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

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

TEMPLATE FOR THE PRODUCTION OF BUILDING SPECIFICATIONS

This document should be used as a basis for producing building specifications which need to accompany plans submitted with applications for building permits.

It sets out the minimum level of information required for the purposes of showing compliance with the requirements of Parts 1 to 12 of the second schedule to the Building Bye-Laws for applications relating to domestic premises.

Where any requirement, or part, of the second schedule does not apply to a specific project, reference to that requirement or part in this document can be ignored when preparing the building specification.

Information required in respect of Part 1: Structure

GENERAL

- 1 State which design code (e.g. technical guidance document 1) has been used for the purposes of satisfying each of the requirements in Part 1 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:
Where details are subject to later design by a structural engineer state design is to be certified under the SER scheme prior to commencement of work.

SPECIFIC DETAILS

Foundations:

- 1.1 Type of foundation to be specified and note to state that size and depth to suit ground conditions:
- 1.2 When building on an existing foundation, state size and depth of the existing foundation and type of ground conditions:
- 1.3 Where the foundation is subject to a later design by a structural engineer this should be clearly noted:
- 1.4 Where the building has five or more storeys, a statement that it will be designed to satisfy the Bye-Law requirements for disproportionate collapse:
- 1.5 Where piled foundations are proposed, a note to state one load test 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:

- 1.6 Materials to be specified:
- 1.7 Length, height and thickness to be dimensioned:
- 1.8 When building on an existing wall, construction of the existing wall to be stated:
- 1.9 If wall stability is subject to calculation by a structural engineer, this should be stated on the plans:

Floor Construction:

- 1.10 Timber floors - Specify covering, all structural member sizes, stating actual and permissible spans, spacings, strength class and loading:
- 1.11 Concrete floors – Specify thickness and provide design details if suspended:
- 1.12 If floor construction is to be to a later design by a structural engineer, this should be stated on the plans with no member sizes given:

Roof Construction:

- 1.13 Roof specifications that are not subject to a later design - specify all member sizes, stating actual and permissible spans, spacings, timber strength class, loadings and roof pitch:
- 1.14 Where the roof construction is to be to a later design by a structural engineer, this should be stated on the plans with no member sizes given:

Windows:

- 1.15 State windows and doors (frames and glass) to be designed to satisfy the design recommendations given in respect of wind loading in BS 6262:1982.

Stairs:

- 1.16 Specify materials to be used for stairs. For timber stairs state construction to be in accordance with BS 585-1:1989.

Information required in respect of Part 2: Fire Safety

GENERAL

- 2 State name of the design code used (e.g. Technical Guidance Document 2, 2013 Edition) for the purposes of satisfying each of the requirements in Part 2 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

MEANS OF WARNING AND ESCAPE (Dwelling Houses)

Alarm system:

- 2.1 Type of fire alarm system to be specified, (e.g. fire alarm and detection system to be provided in accordance with BS5839: Part 6 to at least a Grade D Category LD2) and specify location of smoke and heat alarms. (i.e. smoke alarm in principal living room, all bedrooms, circulation spaces and heat detector in kitchen)

Escape windows:

- 2.2 Position of all escape windows to be shown and clear opening sizes to be dimensioned on elevations. If protected stair is proposed as an alternative to escape windows this needs to be clearly indicated.

Houses with a floor more than 4.5m above ground level (including loft conversions in a 2 storey house)

- 2.3 Protected escape stair and rating of enclosure and fire doors to be indicated on plans.

Houses with more than one floor over 4.5m above ground level

- 2.4 Two independent protected escape stairs to be indicated on plans or one protected stair with sprinkler system specified.
- 2.5 Rating of stair enclosure and fire doors to be stated on plans.
- 2.6 Sprinkler system specified to comply with BS 9251.

MEANS OF WARNING AND ESCAPE (Flats)

Alarms

- 2.7 Type of fire alarm system to be specified, (e.g. fire alarm and detection system to be provided in accordance with BS5839: Part 6 to at least a Grade D Category LD2) and specify location of smoke and heat alarms. (i.e. smoke alarm in principal living room, all bedrooms, circulation spaces and heat detector in kitchen)

Escape within flats:

- 2.8 Travel distances (in open plan flats, protected entrance halls, lobbies, corridors and car parking areas) to be indicated:
- 2.9 Position and rating of fire doors to be indicated:
- 2.10 Protected corridors / lobbies to be shown:

Vertical Escape:

- 2.11 Dimension height of top floor above lowest ground level, and state if it has been considered

- as a "large" or "small" building:
- 2.12 Position of escape stairs to be shown:
- 2.13 Rise, goings and headroom on all escape stairs to be specified:
- 2.14 Fire protection to escape stairs (including doors) to be shown and fire rating of all elements stated:
- 2.15 Separation of stairs and lifts at basement levels to be shown:
- 2.16 For small single stair buildings state size and type of vent to stair. (vent at each floor level or single vent at head remotely operated from access level)
- 2.17 For buildings other than small single stair specify means of ventilating common corridors/lobbies adjoining the stair and the top of the stair.(including method of actuating the vents)
- 2.18 Protected corridors / lobbies to be shown:
- 2.19 Identification location of any gas and electricity meter service cupboards.
- 2.20 State escape lighting to BS 5266: Part 1 to be provided on all common escape routes. (not applicable in buildings less than two storeys):

INTERNAL FIRE SPREAD

- 2.21 Period of fire resistance for all elements of structure to be stated:

COMPARTMENTATION

- 2.22 Position of compartment walls and floors to be highlighted:
- 2.23 Period of fire resistance for all compartment walls / floors (including any doors) to be stated
- 2.24 Any basement storey in a building containing flats to be fitted throughout with a sprinkler system conforming to BS EN 12845.
- 2.25 For blocks of flats with a floor over 18m state building to be fitted throughout with a sprinkler system in accordance with BS 9251: 2005.

EXTERNAL FIRE SPREAD

Walls and Roof:

- 2.26 Distance from building to boundary to be dimensioned on plans:
- 2.27 Amount of unprotected area of any elevation and the distance to the boundary to be dimensioned. Where a notional boundary is set (i.e. where there is more than one assembly and recreation or residential building on the same site) the unprotected areas in any existing building(s) with a boundary condition must also be shown. A schedule showing the amount of unprotected area as a % of the wall area and calculations showing the required distance to the boundary to be provided:

ACCESS AND FACILITIES FOR THE FIRE SERVICE

- 2.28 Dimension site plan to show fire service vehicle hardstanding area is less than 45m from all parts of the dwelling. (in the case of flats dimension worst case only) Where vehicle access cannot be achieved state dwelling to be fitted throughout out with a sprinkler system conforming to BS 9251:2005.
- 2.29 For buildings with a floor more than 11m above ground show location of fire main, and dimension the distance from the fire appliance hardstanding to the fire main inlet connection

- point.
- 2.30 Where an enclosed car park is to be naturally ventilated, show ventilation openings for smoke clearance on elevations. Clear opening size of smoke vents and floor area of car park to be stated:
- 2.31 Where an enclosed car park is to be mechanically ventilated, specify ventilation rates to be achieved, fire rating of system, and method of providing a secondary power supply:
- 2.32 In the case of flats with a floor more than 18m above ground, or a basement more than 10m below ground, show the position of any fire-fighting shafts and state construction to comply with BS: 9999: 2008:

Information required in respect of Part 3: Combustion Appliances and Fuel Storage Systems.

GENERAL

- 3 State which design code (e.g. Technical Guidance Document 3) has been used for the purposes of satisfying each of the requirements in Part 3 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

- 3.1 Dimension fireplace openings and dimension flue sizes:
- 3.2 Dimension height of flue outlets:
- 3.3 Dimension fireplace recesses and constructional hearths:
- 3.4 Where the proposed work involves the construction or extension of a building identify the location of any existing flues, including flues on adjacent buildings, which are located 2.3m or less from the proposed work, or confirm no such flues exist.
- 3.5 Specify whether or not appliance is room sealed or open-flued, and show where appliance is to be sited:
- 3.6 Show position of flues and dimension flue outlets from openings into the building and from the nearest relevant boundary.
- 3.7 State that a flue gas spillage test is to be undertaken where any open flued appliance is sited in a room which has mechanical extract ventilation:
- 3.8 Where an oil storage tank is located internally, state period of fire resistance and method of ventilation to the enclosure.
- 3.9 Show fuel tank position in relation to the building and boundary:
- 3.10 Show LPG cylinder storage facilities:
- 3.11 Identify location of carbon monoxide alarm.

Information required in respect of Part 4: Site Preparation and Resistance to Moisture

GENERAL

- 4 State which design code (e.g. technical guidance document 4) has been used for the purposes of satisfying each of the requirements in Part 4 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

Resistance to Moisture:

- 4.1 Specify roof pitch and the materials to be used for the roof covering.
- 4.2 Specify the materials to be used for the walls:
- 4.3 Specify the materials to be used for the floors:
- 4.4 Identify position of DPCs and cavity trays:
- 4.5 Provide details of the method to be used for upgrading existing walls where a material change of use of a building is proposed.
- 4.6 Where tanking is proposed provide a 1:10 scale section showing installation details.
- 4.7 Specify material to be used for flooring in kitchens, utility rooms and bathrooms (see para 4.15 of TGD 4)

Radon protective measures: (applies to new buildings, extensions to existing buildings and the material change of use of a building or part)

- 4.8 1:10 scale detailed section through wall / floor junction to be provided:
- 4.9 Position of sump(s) to be identified:

Resistance to Contaminants:

- 4.10 State previous use of site and whether or not contamination has been identified. In cases where a site is potentially affected by contaminants provide copy of site investigation report.

Information required in respect of Part 5: Ventilation and Condensation in Roofs

GENERAL

- 5 State which design code (e.g. technical guidance document 5 - 2011 Edition) has been used for the purposes of satisfying each of the requirements in Part 5 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

New dwellings and change of use to form dwellings.

- 5.1 Where continuous mechanical extract or continuous mechanical supply and extract with heat recovery systems are to be provided, state they are to be designed to achieve the ventilation rates set out in TGD 5 and that a test and commissioning certificate which confirms the rates achieved is to be provided at completion of the work.
- 5.2 Where system guidance is not to be followed, state ventilation rates for all rooms listed in table 1.1.a, together with ventilation rates for supply of air to all habitable rooms. Specify how ventilation rates are achieved.
- 5.3 Specify size and location of all background ventilators
- 5.4 State floor area of all habitable rooms and provide window schedule identifying clear opening area of windows in habitable rooms and the percentage of openable area in relation to floor area. For hinged or pivot windows state if window opens between 15° and 30°, or over 30°.
- 5.5 When using performance based ventilation full design calculations to be provided in

accordance with Appendix A of TGD 5.

Existing dwellings.

- 5.6 State floor area of any new habitable room, wet room and conservatory (and any existing rooms where ventilation is altered as a result of the proposed work) and provide a window schedule identifying clear opening area of all new windows and the percentage of openable area in relation to floor area of the room served by the window. For hinged or pivot windows state if window opens between 15° and 30°, or over 30°.
- 5.7 State the provision to be made for whole building and extract ventilation in any new wet room.
- 5.8 Specify the size of background ventilators to be fitted in all new rooms.
- 5.9 Where alterations affect the ventilation of an existing room(s) state whether or not any background ventilation previously existed together with the size of any proposed background ventilators.

Car Parks.

- 5.10 Where an enclosed car park is to be naturally ventilated, show ventilation openings on elevations. Clear opening size of vents and the floor area of car park to be stated:
- 5.11 Where an enclosed car park is to be mechanically ventilated, specify ventilation rates to be achieved

Information required in respect of Part 6: Drainage, Hygiene and Water Storage:

GENERAL

- 6 State which design code (e.g. TGD 6 2014 Edition) has been used for the purposes of satisfying each of the requirements in Part 6 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

Foul Water Drainage:

- 6.1 Drainage layout to be shown with gradients, pipe sizes, manhole cover and invert levels stated. (Full design calculations to be provided for large developments)
- 6.2 Invert level and location and of sewer connection to be stated:
- 6.3 Where a pumped system is proposed storage capacity, number of pumps and alarm provision to be stated:

Cesspools and Packaged Treatment System:

- 6.4 Location of any proposed cesspool or packaged treatment system to be shown, together with any existing systems on adjoining sites:
- 6.5 Specification for Cesspool and the alarm system to be provided:
- 6.6 For packaged treatment plants provide information listed building control guidance note 40:
- 6.7 Statement to confirm that any new system is the required distance from any borehole or watercourse:
- 6.8 Land drain design (to BS 6297) to be provided together with results of percolation tests, and confirmation that winter water table does not rise within 1m of the invert of the proposed land drain system:

- 6.9 Where a pumped system is proposed storage capacity, number of pumps and alarm provision to be stated:

Rainwater Drainage:

- 6.10 Drainage lay-out and position of outfall to be shown:
- 6.11 Where the proposed drainage is to an existing soakaway identify location and provide calculations to show capacity is adequate.
- 6.12 Where it is proposed to use a soakaway to drain areas in excess of 60 square metres design calculations as recommended in the Technical guidance Document 6 to be provided:
- 6.13 Where it is proposed to connect surface water drainage to a foul or combined public sewer, evidence showing that agreement has been reached with TTS Department to be provided.
- 6.14 Show location of proposed and any existing soakaways.

Sanitary Facilities:

- 6.15 Number and location to be indicated on plan:

Water Efficiency: (For newly created dwellings provide details for one of the following):

- 6.16 Provide calculation showing the water used by sanitary appliances is estimated to be less than 120 litres/head/day.
- 6.17 Specify provision to be made for rainwater harvesting and greywater systems.
- 6.18 Provide table showing water capacity of WCs and baths and flow rates for showers and taps.

Hot Water Safety (For newly created dwellings):

- 6.19 State the hot water supply to any bath to be limited to a maximum of 48^o C by use of an in-line blending valve or other appropriate temperature control device.

**Information required in respect of Part 7:
Stairs Ramps and Protective Barriers**

GENERAL

- 7 State which design code (e.g. technical guidance document 7) has been used for the purposes of satisfying each of the requirements in Part 7 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

Stairs, Ramps and Protective Barriers:

- 7.1 Position of all stairs, ramps and protective barriers to be shown on plans:
- 7.2 Where protective barriers are to be constructed using free-standing glass or glass infill panels state design to be certified under the SER scheme.
- 7.3 Section to be provided through stairs showing headroom, rise and goings. Goings for tapered treads to be dimensioned on plan.
- 7.4 Specify measures to be provided for guarding of stairs, landings, ramps, floors, roofs and balconies. Note: In the case of any dwelling guarding should not be readily climbable by children under 5 years:

Information required in respect of Part 8: Access to, and use of Buildings

GENERAL

- 8 **Access statement.** State that the 2007 Edition of the TDG Part 8, incorporating 2012 amendments, has been used for the purposes of satisfying each of the requirements in Part 8 of the second schedule, and that works are to be carried out in accordance with all relevant recommendations of that technical guidance document. Where it is proposed to depart from any relevant provision of the TDG 8, this needs to be identified in the building specification. Reasons for departing from the guidance should also be recorded in the building specification and supporting evidence to justify the departure should be provided. See paragraph 0.23 of the TGD.

SPECIFIC DETAILS (NEW DWELLINGS ONLY)

Access to and into a dwelling-house and entrance level flats.

- 8.1 Highlight 900mm wide approach (clear from any obstructions) from car parking area to principal entrance. Where off-site parking is provided show 900mm wide approach from site boundary to principal entrance.
- 8.2 Provide ground levels, existing and proposed, along the approach to the principal entrance and state the type to be provided i.e. Level, ramped or stepped.
- 8.3 Specify materials to be used for the surface of the approach to principal entrance.
- 8.4 If stepped approach is considered unavoidable provide reasons.
- 8.5 Provide section through any stepped approach dimensioning rise, goings, landings lengths and handrail heights.
- 8.6 Provide 1:10 section showing accessible threshold at principle entrance and at a rear door which leads to any outside amenity space and show measures which are proposed to satisfy the requirements of Part 4.
- 8.7 Dimension clear width of entrance door and any rear door leading to a garden area.

Circulation within entrance storey of a dwelling and entrance level flats.

- 8.8 Dimension width of halls/corridors and the clear width of doors to all habitable rooms and the room containing a WC on the entrance storey.

Stairs & Passenger Lifts in Blocks of Flats.

- 8.9 Where a lift is to be provided, dimension internal width of lift car at no less than 1100mm and length of lift car at no less than 1400mm.
- 8.10 Specify width, rise and goings for stair and state step nosings to be contrasting.

WC Provision in entrance storey of dwelling.

- 8.11 Show location of WC on plan and dimension sizes to achieve the standards shown in diagrams 31 and 32.

Internal layout.

- 8.12 Show 1500mm turning circles in dining areas living rooms and kitchens.
- 8.13 Identify a window in the principle living room that will have glazing which begins at 800mm or

- less above floor.
- 8.14 Show timber / metal stud walls reinforced (e.g. plywood fixing panels) between 300mm and 1500mm above floor to enable the future fixing of handrails in the bathroom and on the stairs.
- 8.15 Dimension the clear width of any stair serving the upper floor at a minimum of 900mm, or Identify a space (clear of door swings) in an area suitable for the future provision of a through-the-floor lift and show floor joists trimmed to provide a clear opening size of at least 950mm wide 1450mm long
- 8.16 Specify heights for switches and socket outlets.
- 8.17 Identify location and height of main consumer unit.
- 8.18 Indicate on plan possible future route for the installation of a track and hoist system from a bedroom to a bathroom, and identify measures for fixing track.
- 8.19 Show at least one bathroom or shower room dimensioned to achieve a floor size of not less than 2000mm wide and 2200mm long.

Information required in respect of Part 9: Resistance to the Passage of Sound.

GENERAL

- 9 State which design code (e.g. approved document E) has been used for the purposes of satisfying each of the requirements in Part 9 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

- 9.1 Clearly identify on the plans the position of all walls, floors and stairs that need to provide protection against sound from other parts of the building and adjoining buildings, stating sound reduction level to be achieved.
- 9.2 Provide 1:20 detailed section showing wall, floor and stair construction.
- 9.3 State sound testing to be carried out as required by the Building Control Surveyor and test results to be submitted to the Department of Planning and Building Services:

Protection against sound within residences etc.

- 9.4 Clearly identify on the plans the position of all walls and floors that need to provide protection against sound within residences, stating sound reduction level to be achieved.

Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes

- 9.5 State the materials to be provided to limit reverberation in the common internal parts of the building, and provide calculations to show the absorption area required.

Information required in respect of Part 10: Glazing – Safety and Protection

GENERAL

- 10 State which design code (e.g. technical guidance document 10) has been used for the purposes of satisfying each of the requirements in Part 10 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

Information required in respect of Part 11:

GENERAL

- 11 State which design code (e.g. 2016 edition TGD 11.1A or 11.1B) has been used for the purposes of satisfying each of the requirements in Part 11 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS (NEW BUILD DWELLINGS)

Achieving the TER/TFEE:

- 11.1 Provide two copies of the output documents from the JSAP tool.
- 11.2 Dimension overall internal floor area (width and length) on floor plans
- 11.3 Dimension storey heights on section through building.
- 11.4 Dimension structural opening sizes (height and width) for all windows, doors and roof-lights on plans AND provide schedule of all opening sizes which gives the total area for each elevation.
- 11.5 Dimension floor area of principal living room
- 11.6 Where solar panels or PV modules are to be incorporated show location and dimension area in sq.m.
- 11.7 Specify type of controls to be provided for space and water heating operation.
- 11.8 State air pressure test to be undertaken and test report submitted to the department, or if testing not proposed, specify alternative solution to be used.
- 11.9 Provide commissioning plan for all fixed building services, identifying the systems that need to be tested and the tests that will be carried out. Where commissioning is not proposed to be undertaken for a particular service state reasons for this.

SPECIFIC DETAILS (EXTENSION OF A DWELLING)

Details to be provided when using standard approach for determining area of windows, roof windows and doors:

- 11.10 Provide a schedule to show the area of windows, doors and roof-lights in the extension does not exceed 25% of the floor area of the extension, plus the area of any windows or doors in the existing dwelling which, as a result of the extension works, no longer exist or are no longer exposed.
- 11.11 U-values to be achieved by roofs, walls, floors, doors, windows and roof-lights to be stated in W/m^2K .

Details to be provided when using the area-weighted approach for determining U-values and area of windows, roof windows and doors: (not applicable if following paragraphs 11.10 & 11.11 above).

- 11.12 Provide a schedule showing the area-weighted U-value for each element type in the extension.

- 11.13 Provide calculations in accordance with paragraph 3.5 of TGD 11.1B to show the calculated area-weighted U-value of all elements in the extension is no worse than a notional extension of the same size and shape which complies with the U-value standards referred to in paragraph 3.1 of the TGD 11.1B and the opening areas given in paragraph 3.2.

Details to be provided when using the whole dwelling calculation method for determining U-values and areas of windows, roof windows and doors. (not applicable if following 11.10 to 11.13 above)

- 11.14 Provide JSAP calculations in accordance with paragraphs 3.6 and 3.7 of TGD 11.1B

General information to be provided in respect of Extensions.

- 11.15 Dimension structural opening sizes (height and width) for all windows, doors and rooflights on plans.
- 11.16 Total internal floor area of the extension to be stated
- 11.17 Where works include the replacement of existing windows details of the windows to be replaced should be shown on a survey drawing and the U-values and type of frame proposed for the replacement windows clearly stated.
- 11.18 State all fixed internal and external light fittings to conform to Table 42 of the domestic building services compliance guide.
- 11.19 State building fabric to be constructed using accredited construction details for limiting thermal bridging and air leakage, or specify details that will deliver an equivalent level of performance.
- 11.20 If the extension is a conservatory, specify U-values to be achieved by the elements separating the conservatory from the dwelling, and state U-values to be achieved for all glazed and thermal elements used in the construction of the conservatory.
- 11.21 Where work includes the replacement of existing heating boiler state the type of heating boiler and for oil and gas boilers state the SEDBUK efficiency rating to be achieved.
- 11.22 Provide commissioning plan for all fixed building services, identifying the systems that need to be tested and the tests that will be carried out. Where commissioning is not proposed to be undertaken for a particular service state reasons for this.

Information to be provided in respect of consequential improvements to energy performance of the existing dwelling.

- 11.23 Provide estimate of build cost by multiplying total internal floor of proposed extension in sq.m by £2000, or provide quantity surveyors report showing actual estimated of cost of construction.
- 11.24 For dwellings where building permission was obtained prior to the 1st January 2011, provide an energy performance certificate and summary information sheet for the dwelling using the Government of Jersey approved RdSAP tool, and identify which of the recommended improvement measures are to be implemented to satisfy the requirement for consequential improvement works to the existing dwelling of not less than 5% of the extension build cost as estimated in accordance with item 11.23 above.
- 11.25 For dwellings constructed after 1st January 2011 provide a copy of the approved energy performance certificate.

SPECIFIC DETAILS (CHANGE OF USE TO DWELLING USE, or PROPOSAL TO CHANGE ENERGY STATUS)

- 11.26 Identify, and specify U-values of all windows doors and roof-lights which are to be retained. Where U-value is worse than 3.3 w/m²K state proposals for upgrading.
- 11.27 State U-values to be achieved by all new windows, doors and roof-lights.

- 11.28 When creating a new dwelling by a material change of use provide a schedule to show the area of all windows, doors and roof-lights in the newly created dwelling does not exceed 25% of the floor area of the new dwelling or, provide details of compensation measures in accordance with paragraphs 3.5 or 3.16 of the TGD 11.1B
- 11.29 Identify all thermal elements which are to be retained and state existing U-values. Specify proposals to improve the existing U-value where existing U-value falls below threshold values.
- 11.30 State U-values to be achieved by all newly replaced thermal elements.
- 11.31 Identify any thermal elements which are to be renovated, and the U-value to be achieved.
- 11.32 Type of heating boiler to be stated, and for oil and gas boilers state the SEDBUK efficiency rating to be achieved.
- 11.33 State all fixed internal and external light fittings to conform to Table 42 of the domestic building services compliance guide.
- 11.34 State building fabric to be constructed using accredited construction details for limiting thermal bridging and air leakage, or specify details that will deliver an equivalent level of performance.

SPECIFIC DETAILS (MATERIAL ALTERATIONS & PROVISION OF NEW CONTROLLED SERVICES & FITTINGS)

Controlled services or fittings:

- 11.35 Fuel type of any new or replacement heating boiler to be specified. For oil and gas boilers state SEDBUK efficiency rating.
- 11.36 State U-values to be achieved by any newly provided windows, doors and roof-lights.
- 11.37 Where a window, door, or roof-light is enlarged or a new one created provide details of compensating measures to be included as part of the work that will ensure the thermal performance of the dwelling is no worse than it was before.
- 11.38 Provide commissioning plan for all fixed building services, identifying the systems that need to be tested and the tests that will be carried out. Where commissioning is not proposed to be undertaken for a particular service state reasons for this.

Work in connection with thermal elements:

- 11.39 Where a new thermal element is to be provided state U-value to be achieved by the element.
- 11.40 Where any thermal element is to be renovated, state the U-value to be achieved.

Information required in respect of Part 12: Electrical Safety

GENERAL

- 12 State which design code (e.g. technical guidance document 12) has been used for the purposes of satisfying each of the requirements in Part 12 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document: