

BUILDING REGULATIONS APPROVALS

PLAN CHECK REPORT (PCR)



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AIS Project Number	P/502898	Client Ref No	BZ7086633
Address	2 Morello Avenue	PCR Rev / Date	1.7.21
Description	New 3-Storey Dwelling	PC Surveyor	BZ PCR 3
Fire Consultation Status	Select Status	Email:	bcadmin@aiscs.co.uk

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Plan Examination and Review Process				
Requirement	Item	Comment	Status	Date
General				
Approved Document A- Structure				
A1: Loading	1	It is noted that calculations have been received for the foundations, floor joists, ceiling joists and rafters	Closed	17.09.21
	2	Provide calculations for the proposed structural steelwork	Closed	17.09.21
A2: Ground movement		As above	Closed	17.09.21
A3: Disproportionate collapse		n/a		
Approved Document B - Fire Safety				
General				
B1: Means of warning and escape	1	Provide confirmation of escape windows at appropriate sizes and heights to the FF habitable rooms – Photos to be taken upon final inspection.	Closed	25.02.22
B2: Internal Fire Spread (linings)		complies		

B3: Internal Fire Spread (structure)		complies		
B4: External fire spread		complies		
B5: Access and facilities	1	Provide full details of fire brigade access provisions	Closed	1.7.21
Fire Modelling				
Approved Document C - Site Preparation and Resistance to Moisture				
C1: Site preparation and resistance to contaminants	1	Provide site investigation report	Closed	1.7.21
C2: Resistance to moisture		complies		
Approved Document D - Toxic Substance				
D1: Toxic substances		As above		
Approved Document E - Sound insulation				
E1: Protection against sound from other parts of the same building and adjoining buildings		complies		
E2: Protection against sound within a dwelling house etc		complies		
E3: Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes		n/a		
E4: Acoustic conditions in schools		n/a		

Approved Document F - Ventilation				
F1: Means of ventilation		complies		
Approved Document G - Hygiene				
G1: Cold water supply	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	09.03.22
G2: Water efficiency	1	Provide water efficiency calculations	Closed	09.03.22
G3: Hot water storage	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	09.03.22
G4: Sanitary conveniences and washing facilities	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	09.03.22
G5: Bathrooms	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	09.03.22
G6: Kitchens and food preparation areas	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	09.03.22
Approved Document H - Drainage And Waste Disposal				
H1: Foul water drainage	1	Provide full details of above and below ground FW drainage incl. invert levels and falls etc	Closed	09.03.22
H2: Wastewater treatment systems and cesspools		n/a		
H3: Rainwater drainage	1	Provide full details of above and below ground SW drainage details incl drained area calculations and soakaway design calcs	Closed	09.03.22
H4: Building over sewers		TBC	Closed	
H5: Separate systems of drainage		n/a		
H6: Solid waste storage	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	09.03.22

Approved Document J - Heat producing appliances				
J1: Air supply	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	1.7.21
J2: Discharge of products of combustion	1	Provide full details demonstrating compliance with this section of the Approved Documents	Information required	1.7.21
J3: Warning of release of carbon monoxide	1	Provide full details demonstrating compliance with this section of the Approved Documents	Information required	1.7.21
J4: Protection of building		n/a		
J5: Provision of information		n/a		
J6: Protection of liquid fuel storage systems		n/a		
J7: Protection against pollution		n/a		
Approved Document K - Protection From Falling, Collision And Impact				
K1: Stairs ladders and ramps		complies		
K2: Protection from falling		complies		
K3: Vehicle barriers and loading bays		n/a		
K4: Protection against Impact with glazing		complies		
K5.1: Protection from collision with open windows		n/a		
K5.2: Manifestation of glazing		n/a		
K5.3: Safe opening and closing of windows		n/a		
K5.4: Safe access for cleaning of Windows etc.		n/a		
K6: Protection against impact from trapping by doors		n/a		

Approved Document L - Conservation of Fuel and Power				
L1A: Work in new dwellings	1	SAP calculations will be required prior to commencement and upon completion of works on site – <i>Design saps received</i> Confirm pressure testing will be undertaken Commissioning certificates for the fixed building services will be required on completion of works	Part complete as noted	09.03.22
	2		Information required	1.7.21
	3		Information required	1.7.21
L1B: Work in existing dwellings		n/a		
L2A: New buildings other than dwellings		n/a		
L2B: Work in existing buildings that are not dwellings		n/a		
Approved Document M - Access to and Use of Buildings				
M1: Access and use of buildings other than dwellings		n/a		
M2: Access to extensions to buildings other than dwellings		n/a		
M3: Sanitary conveniences in extensions to buildings other than dwellings		n/a		
M4:(1) Access to and use of dwellings Category 1: Visitable dwellings	1	Provide full details demonstrating compliance with this section of the Approved Documents	Closed	25.02.21
(Optional requirement) M4(2) Access to and use of dwellings Category 2: Accessible and adaptable dwellings				
(Optional requirement) M4(3) Access to and use of dwellings Category 3 Wheelchair user dwellings				

Approved Document P - Electrical Safety				
P1: Design installation, inspection and testing		complies		
Approved Document Q - Security				
Q1: Unauthorised access	1	Provide full details demonstrating compliance with this section of the Approved Documents	Information required	1.7.21
Approved Document R - Physical infrastructure for high-speed electronic communications networks				
1: In-building physical infrastructure	1	Provide full details demonstrating compliance with this section of the Approved Documents	Information required	1.7.21

Information received	
Date	Submission Description
1.7.21	1563-BR02, BR03, BR01
	Site plan, footings, joist calcs, ceiling joist calcs, rafter calcs