

Building Control Solutions

# Homeowner Guide 24

## Getting your plans right first time



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## The second part of our Guidance Note deals with the remaining elements of construction.

### Supporting Beams and Lintels

Plans should show:

- Opening size
- Span of beam/lintel
- Loads that beam/lintel is required to carry
- Any supporting calculations required to justify the beam/lintels structural stability
- Size or manufacturers code number of the beam/lintel
- Beam bearings and padstone details
- How beam/lintel will be made fire resistant.

### Timber Upper Floors

Plans should show:

- Span of floor joists
- Position of supporting walls
- Grade of timber to be used
- Size of floor joists
- Spacing of floor joists
- Type, thickness and mass of decking
- Type, thickness and mass of ceiling lining and finish
- Sound proofing details.

### Roofs

Plans should show:

- Whether roof is flat or pitched
- Whether you have chosen to use a warm or cold deck construction
- How external fire rating is to be achieved
- The weatherproof coverings to be used – tiles, felts
- That type of covering is suitable for pitch and how it is fixed
- Type and thickness of any decking
- Battens and type of underlay
- Whether it is to be a traditional cut roof or prefabricated, such as trusses. The construction of the roof:
- Grade of timber used
- Size and centres of rafters, purlins, ceiling joists, ceiling binders, flat roof joists
- How roof will be triangulated to prevent roof spread
- If prefabricated manufacturer's design and calculations
- Wind bracing details
- Hip and valley details

- Soffit and Fascia details
- Wallplates and how they are fixed to prevent uplift
- Supporting walls etc
- Roof ventilation, if required, details
- Roof insulation details
- Ceiling linings and finishes.

## Ventilation

Plans should show:

- That rooms are provided with background ventilation. This can be achieved by vents built into your window frames or by dual action secure casement furniture at upper levels. Size of vent will vary with room type
- That rooms are provided with rapid ventilation. This can be achieved by opening parts of the window
- That rooms, such as showers, bathrooms, kitchens and utilities, are provided with mechanical ventilation. This can be achieved by extract fans of an appropriate rating.

## Conserving Fuel and Power

Plans should show:

- The type and thickness of floor, wall and roof insulation to be used. Standards have increased tremendously. Please ensure you use the correct materials and products in your design
- The type and heat loss efficiency of windows, rooflights and doors. Large areas may not be acceptable
- How cold bridging and air leakage will be limited
- The efficiency of the lighting system
- The efficiency of the heating and hot water systems.

## Heating the Building

Plans should show:

- The type of heating system to be used
- How combustion air will be provided for safe operation
- How products of combustion are to be discharged safely
- How the building will be protected from damage by heat.

## Fire Safety in Dwellings

Plans should show:

- All first floor and ground floor habitable rooms, where you have to pass through another room, to access the stairs or protected exit route must have an opening window to allow escape
- Size when open to be not less than 0.33 square metres with no dimension less than 450mm and sited so that the bottom of the opening is
- between 800mm and 1100mm above floor level.
- Position and type of smoke alarms

Please note that additional, and sometimes difficult to achieve, fire safety measures are required when a loft conversion is carried out in a two storey house, (Please see Homeowner Guide 9 for details).

Planning your work well in advance will help to reduce the chance of mistakes, which can result in costly remedial work.

Please contact Building Control Solutions for advice on the above and the application of the Regulations to other buildings.

**Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstance.**



## Need Help?

Our Building Control Surveyors are happy to give guidance and answer questions, however trivial you think they are. They would rather tell 20 people the same thing, than risk one person being injured as a result of unauthorised building works.

## Visit our website

For a wealth of information including application forms, guidance on charges and latest news in the world of Building Control, why not visit our website at [www.bcsolutions.org.uk](http://www.bcsolutions.org.uk)

## Other approvals

In addition to Building Regulation approval, you may also require Planning Permission in certain circumstances. Please contact the relevant Council's Development Control Team for further advice.





Tel: 0300 790 0580  
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