BUILDING SPECIFICATION AND DETAILS FOR EXTENSIONS

Please complete this form before work commences and return to:

Ribble Valley BC, Building Control Services, Church Walk, Clitheroe. BB7 2RA. tel 01200 245111 fax 01200 414487

Application No: ……..……..

Description of work: ……..……..…… …

Address: ……. ..

Area Surveyor dealing with your application: ……

Tel 01200 41 ……

As your application contains a limited amount of information it is essential that you fully understand that the construction on site must comply with current Building Regulations. The primary responsibility for achieving compliance with the regulations rests with the person carrying out the work. If you are employing a builder the responsibility will be the firm's - but you should confirm this position at the beginning of the contract.

You should also bear in mind that it is the owner of the building who will be served with any enforcement notice if the work does not comply with the regulations, therefore it is essential that you ensure that the Local Authority are satisfied that the work complies with the regulations before the builder leaves the site.

The information requested is for your benefit as well as showing us how you intend to comply with the Building Regulations. The list is not necessarily exhaustive. Additional details/calculations may be required to determine compliance with the Building Regulations.

If you are not familiar with Building Regulations you are advised to discuss the construction specification and details with your builder or a suitably qualified person.

State internal dimensions and floor area of any extension. *(in metres)*	
If you are building an extension please specify use new rooms.	
Specify type of foundation, width and depth below ground. *(if other than strip foundation please specify and provide details of any raft or piles etc)*	
Is the ground floor to be a solid concrete floor or a suspended timber construction? ***(If depth of fill exceeds 600mm then a reinforced suspended slab will be required)***	
Specify type and thickness of insulation to ground floor.	

Is the extension to be built in an area of the Ribble Valley affected by Radon? If so then protection will be required at slab level	Yes No Don't Know
Is the ground floor level above the external path level? *i.e. is any tanking required to the walls.*	
Specify external wall construction - Type of brick/block and type/ thickness of insulation - Width of cavity - Cavity trays and Dpc's - Spacing of cavity ties	
Is a cavity tray being provided where the extension abuts the existing house wall?	
Specify first floor construction. (if applicable) – state size of floor joists, spacing and length of span.	
Specify type and thickness of sound deadening quilt between floors and to stud partitions.	
Specify thickness and type of fire resisting board to ceiling and any steelwork.	
Roof - *(delete as applicable)*	Flat pitched mono pitched
If pitched/mono pitched state pitch in degrees and type of roof tile.	
Trussed rafters. *(delete as applicable)*	Yes No
Specify size, spacing and span of purlins and rafters. ***Any purlins spanning more that 3.6 metres must be calculated***	
Specify size and location of ventilation to roof void.	
Are any steel beams to be inserted in the extension or the existing building? Specify size - ***Calculations must be provided for any beam spanning more than 3.0 metres***	
Specify type of windows and glazing – type of glass to be used. *If the area of glazing is excessive we may ask for the window area to be reduced.*	
Provide details of ventilation to rooms.	

Provide details of new external drainage. I.e. size/type of pipe and details of inspection chambers	
Is the extension to be built over existing drains? If so give details and provide plan showing drainage layout	
State pitch, rise and going of any new stairway and details of guarding and balustrade	
Are escape windows provided to habitable rooms? *If not specify what alternative arrangements are being made for means of escape from habitable rooms.*	
Are any toilet/bathroom facilities to be incorporated into the scheme?	
Are mains wired smoke detectors provided to each floor?	
Is there a new chimney or flue being built? – *if so specify construction details*	
Are you installing a new boiler within the scheme? *If so provide details.*	
Are any alterations taking place inside the existing dwelling? – *if so please describe the extent of the work*	
Have you consulted with your neighbour and served the notice under the Party Wall Act? *(Applicable where building on or near to the boundary).* This is not the responsibility of the Local Authority **– the notice must be served on your neighbour before work commences**.	Yes No
Does the building incorporate any unusual construction methods or materials? If so please describe the construction and the manner in which any unusual materials are to be used.	

Building Regulations are made under powers provided in the Building Act 1984 and apply in England and Wales. The majority of projects are required to comply with the regulations. They exist to ensure the health and safety of people in and around buildings.

The Building Regulations contain various sections dealing with definitions, procedures, and what is expected in terms of technical performance.

Information may be obtained from the following documents:

Building Regulations 2010

Approved Document A – Structure

Approved Document B – Fire Safety

Approved Document C – Resistance to contaminants and moisture

Approved Document D – Toxic Substances

Approved Document E – Resistance to passage of sound

Approved Document F – Ventilation

Approved Document G – Sanitation, Hot Water Safety and Water Efficiency

Approved Document H – Drainage and waste disposal

Approved Document J – Combustion appliances and fuel storage systems

Approved Document K – Protection from falling, collision and impact

Approved Document L1 and L2 – Conservation of fuel and power

Approved Document M – Access to and Use of Buildings

Approved Document N – Glazing, safety in relation to impact, opening and cleaning

Approved Document P – Electrical Safety

Approved Document to support regulation 7, materials and workmanship

The Party Wall Act 1996 – Explanatory Booklet

Copies are available for loan at most libraries and may be viewed on the website www.planningportal.gov.uk/buildingregulations/approveddocuments/