescent fire collar/bandage at floor/wall min 1hr. fr. Alternatively 1hr. fr fire damper to duct to r/o fan within 1/2hr. fr casing. (2 layers 12.5mm p/board on 50 x 50 sw framing) ensure removable access panels and surround 1/2hr. fr.
- Z 5 All exposed vents to have fixed grills or louver type hoods.
- AA HEATING
 - AA1 The heating installation is to be to specialist design and all details are to be submitted to the Local Authority Building Control for approval before the commencement of work. All hot water pipes and storage vessels are to be insulated to comply with Approved Document L1B edition 2006 of the Building Regulations.
 - AA2 Underfloor heating is to be used from OSMA or similar.
 - AA3 Thermostatic control gear to underfloor heating is to be installed and divided per zones to client requirements.
 - AA4 Existing boiler to be carefully removed from its current location and relocated in new Utility. If existing boiler is found not to be suitable for required new facilities and underfloor heating, it is to be replaced with new boiler to be specified at a later date.
 - AA5 Sitting Area in first floor to be fitted with new radiators.
 - AA6 Exact position of radiators to be agreed with client during the course of the works.
- BB ELECTRICAL
 - BB1 All work is to be carried out in accordance with the recommendations indicated in Approved Document P edition 2006.
 - BB2 All electric sockets and switches to be positioned a minimum of 450mm above finished floor level and no higher than 1200mm above finished floor level.
 - BB3 Contractor to refer to E1 and E2 drawings showing the minimal electrical installations required.
 - BB4 All new electrical work is to be designed, installed and inspected and tested in accordance with BS 7671 (IEE Wiring Regulations 16th Edition). The works are to be taken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitable qualified person, with a certificate of compliance produced by that person to the Building Control Department on completion of works system.
 - BB5 Contractor to include in quotation all additional fitting required for new electrical appliances in Kitchenette and for other fittings such as extractor fans.
- EE STAIRS
 - EE1 Spiral staircase to be made in galvanized steel. Staircase to have min. 12 No. risers with each rise maximum 220mm with 12No. treads, with each tread minimum 220mm. The two not to be used in combination as the maximum pitch is to be 42°. Minimum headroom above staircases to be 2000mm.
 - EE2 Stairwell to be as shown on plans to accommodate a stair width cleared of handrails between 600-750mm
 - EE3 Provide continuous stainless steel 50mm Ø handrail minimum 900mm above pitch of staircase and landing level and provide vertical balustrade made of 30x30mm sections, set so that a 100mm sphere cannot pass through. Winders to have minimum 50mm goings/treads at newel posts.
 - EE4 Staircase treads to be fitted with 20mm thick anti-slip stripes.
- FF RE-BUILT EXTERIOR WALLS TO BARNES
 - FF1 If it is necessary to re-build parts of existing walls, this is to be made with rubble stone bonded with a lime base mix. Re-use removed stone to create new openings for this purpose.
 - FF2 If necessary, walls to be fitted with Hellfix rods to provide structural stability. Fitting to be carried out in accordance to SE and manufacturer's recommendations. Refer to SE details.
 - FF3 Re-built walls to be fitted internally with timber lining, or lime based plaster as indicated in drawings. Lining to be made of 12.5mm internal plasterwork on vapour barrier fixed to 50x75mm SC4 studs and noggings incorporating 75mm Xtratherm insulation.
 - FF4 Plaster and pointing to be made as indicated in I and II.
- GG INTERNAL LIME BASED PLASTER TO EXTERIOR and INTERNAL WALLS
 - GG1 To be made of min. 12.5mm lime based mix, applied in two thin coats. Plaster should be well mixed or knocked up prior to plastering.
 - GG2 First coat should be scored in a diamond pattern (3" diamond approx) to provide a key for second coat. Second coat should be applied thinly.
 - GG3 All interior faces of walls to be re-pointed prior to applying plaster with a recommended lime based pointing mixture.

Proposed Building Regulations 5

Client: Lesley and Noel Lawm	Project: Proposed Barn Conversion	Plan: Proposed Building Regulations 5	Revision 1: Changes to comply with Clients requirements 02/09/13
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		Date: April 2013	Drawn by: EHS
		Scale: 1:125	Job No.: 011-0111



NOTE: THIS DRAWING IS FOR BUILDING REGULATIONS APPLICATION ONLY AND NOT FOR THE PURPOSES OF CONSTRUCTION.