Growth, Housing and Environment | Regulation
Building Control
P O Box 228
Jersey, JE4 9SS

States of Jersey

OCTOBER 2011

BUILDING BYE-LAWS (JERSEY) 2007 (as amended)

BUILDING WORKS CARRIED OUT IN CONNECTION WITH DWELLING HOUSES AND FLATS. (including extensions to a dwelling, change of use to form a dwelling, and material alterations to a dwelling)

Information to be included with a Certificate of Design issued to the Department under the SER Scheme.

This document provides guidance on the level of information that should accompany a design certificate submitted to the department issued under the SER scheme.

It sets out the minimum level of information required for the purposes of showing compliance with the requirements of Parts 1 and 7 of the second schedule to the Building Bye-Laws for applications relating to domestic premises.

Where any requirement, or part, does not apply to a specific project, reference to that requirement or part in this document can be ignored for the purposes of submitting the Design Certificate.

This document should not be interpreted as defining the scope or extent of the structure of a building. The responsibility for checking that all structural elements have been included within the scope of the design certificate remains with the certifier.

Information to be included with a design certificate issued under the SER scheme.

GENERAL

1A	☐	All drawings / specifications used for the purposes of issuing the design certificate to be listed in Schedule 1 to the certificate, and one copy of those drawings together any supporting design calculations to be submitted with the design certificate.
1B	☐	Provide statement of all design codes used. (BS or Eurocodes)
1C	☐	Provide statement as to whether building has been "designed" or certificate has been issued based on compliance with TGD 1.
1D	☐	Property address, description of work and building permit number to be stated as shown on the building permit.

SPECIFIC DETAILS WHICH ARE TO BE CLEARLY SHOWN ON PLANS ACCOMPANYING THE DESIGN CERTIFICATE.

NOTES:

1. **ALL PLANS ACCOMPANYING THE DESIGN CERTIFICATE MUST BE AT A SCALE OF AT LEAST 1:50.**
2. **FOR THE PURPOSES OF THIS DOCUMENT PLANS DO NOT INCLUDE STRUCTURAL CALCULATION SHEETS.**

Foundations:

1.1	☐	Show type, sizes, depth and location of proposed foundations. Specify grade of concrete and cover required to reinforcement.
1.2	☐	Provide description of expected soil conditions together with a note of the required ground bearing capacity.
1.3	☐	Confirm if Site Investigation has been carried out prior to certification or not. Identify location of any trial holes that need to be done to confirm foundation design on plans.
1.4	☐	When building on an existing foundation, state size and depth of the existing foundation and type of ground conditions anticipated, together with any known details of foundation construction.
1.5	☐	Provide details of any proposed reinforcement to foundations, pile caps and ground beams.
1.6	☐	Provide details of any proposed ground improvement works, including areas, layout of treatment, allowable bearing capacity required and requirements for testing.
1.7	☐	Where piled foundations are proposed provide pile layout drawing and pile schedule stating pile diameter, pile length and details of any rock anchors.
1.8	☐	Where piled foundations are proposed, state design loads vertical and horizontal to be achieved and that one static load test is to be carried out, for every 50 piles or part thereof, (up to a maximum of 3) and integrity testing on all piles:

Wall Construction:

1.9	☐	Materials to be specified, including bricks/block strength, mortar designation site and manufacturing control levels required.
1.10	☐	Length, height and thickness to be dimensioned with any necessary movement joints identified and detailed.
1.11	☐	Cavity width, wall tie type and spacing to be stated:
1.12	☐	When building on an existing wall, construction of the existing wall to be stated:

1.13 ☐ All walls necessary for the stability of the structure to be clearly identified on plans.

1.14 ☐ Show location of any wind post and associated fixings on plans.

1.15 ☐ Show details of any external cladding material and its fixing to the structure of the building.

1.16 ☐ Show how lateral support to walls is achieved by restraint ties at floors and roof.

1.17 ☐ Provide glazing specification in accordance with SER TB6

Floor Construction:

1.18 ☐ Timber floors - Specify type and thickness of flooring material state all structural member sizes, spans, spacings, strength class, and provide details / sizes of any trimming arrangements and /or secondary strutting.

1.19 ☐ State design imposed and dead loads for floors.

1.20 ☐ Concrete floors – Specify thickness and show reinforcement details and span directions if suspended. Specify grade of concrete and cover required to reinforcement.

1.21 ☐ For composite floors state type and gauge of decking, shear studs, propping requirements, mesh/ fibre reinforcement and additional reinforcement for fire resistance.

Roof Construction:

1.22 ☐ Specify all member sizes, stating spans, spacings, timber strength class, loadings and roof pitch:

1.23 ☐ In the case of truss rafters, state type, provide plan showing layout truss shapes and stability bracing.

1.24 ☐ Show support details, typical tying down details and locations where these occur.

Beams and Lintels.

1.25 ☐ Specify product or materials to be used, and provide details of any connections.

1.26 ☐ Show location, dimensions, bearing required and lateral restraint.

1.27 ☐ Specify padstone details and bearing requirements.

Retaining structures.

1.28 ☐ Provide details of design loading, size, location and construction of retaining walls, including any reinforcement required, bearing strata and land drainage.

Stairs, Handrails and Protective barriers :

1.29 ☐ Identify location and design loads and provide typical construction / fixing details, or for low risk traditional stair construction make reference to BS 585. For free standing glass barriers without a handrail attachment in accordance with BS 6180 specify compensating measures. For concrete stairs provide details of reinforcement.

R C Balconies which are continuous with main floor slab.

1.30 ☐ Provide loading assumptions for balconies and details of reinforcement and thermal break elements.

Windows / glazing:

1.31 ☐ Detail support arrangements and fixing details for glazed panels which are not low risk and any glazing that is less than 800mm above floor level.

Cladding

1.32 ☐ Provide details of any external wall cladding and fixings.

Fire resistance.

1.33 ☐ State type of material allowed for in design for achieving fire resistance to walls, floors and

☐ beams.

Additional information for Timber Framed Dwellings.

Panel tie down:

1.34 ☐ Show details of substructure and panel tie down fixing (including internal racking panels) to sub-structure.

Walls:

1.35 ☐ Show stud general arrangement and sizes, including locations of any additional studs required to accommodate high local loads.

1.36 ☐ Identify all walls providing stability and state sheathing requirements

1.37 ☐ Nailing schedule to be provided and platform connection to wall panels to be shown.

1.38 ☐ Show how lateral support to walls is achieved including non loadbearing partitions.