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OCTOBER 2011

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

BUILDING WORKS CARRIED OUT IN CONNECTION WITH BUILDINGS OTHER THAN DWELLINGS (including works involving the extension, material alteration or change of use of buildings other than dwellings)

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 non-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 a statement of all Design Codes used. (BS or Eurocodes)
1C	☐	State /show methodology for dealing with disproportionate collapse requirements where relevant.
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 and sub-structure:

1.1	☐	Provide copy of Site Investigation report. (Not essential for single storey steel framed buildings)
1.2	☐	Provide details of any proposed ground improvement works, including areas, layout of treatment, allowable bearing capacity required and requirements for testing.
1.3	☐	Provide description of expected soil conditions together with a note of the required ground bearing capacity.
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	☐	Show type sizes, depth and location of proposed foundations. Specify grade of concrete and cover required to reinforcement.
1.6	☐	Provide details of any proposed reinforcement to foundations, pile caps and ground beams.
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:
1.9	☐	Provide details of size, location and construction of retaining walls, including any reinforcement required and land drainage.

Retaining structures.

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

Steel framed Buildings.

1.11 ☐ Provide frame layout drawing dimensions and weights for main beams, secondary beams and columns.

1.12 ☐ State design loadings used.

1.13 ☐ Identify bracing/sway frames required to provide lateral stability to the building. Show location/details of structural movement joints where relevant.

1.14 ☐ Show typical/main connection details, bracing details, layout of composite beam shear studs and corrosion protection measures.

Concrete framed Buildings.

1.15 ☐ Provide frame layout drawing and dimensions for main beams, secondary beams and columns.

1.16 ☐ State design loadings used.

1.17 ☐ Identify bracing/sway frames required to provide lateral stability to the building. Show location/details of structural movement joints where relevant.

1.18 ☐ Provide reinforcement details for beams and columns and typical joint details.

Timber framed Buildings.

1.19 ☐ Clearly identify the location of all timber framed walls that are necessary for the for the stability of the structure.

1.20 ☐ Provide nailing schedule for all panels.

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

1.22 ☐ Provide plans showing layout of studs, location of cripple studs, details of sheathing, lintels, beams, platform connection to panels, wall tie type and spacing.

Masonry buildings:

1.23 ☐ Materials to be specified, including bricks/block strength, mortar designation site and manufacturing control levels required.

1.24 ☐ Length, height and thickness of walls to be dimensioned with any necessary movement joints identified and detailed.

1.25 ☐ Cavity width, wall tie type and spacing to be stated:

1.26 ☐ When building on an existing wall, construction of the existing wall to be stated:

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

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

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

1.30 ☐ Show how lateral support to walls is achieved.

Floor Construction:

1.31 ☐ 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 arrangement and restraint ties between walls and floor.

1.32 ☐ State design imposed loads for floors.

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

1.34 ☐ Specify bearing details together with fixing and tying details

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

Roof Construction:

1.36 ☐ Specify all member sizes, stating spans, spacings, timber strength class, loadings and roof pitch and restraint ties between walls and roof.

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

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

Beams and Lintels.

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

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

1.41 ☐ Specify padstone details and bearing requirements.

R C Balconies which are continuous with main floor slab.

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

Protective barriers and handrails:

1.43 ☐ Identify location, state design loads and provide typical construction / fixing details. For free standing glass barriers without a handrail attachment in accordance with BS 6180 specify compensating measures.

Windows / glazing:

1.44 ☐ 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.

☐ Provide full glazing specification for all load bearing glazing

Stairs .

1.45 ☐ Provide details of layouts and structural design

Cladding systems:

1.46 ☐ Provide details of cladding panel sizes and spacing of sheeting rails and fixings, cladding fixings, sheeting specification and design loads, or design parameters for derivation of wind loads.

Internal non-load bearing walls.

1.47 ☐ Show fixing details for major internal non-loadbearing walls where openings can apply pressures. e.g. large door openings in warehouses, and masonry walls with unsupported heights exceeding 2.5m or unsupported lengths exceeding 4m

Fire resistance.

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