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**BUILDING REGULATIONS SPECIFICATION
FOR**

**MARKET DEEPING BUILDING CO LTD
ERECTION OF 4 BEDROOM DWELLING &
ATTACHED DOUBLE GARAGE
WHITE COTTAGE
CRANESGATE NORTH
SPALDING
LINCS
PE12 6ST**

JOB REF: 3065-16
DATE: FEBRUARY 2017.

Preparation: -

Excavate site down approximately 100mm to remove topsoil and vegetation.

Foundations: -

Provide generally GEN 3 concrete strip footings under walls as shown on drawing. 700 wide x 225 deep under cavity walls and 450 wide x 225 deep under 100mm thick walls. Widen foundations at chimneybreast accordingly. Non-loadbearing walls to be built off beam and block floor. Foundations taken down to an approved firm base approximately 900mm below ground level, subject to Local authority inspections. Depth of foundations around existing trees and shrubs to be in accordance with NHBC Guidance Note No. 4.

Sub-structure Walling: -

100mm thick class A dense concrete blocks (7N/mm²) made up to 600mm above ground level quality splash course brickwork using red engineering bricks externally. Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest DPC level. (See Flood Resilient Construct at rear of specification).

DPC's: -

All openings to be formed with vertical and horizontal polythene DPC's in cavity. DPC minimum 300mm above ground level to be lapped to ground floors DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart.

Underground drainage: -

To be 110mm diameter UPVC pipes by approved manufacturer to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible sealant, also mask both sides of opening with rigid sheet material to prevent entry of fill or vermin. Inspection chambers to be either 300 or 450mm-diameter UPVC base and risers with cast iron frame and cover (same manufacturer as pipes). Covers to be Grade C- light duty covers (to be screwed down) unless IC's are in driveways where Grade B – medium duty covers are to be used. Inspection chambers not to exceed 1000mm below ground level (any deeper and a manhole will be required constructed to latest local authority specifications). Back inlet gullies to be roddable type. Protection to underground pipes as follows; where pipes are not under a road and have less than 600mm cover, concrete paving slabs should be laid as bridging above the pipes on minimum 100mm-pea gravel. If under a road and have less than 900mm cover, reinforced concrete bridging should be used in lieu of paving slabs. In both cases a layer of compressible

material needs to be placed under the bridging. All underground drainage to BS 8301.

Prestressed beam and block floor: -

Provide 150mm deep beams by Floorspan Contracts of Wisbech (tel. 01945 476161) or similar approved and lay them in accordance with manufacturers design and details, which are to be submitted to building control 28 days prior to erection on site. The ground below the beams should be free from vegetation and surface soil and treated with a weedkiller. There is to be a clear void left between the underside of the beams and the soil of at least 150mm and where the potential for soil heave exists this should be increased to at least 225mm. Joists to be laid onto a DPC with a minimum 90mm end bearing (ensure beams do not protrude into cavity). The whole floor should be grouted with a 1:3 cement/ sharp sand mix as soon after laying as possible. Where 2 or 3 beams are placed close together they should be infilled with concrete. Domestic garage floors must have a minimum 50mm thick 20 N/mm² concrete screed reinforced with A98 steel mesh applied direct. The underfloor areas must be ventilated and ventilation must be provided at not more than 3m centres equal to 1500mm² per metre run of external wall. Floorspan Precast air bricks & telescopic vents will satisfy this requirement.

Ground floor finish (to achieve U value of at least 0.2W/m² K): -

Off beam and block provide 100mm thick Celotex or similar approved product, then Visqueen Gas Barrier D.P.M laid in strict accordance with manufactures instructions. 75mm sand / cement screed with 1no. layer of chicken wire reinforcement.

Cavity Wall Insulation below 600mm from ground level :-

The cavity wall insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall. (See Flood Resilient Construct at rear of specification).

Rainwater goods: -

UPVC gutters 115mm half round and 68mm dia down pipes to match including all bends, outlets, clips, brackets, connectors etc. and connect to underground drain to Soakaway.

Soakaway: -

To be a minimum 5000mm from any building and to be 2m³ rubble filled with inlet pipe discharging to centre of soakaway.