

Project Information Assessment



Date: 2 December 2021

Surveyor: Kevin Yeo

Project Ref: SA21-1378

Agent: C2J Architects

Client: Suzanne Cass

Project Location: Land Opposite St Ederyn's Church, Old St. Mellons, Cardiff, South Glamorgan, CF3 6YA

Description of Works: Construction of a new detached dwelling

Project Information Assessed:

AL(10)10A_GA_Plans.pdf
 AL(10)11_GA_Elevations.pdf
 AL(10)12A_GA_Section A.pdf
 AL(10)13A_GA_Section B.pdf
 AL(10)14A_GA_Section C.pdf
 AL(10)15A_Details_1.pdf
 AL(10)16A_Details_2.pdf
 AL(20)20A_Garage_GA_Plan_Elevations.pdf
 AL(90)03 B Location plan.pdf
 AL(90)11_Proposed_Site Plan.pdf

Certificates required: Electrical, Gas Safe, Sprinkler / Suppression System

Information required: Structural Information, SAP Design, SAP As Built, Air Leakage Test, EPC, Water Consumption Document, Drains Tested

Item	Schedule of Comments	Source
1	1. General comments: New homes warranties: if you are building or converting new homes it is recommended you purchase a structural warranty prior to construction, in addition to building regulation approval. A new home warranty is a 10-year insurance policy which protects buyers of new homes from structural defects. It's a condition of most lenders that a warranty be in place. Please contact us if you require more information.	Site



2	Part A 1. Part A1/2 – Provide a copy of the Ground Investigation Report. 2. Part A1/2 – Where required, please provide structural details and calculations for the design including foundations, roof construction, beams, columns, floor construction and movement joints. Note final foundation depths and design to be agreed on site, taking into consideration soil types and the proximity of trees. 3. Part A1/2 - Movement joints – Vertical joints need to be a maximum of 1m from an external quoin and every 6m thereafter. Horizontal joints need to be allowed for at every 9m in height from foundation level. 4. Part A1/2 - (Detached garage) Garage returns to the main opening are too small and should be checked by a structural engineer. 5. Part A1/2 – 22mm min. thickness floorboards to be installed to joists/trusses at centres over 400mm.	Plan
3	Part B 1. Part B1 - Misting systems - Declarations Of Conformity (DOC's) under BS 8458:2015 will be required from the Designer, Installer and Manufacturer along with relevant associated documents in accordance with the Welsh Government Guidance for domestic and residential premises. 2. Part B1 - The fire suppression design and hydraulic calculations should be submitted prior to installation. 3. Part B2 – The walls and ceiling linings in the circulation spaces should achieve a reaction to fire at least Euroclass C-s2, d2 (National 'Class 1'). 4. Part B3 – Protection to structural members and floors to achieve minimum 30 minutes' fire-resistance.	Plan
4	Part C 1. Part C1 - Basic Radon protection measures are necessary. 2. Part C2 – Please redesign/invert the DPM/radon barrier detail to provide a tray to discharge any water in the cavity to the outer skin (see detail 13). Cavity fill to extend no higher than 225mm below the DPC level. 3. Part C2 - Horizontal/Stepped cavity trays to be provided above where the lower roof abuts the cavity wall construction. 4. Part C2 – Provide adequate weather protection to exposed/semi exposed metal work such as a galvanised coating. 5. Part C2 - Roof tiles, ridges, hips, valleys and verges to be fitted in accordance with BS 5534: 2018 e.g. All single lap tiles to be mechanically fixed with either a clip or a nail; tiles or fittings bedded with mortar must also be accompanied by a mechanical fix. 6. All roof and ridge tiles should be suitable for proposed pitch & mechanically fixed in accordance with BS 8612:2018. 7. Part C2 - This property is in a Severe exposure location. Face brickwork should have a tooled flush joint or the residual cavity width increased to 75mm. Please consider the additional risk of water ingress and specify weathering details accordingly. 8. Part C2 - Damp proofing and weathering details to be agreed on site including roof and subfloor ventilation, cavity trays, wall cavities, dpc and dpm etc.	Plan
5	Part E 1. Part E2 - Provide 100mm mineral wool quilt insulation between new floor joists and new stud partitions (particularly separating bedrooms and bathrooms/toilets from the other rooms) and plasterboard with a minimum density of 10 kg/m3. Pipe services where penetrating separating floors should be surrounded with sound absorbent material for their full length and encased in a duct above the floor level.	Plan
6	Part G 1. Part G3 - The hot water supply to a bath should be limited to a maximum of 48 degrees Celsius by way of an inline blending valve or other temperature control device. 2. Part G3 – Please provide details of any unvented hot water storage vessels including the safety features to prevent overheating & overexpansion.	Plan
7	Part H 1. Part H1 – Any new above & below ground foul drainage to be agreed on site prior to installation/backfilling. Above and below ground drainage layout to be agreed on site. 2. Part H1 - New soil vent pipe/s to terminate 900mm above the point of the nearest opening within 3m and be fitted with a birdproof cage OR Position any air admittance valves above the highest waste appliance. 3. Part H1 - Soil vent pipe to terminate 900mm above the head of the nearest opening within 3m and be fitted with a bird proof cage 4. Part H2 – Details to be provided of proposed cesspool. 5. Part H3 - Surface water to connect to a suitably sized soakaway situated	Plan



	5m clear of new & existing buildings, the design, location and construction of which to be agreed on site. 6. Part H3 - Porosity tests to be submitted for the proposed soakaways. 7. Part H6 – Details to be provided of the refuse storage and collection.	
8	Part J 1. Part J1-4 - Details and location of the heating and hot water appliance to be agreed on site.	Plan
9	Part L 1. Part L1A - Please provide a design SAP 2012 calculation showing the anticipated energy use and CO2 emissions for this building. (This should be provided BEFORE work commences as it will form a fundamental part of the design and specification for the building; for example, it will confirm the fuel and boiler type, insulation types and thicknesses, amount of glazing etc. If the design changes during the build, the calculation will need to be re-done to reflect the As-built details. (This calculation is carried out by an accredited SAP Assessor [‘energy assessor’] and can be found at Elmhurst https://www.elmhurstenergy.co.uk/search-for-assessor or Stroma https://www.stroma.com/certification/find-a-member/ . Alternatively, we can provide you with details of local SAP Assessors). 2. Part L1A – Depending on the input and results in the SAP calculation, an air leakage test report may be required upon completion.	Plan
10	Part M 1. Part M4(1) - Access from car parking to dwelling should be level, firm, have no loose material and be minimum 900mm wide. Provide a level or ramped approach to the principal entrance doorway of the dwelling. Where the plot gradient does not allow this stepped access will be accepted. Final details to be agreed on site with the site surveyor.	Plan

Comments
<p>The plans, details and information submitted have been assessed for compliance with the Building Regulations 2010.</p> <p>Whilst this is not a plans certificate, we believe building in accordance with these plans and incorporating the comments above would lead to compliance with the Building Regulations 2010.</p>

