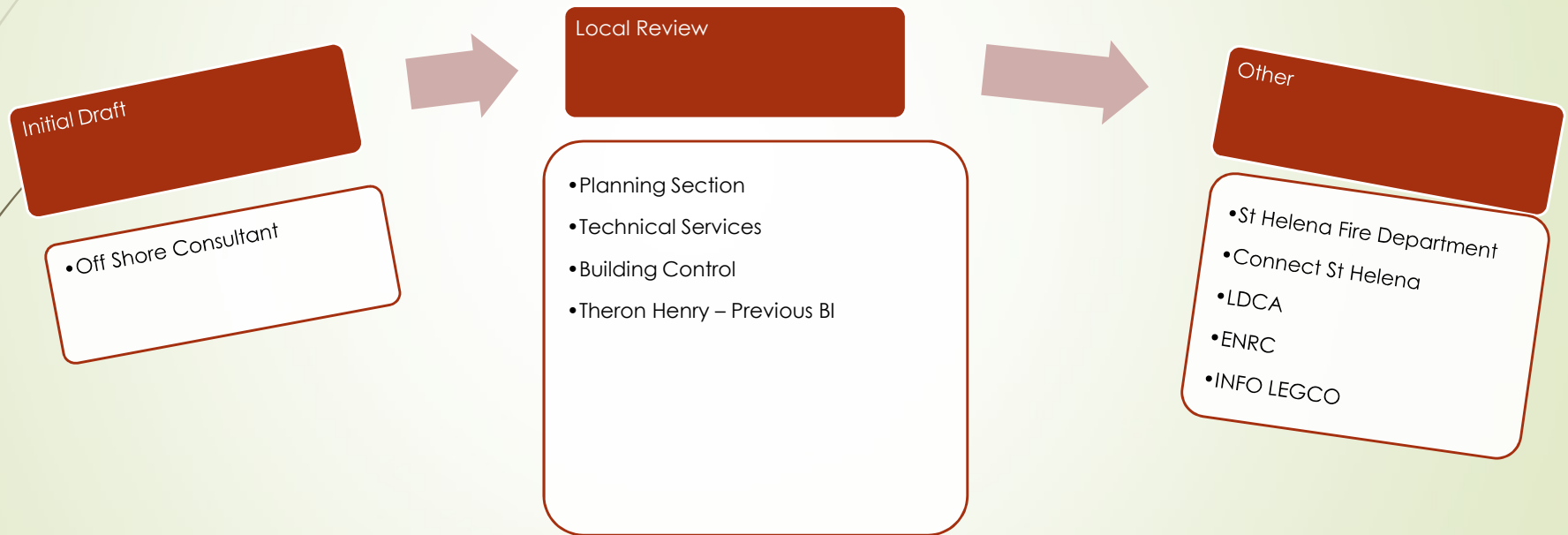




# DRAFT St Helena Building Regulations 2018

# Review Team



# DRAFT St Helena Building Regulations

## Section 1: Administrative Regulations

## Section 2: Technical Regulations

Part A: Structure

Part B: Moisture,  
Contaminants,  
Insects, Ventilation  
& Daylight

Part C: Fire Safety

Part D: Staircases,  
Ramps &  
Protection from  
Falling

Part E: Glass Safety

Part F: Access and  
Facilities for  
Persons with  
Disabilities

Part G: Resistance  
to the Passage of  
Sound

Part H: Rainwater,  
Foul and Waste  
Water Drainage  
and Disposal

Part I: Sanitation  
and Hot Water  
Safety

Part J: Heat  
Producing  
Appliances and  
Gas Storage

Part K: Thermal  
Insulations

Part L: Electrical  
Safety

# Administrative Regulations

Pages 5 - 14

- There are various changes from the current regulations

- Parts which remain but somewhat reworded are:**

1. Short Title
2. Application
3. Interpretation
4. Fees
5. Appeals
6. Deemed-to-satisfy Provisions
7. Testing of Drainage Installations
8. Powers of Entry
9. Stage Notices to be Given
10. Dangerous Structures Emergency Measures
11. Contravention of Regulations

- Parts Omitted**

1. Applications for Development Permission
2. Power to Delegate
3. Power of Agency to Exempt Certain Building

- Additional Parts**

1. Requirement to Give Notice and Make Application
2. Material Sampling & Testing and Adequacy of Materials & Workmanship
3. Certificate of Occupancy
4. Exemptions of Certain Types of Buildings
5. Application to Work Done by or on Behalf of the Crown

# Administrative Regulations

Pages 5 - 14

## ■ Key Stage Inspections

### ■ Current

1. Site preparation.
2. Excavation for foundations.
3. Foundation concrete laid.
4. Damp proof course laid.
5. Lintels in position.
6. Roof structure and covering complete.
7. Drains laid.
8. Drains backfilled.
9. Septic tank constructed.
10. Soakaway excavation.
11. Completion of work.

### ■ Proposed

1. **Site Preparation:** boundary pegs installed, vegetation and vegetable top soil stripped, extent of proposed site excavations marked out.
2. **Site Excavation:** Once the site has been excavated to the approved plans.
3. **Building Set Out:** foundation trenches excavated and foundation reinforcement in place.
4. **Slab Preparation:** Foundation concrete laid, hard-core, blinding and under-floor damp-proof membrane in place but concrete slab not poured.
5. **Damp Proof Course (DPC):** Floor slab poured and damp proof courses under walls in place.
6. **Lintels:** Shutter boards and reinforcement in place for in-situ concrete lintels and beams but concrete not poured.
7. **Roof:** Walls built, roof structure in place, fixed and covered but roof structure not concealed.
8. **Drains laid:** Ready for testing but not backfilled, inspection chambers and any septic tank constructed but not covered nor backfilled.
9. **Soak away:** Excavated but not backfilled.
10. **Completion of work.**



# PART A: Structural Stability

Pages 16 - 25

- ▶ The proposed Structural Stability regulations contains 6 key sections,
- ▶ **A.1 Structural Design:** This is a new section which will allow different types of construction methods to be built that isn't covered under the general regulations. This will also allow Building Control to request Structural calculations to an acceptable internationally recognised standard where necessary.
- ▶ **A.2 Foundations:** This section is included in the current regulations however the table has been altered and diagrams have been included as well as a *deemed-to-satisfy provision* for trench fill. In general the whole section has been reworded to clearly state what is required for foundations.



# PART A: Structural Stability cont'd

- ▶ **A.3 Substructure & Retaining Walls:** This section relatively similar to the current regulations, it now includes a *deemed-to-satisfy provision* for retaining walls in split-levels (otherwise this would need to be designed by an engineer)
- ▶ **A.4 Walls Above Ground:** This section is included in the current regulations however the table has been altered and the whole section reworded, it also includes a section which will allow the Building Inspector to request Movement Joints if the ground conditions so requires.



# PART A: Structural Stability cont'd

- ▶ **A.5 Support Over Openings:** This wording in this section is relatively similar to the current regulations however the tables has been altered to suit the current block sizes used and also to include a 3 meter lintel only supporting a roof as this is a common restraint in the current regulations. An additional table has been inserted to specify requirement for lintels supporting one additional storey with a maximum combined load of 70Kn/m.
- ▶ **A.6 Timber as a Structural Member:** This section is included in the current regulations however the tables has been altered to suit the current wood used on island, it also includes diagrams for Timber floor joist details and notching details. It caters for Domestic and Non-Domestic. Diagrams has been included for 4 different types of trusses which is the most commonly used.





## PART B: RESISTANCE TO MOISTURE, CONTAMINANTS AND INSECTS AND ADEQUACY OF VENTILATION AND DAYLIGHT Pages 26 - 30

- ▶ **B.1 Clearance of Top Soil and Site Contamination** : This wording in this section is relatively similar to the current regulations however sites contaminated by asbestos or oil shall be registered in accordance with regulations under the Environmental Protection Ordinance, 2016 and removed and disposed of in accordance with the terms prescribed in that registration.
- ▶ **B.2 Drainage of Subsoil and Re-routing Watercourses**: This section has similar wording but the only real change is that the onus will be put on the applicant to ensure continuance of a drain where it is severed during excavation.



## PART B: RESISTANCE TO MOISTURE, CONTAMINANTS AND INSECTS AND ADEQUACY OF VENTILATION AND DAYLIGHT

- ▶ **B.3 Resistance to Moisture of Floors, Walls and Roofs:** This wording in the beginning of this section is relatively similar to the current regulations as well as the *deemed-to-satisfy* provision for
- ▶ **B.3.1** *Moisture Resistance of ground supported concrete floors laid next to the ground.*
- ▶ **B.3.2** *Moisture Resistance of Suspended Timber Floors* is a new *deemed-to-satisfy* provision.
- ▶ **B.3.3** *Moisture resistance of External walls could create the most conflict during consultation, however with the current damp problems on island it is necessary to increase the requirements in certain areas. This regulation has two different areas, the first is requirements for the drier areas on island which has only 1 change is to include bituminous paint below DPC level. For the damp areas there are 4 options as deemed-to-satisfy provision and also a diagram has been included to show DPC detail.*



## PART B: RESISTANCE TO MOISTURE, CONTAMINANTS AND INSECTS AND ADEQUACY OF VENTILATION AND DAYLIGHT cont'd

- **B.3.4** Moisture Resistance of Internal Walls is a new section created to control walls that are in contact with the ground, such as a retaining wall in split-levels.
- **B.3.5** *Moisture Resistance of roofs has been reworded but essentially has the same requirement, it has removed the provision of cement-fibre sheet but has included pre-coated and galvanised profiled metal sheet material.*
- **B.3.6** *Gutters and Downpipe is a new section.*



## PART B: RESISTANCE TO MOISTURE, CONTAMINANTS AND INSECTS AND ADEQUACY OF VENTILATION AND DAYLIGHT cont'd

- ▶ **B.4** Resistance to Insect Damage of Floors, Walls & Roofs is a new section included.
- ▶ **B.5**. Ventilation, Daylighting & Room Sizes in Dwellings has similar wording but includes 2 additional sections for Kitchens where gas facilities are used and ventilation under timber ground floors, also the window will now need to have some part of the openable area below 1.8m instead of 2m.



# PART C: Fire Safety

Pages 31 - 36

- ▶ This part has been endorsed by the St Helena Fire Department, it elaborates on the current regulations and is much more detailed and tailored to the UK Regulations.
- ▶ It Contains:
- ▶ **C.1** Means of Warning and Escape (Dwelling)
- ▶ **C.2** Fire Spread (Structure) (Dwellings)
- ▶ **C.3** Requirement for Fire Safety of Flats
- ▶ **C.4** Fire Spread (Structure) (Flats)
- ▶ **C.5** Fire Spread (Surfaces) (Flats)
- ▶ **C.6** Fire Fighting Equipment (Flats)
- ▶ **C.7** Means of Warning and Escape (Commercial Premises and Places of Employment)
- ▶ **C.8** Fire Spread (Structure) (Commercial Premises and Places of Employment)
- ▶ **C.9** Fire Spread (Surfaces) (Commercial Premises and Places of Employment)
- ▶ **C.10** Fire Fighting Equipment (Commercial Premises and Places of Employment)
- ▶ **C.11** Fire Safety for Hotels, Lodging Houses, Nursing & Care Homes, Hospitals & Schools



## PART D: Staircases, Ramps & Protection from Falling Pages 37 - 39

- This section has the same intentions as current but gives a more detailed description of what is required in a Private or Common Stairway
- The table has been slightly amended.
- Ramps has been omitted from the table and now has it's own section with more clearer guidelines.
- There is also an additional section for Guarding of Balconies, Landing and Flat roofs.



## PART E: Glass Safety

Page 40

- ▶ This is a completely new section which was missing in the current regulations with the inclusion of this section Glass Safety can now be regulated.



## PART F: Access and Facilities for Persons with Disabilities Page 41

- ▶ This section hasn't really changed much except for wording and the inclusion Portable ramps where applicable in building other than Dwellings of flats.





# PART G: Resistance to the Passage of Sound

Pages 42 - 44

- ▶ This is a completely new section it covers sound resistance of wall and floor of dwellings, flats and hotels or similar establishments providing sleeping accommodation.
- ▶ G.1.1 A Wall which separates a dwelling or flat from another dwelling or flat includes 2 *deemed-to-satisfy provisions*
- ▶ G.1.2 A floor which separates a flat from another flat or which separates bedrooms in hotels or similar establishment also includes 2 *deemed-to-satisfy provisions*
- ▶ G.1.3 states that any wall or floor shall have a minimum sound resistance of 45dB
- ▶ This section also includes diagrams to explain the *deemed-to-satisfy provisions*



# PART H: Rainwater, Foul and Waste Water Drainage and Disposal Pages 44 - 50

- **H.1.1** The wording has changed slightly but has similar meaning.
- **H.1.2** removed the provision of 75mm gutters for 18m<sup>2</sup> but has included additional requirement for 37m<sup>2</sup> and 75m<sup>2</sup> and all roofs exceeding this will be at the Building Inspectors discretion.
- **H.1.3** prevents rainwater from entering sewage systems.
- **H.1.4** has been included to reinforce what the Planning Section conditions and allows Building Control to regulate it.
- **H.1.5** Specifies the requirement for rainwater systems
- **H.1.6** allows projects in Jamestown to obtain permission from the Utilities Service Provider to put rainwater into the sewage system



# PART H: Rainwater, Foul and Waste Water Drainage and Disposal cont'd

- **H.2.1** Specifies the distance any building can be erected from a public sewer
- **H.2.2** any building with sanitary appliances shall be provided with a self-cleaning drainage system.
- **H.2.3** states where all foul and waste water should be discharged.
- **H.2.4** specifies details of underground foul and waste water drains.
- **H.2.5** specifies details of above ground foul and waste water drains.
- **H.2.6** specifies details of pipe joins.
- **H.2.7** specifies details for all foul and waste water pipes laid under buildings.
- **H.2.8** Specifies details of Inspection Chambers.
- **H.2.9** specifies details of venting a drainage system
- **H.2.10 & H.2.11** specifies requirements for gullies.



## PART H: Rainwater, Foul and Waste Water Drainage and Disposal cont'd


- ▶ **H.3.1** Specifies the requirements for a soakaway where connection to a public foul sewer is not reasonably practicable and also included a diagrams for a drainage field.
- ▶ **H.3.2** Specifies details on septic tanks, this section is completely new and includes a provision for pre-fabricated as well as traditionally constructed septic tanks. It included a sizing table and diagram.



# PART I: Sanitation and Hot Water Safety

Pages 51 - 53

- **1.1** the section is relatively similar but requires any dwelling or flat to have a potable cold water supply, upon reviewing it was noticed that “A sanitary convenience must be provided with ancillary washing facilities, an intervening lobby must separate both from any habitable room unless used solely for sleeping purposes” was missing and should be included as part of this DRAFT.
- **1.2** States the requirement for Places of employment or buildings to which the public has access, the table has been altered and will now require more toilets per person. It also included diagrams for the Disabled toilets.
- **1.3** controls the hot water systems



# PART J: Heat Producing Appliances and Gas Storage

Pages 54 - 56

- ▶ J.1 outlines the safety of heat producing appliances
- ▶ J.2 specifies air supplies to heat producing appliances
- ▶ J.3 regulates Flue Pipes and Chimneys
- ▶ J.4 regulates gas storage and includes a diagram.



# PART K: Thermal Insulation

Page 57

- ▶ This is a new section.



# PART L: Electrical Safety

Page 57

- ▶ This is a new section which requires connect to provide a certificate to confirm that the electrical work has been inspected.
- ▶ It has guidelines on distances from poles and overhead lines.