



Certificate No: EW1006C



This certificate is valid for Building Regulations & associated technical guidance in force on the date of registration and for the regulations in the countries indicated

ENGIE Regeneration Ltd House Type Optima

Description of Product

Design and construction details for the construction of ENGIE Regeneration Ltd House Type Optima.



Key Factors Assessed

- Mechanical Resistance & Stability
- Safety in case of Fire
- Health, Hygiene and Environmental
- Safety in Use
- Protection against noise
- Energy Economy and heat retention
- Durability serviceability and identification

Validity

This certificate was first issued on 11th May 2018.

Issue Dated 11th May 2018

Scope of Registration

This Registered Detail relates to the design and construction details for ENGIE Regeneration Ltd House Type Optima. The design demonstrates compliance with the Building Regulations as outlined below, with further information to be provided to meet site-specific regulations as determined in the Conditions below.

Conditions of Certificate

The design shown and the materials specified shall not be changed without reference to the council for the district or borough in which the house type is to be constructed.

Where reference is made in the design to any code of Practice, British Standard or manufacturers instruction it shall be constructed as a reference to such publication in the form in which it is in force at the date of the certificate.

When this house (or flat type) is constructed in certain areas of special risk, additional design precautions are necessary and will be required as follows:

- (a) Building in areas specified in the Building Regulations as liable to infestation by house longhorn beetles (Surrey and East Berks) will require suitable preservative treatment for softwood used in the construction of roof and ceilings.
- (b) Buildings in areas identified as being at risk from Radon Gas contamination will need to be designed to restrict the entry of Radon Gas into the building, on the basis of current advice issued by the DCLG.

Site specific information is required to demonstrate regulatory compliance with regard to:

- A1 / A2 Foundation design subject to site investigation and report
 - B4 Space separation – limits on unprotected areas, 1m² allowed if less than 1m from boundary; 5.6m² allowed if between 1m and 2m from boundary.
 - B5 Access for Fire Service – road widths; turning circle; 45m distance to furthest point etc
 - C Radon protection (detail required)
- Sound test on completion or unique number robust details
- H1 / H2 Details of foul drainage/ layout
 - H3 Details of surface water drainage/ layout/ soakaway design

Electrical installation by Part P competent person

Evidence of compliance with Approved Document Q to be provided with each submission



In the opinion of LABC, this house design if used in accordance with the provisions of this Certificate, will meet or contribute to meeting the relevant requirements of the following Building Regulations in the form in which it is in force at the date of first issue of the certificate (unless otherwise stated):

The Building Regulations 2010 (as amended) England & Wales

Regulation 7	Materials and workmanship
Note:	The design is acceptable.
AD A	Structure
Note:	The design meets this requirement subject to limitations detailed above in Conditions section.
AD B	Fire Safety
Note:	The design meets this requirement subject to limitations detailed above in Conditions section.
AD C	Resistance to Contaminants and Moisture
Note:	The design meets this requirement subject to limitations detailed above in Conditions section.
AD D	Toxic substances
Note:	The design meets this requirement.
AD E	Resistance to Sound
Note:	The design meets this requirement.
AD F	Ventilation
Note:	The design meets this requirement.
AD G	Sanitation, Hot Water Safety and Water Efficiency
Note:	The design meets this requirement.
AD H	Drainage and Waste Disposal
Note:	The design meets this requirement subject to limitations detailed above in Conditions section.
AD J	Heat Producing Appliances
Note:	The design meets this requirement.
AD K	Protection from Falling, Collision and Impact
Note:	The design meets this requirement.
AD L	Conservation of Fuel and Power
Note:	The design meets this requirement subject to limitations detailed above in Conditions section.
AD M	Access to and Use of Buildings
Note:	The design meets this requirement subject to limitations detailed above in Conditions section.
AD N	Glazing Safety
Note:	The design meets this requirement.
AD P	Electrical Safety - Dwellings
Note:	The design meets this requirement subject to limitations detailed above in Conditions section.

AD Q Unauthorised Access
Note: The design meets this requirement subject to limitations detailed above in
 Conditions section.



The Building Regulations 2010 (as amended) England

None presently

The Building Regulations 2010 (as amended) Wales

None presently



The Building (Scotland) Regulations 2004 (as amended)

If you would like to discuss a specific use of the product in Scotland it will require an additional assessment under the Scottish Building Regulations and accordingly you should contact the LABSS STAS Administrator at www.labss.org

Non-Regulatory Information



LABC Warranty

This House Type has not been assessed to meet the requirements of the LABC Warranty Technical Manual. If you would like to discuss a specific use please make an enquiry to technical.services@labcwarranty.co.uk

Supporting Documentation

41346_001 Retirement House Type - Canopy Post Detail

41346_002_Masonry Movement Joints

41346_003_Retirement House Type - Structural Stud Wall Details

41346_004_Retirement House Type - Structural Stud Wall Details

Building Regulations Spec. M4(2)

OPTIMA & AMETHYST 41346 - HT 831 and 926 - Structural Cals

RETIRE - Optima - 01 – Calcs

Retirement Living Optima Working Drawing_Optima-100(01)E

Retirement Living Optima Working Drawing_Optima-100(02)B

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