



# EXTERNAL WORKS



DPC &  
Ground Level



Driveway  
& Paths



Guarding  
& Steps



Access



Gardens



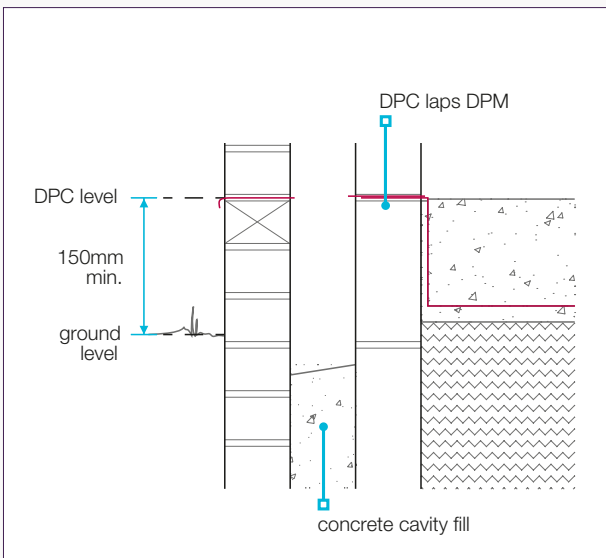
Drainage



Fencing

# DAMP PROOF COURSE (DPC) & GROUND LEVEL

- 1 Air bricks are for ventilating voids underneath floors.
- 2 These must be damage free and placed in between brick spacing.
- 3 Must be placed in accordance with design to the bonding of the brick and must be placed to avoid conflict with level access points.
- 4 Finished ground levels must taper away from level access to 150mm below DPC as quickly as possible.



# DRIVEWAY & PATHS

- 1 Drives, paths, decks, terraces and balconies must be designed and constructed to minimise the potential for standing water.
- 2 Cambers and falls into localised gulleys / channels are acceptable. Drives, paths, decks, terraces and balconies should be constructed in accordance with design.
- 3 One hour after rain has stopped, areas of temporary standing water must not be deeper than 5mm or exceed 1m². Temporary standing water is not permitted adjacent to entrance doors.
- 4 Private roads, shared private drives and private drives must have appropriate rainwater drainage and disposal.
- 5 Paved areas must have surfaces with adequate falls, cross-falls and drainage to ensure that surface water is suitably drained.
- 6 Paved areas must drain away from the home (and garage), or drain to a channel or other suitable means of collection and disposal adjacent to the home.
- 7 Where paving slabs are laid abutting drainage channels and gully grates, etc. the upper surface of the paving slab must be set approximately 5mm above the grating.
- 8 Within a maximum ±10mm deviation measured using a 2m straight edge with equal offsets; however, localised falls into gulleys and channels are acceptable.



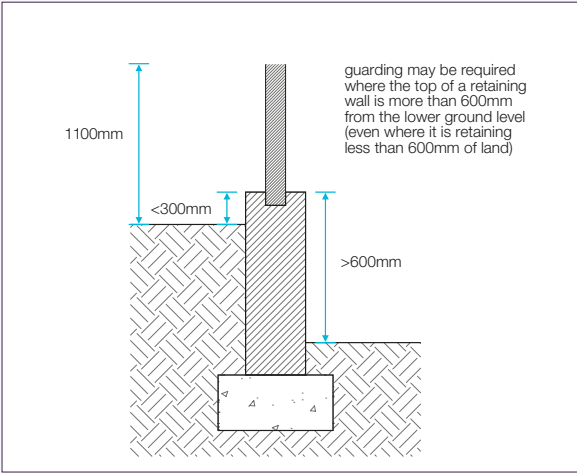
Have you checked...

Have you checked...



# GUARDING & STEPS

- Guarding must be provided where a retaining structure is more than 600mm high and the dimension from the top of the retaining wall to the higher ground level is less than 300mm.
- The guarding must:
  - be a minimum of 1100mm high
  - not allow a 100mm diameter sphere to pass through.
- A handrail must be provided where the total rise of a flight of garden steps is more than 600mm and the going of individual steps is less than 600mm.
- External steps that are considered under building regulations:
  - must have a maximum rise of 150mm and a minimum going of 210mm
  - must be reasonably uniform.



# ACCESS

- The approach route is to be level, gently sloping, ramped or where stepped.
- All external parts of the approach route have a suitable ground surface.
- Access must be provided to the property and facilities at all times.



Have you checked...

Have you checked...



# GARDENS

- 1

Subsoil must not be placed over topsoil. Construction rubbish and debris must be removed from the garden and other areas around the home. Compacted sub soil must be broken up before adding top soil.
- 2

There must be a minimum of 100mm of topsoil.
- 3

Access is not required to small isolated garden areas, such as narrow strips of land at the top or bottom of retaining walls, but must be provided to other areas where appropriate by steps or other suitable means.
- 4

Small areas without sunlight must be gravel not turf e.g. areas to the side of a property (construction spec to tie into scope of works).



Have you checked...







# DRAINAGE

- 1 Land drainage strips are to be in place and drainage is in accordance with design.



Have you checked...

✓ DRA: 69



# FENCING

- 1 Boundary walls, fences and gates are to be in place. Check fixing of boards, that the fence is level and gate is operational.



Have you checked...

✓ FEN: 68