

Welcome to this addition of The Guernsey Building Control newsletter.

I wish you all a successful 2015 from all of us at Building Control. This is the 7th newsletter that has been produced by the Department specifically to communicate matters of general interest and to pass on important information to the building trades. I confess that having sufficient content to fill two pages every three months is becoming a challenge. Therefore it has been decided to reduce the number of issues from four to two per year - Winter and Summer. That said we have a good database of all your emails and if an important matter arises between issues an interim bulletin will be issued.

If there are any questions raised or you have ideas for this newsletter please contact the Department on planning@gov.gg.

Regards Andy Mauger, Building Control Manager

THE CONSTRUCTION OF ROADS AND FOOTPATHS IS CHANGING

Guernsey Technical Standards are documents produced by the Department offering guidance to Architects and Designers on how to meet the requirements of the regulations. By amending these documents, the Department can raise construction standards. Arranged alphabetically, Part P deals with the layout and construction of private roads. A 2015 version of this document comes into force on the 16th March! Guidance contained within this document sets standards for minimum road widths, space for turning vehicles, entrance visibility

requirements, surfacing, drainage and pedestrian safety measures. Although not particularly relevant to the trade, you may feel the affect of this document on site where subsequent designs start to include measures not previously included in private road design.

ENVIRONMENT
A STATES OF GUERNSEY GOVERNMENT DEPARTMENT

Guernsey Technical
Standard

Roads

The Building (Guernsey) Regulations, 2012

P

P1 Layout, design and construction
P2 Drainage.

2015 edition

CLICK THE LINK

<http://www.gov.gg/CHttpHandler.ashx?id=93155&p=0>

ROOFING METHODS HAVE CHANGED

Due to the increase in the number of extreme weather events being experienced and with an eye to the future, the British Standard code of practice for slating and tiling has



recently been updated. As an Island, Guernsey's buildings have always been rated as having 'Extreme Exposure'. The guidance now given in the BS for these conditions means that the method for fixing slates and tiles has changed. In every instance it will now be required to mechanically fix every tile as opposed to previously where only every third course was fixed. In addition in some instances it may be necessary to both nail and clip slates. It has become common practice in recent years to use mechanically fixed dry ridge systems however, occasionally ridges and hips are still traditionally laid on a mortar bed. Under the new guidance, ridges and hips will no longer be able to rely on mortar alone, some form of mechanical anchor will be required. Changes have also been made to the fixing of light weight underlays that have been causing issues since they have largely replaced the heavier bitumen coated predecessors.

New products are constantly being developed for the roofing market and I'm sure this change in the guidance will drive even more innovation. For tiling a one piece clip and nail product could see a time saving of up to 30%, a full dry fix system for ridges and hips provides a mortar and maintenance free fixing as well as contributing towards the ventilation requirements.

Hopefully roofing product suppliers will have amended their technical literature to reflect these changes and that local merchants will be able to give further advice. In the mean time please note that the Regulations locally refer to British Standards as demonstrating that the correct products are being used and being installed in an appropriate manner. Therefore when these documents are updated in this way, the local trade must follow the revised guidance.

RECOGNISE YOUR SURVEYOR



Andy McKay Senior Building Control Surveyor

Andy has returned to Guernsey on a seven year licence following a six year break and his first spell with us between 2002 and 2007. During his absence he worked for Taunton Deane Borough Council and then Sedgemoor District Council as the Area Building Control Manager in Bridgwater. Having the opportunity to return to Guernsey at the right time was something Andy couldn't let pass by and is delighted to be back. Building Control and the Building Regulations in England have developed significantly over the last few years and Andy brings that experience and knowledge with him as well as having the additional benefit of knowing how Building Control works in Guernsey. As Building Control Manager I am delighted that Andy agreed to return and has taken up the position of Senior Building Control Surveyor.

Since leaving Guernsey (rather belatedly) Andy has taken up sailing which he is looking forward to continuing in the waters around the channel islands and is currently completing the Day Skipper course at the College of Further Education.

INSPECTION BOOKING

Building Control Surveyors will be carrying preprinted cards for important information including the **FP** reference number used for inspection booking. Please ask the visiting surveyor to supply one for your sites.

CONTACT

Environment Department
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Telephone
+44 (0) 1481 717200
Facsimile
+44 (0) 1481 717099
Email
planning@gov.gg
Website
www.gov.gg/planning

REVISITING PAST ARTICLES

CONCRETE Cold weather working - please remember the following:-

Placing concrete in cold weather – the following should be considered:

- Prevent fresh placed concrete from freezing.
- Extended stiffening times may increase pressure on the formwork.
- Slower strength development may delay removal of the formwork and subsequent construction.

Concrete can be modified to counter some of the effects of cold by:

- Increasing cement content, this increases the heat of hydration and early strength. For example increase the grade of concrete
- Using a cement or combination that gains strength more rapidly. For example specify CEM I.
- Specify a minimum temperature (usually 5°C) for the freshly mixed concrete.
- Employ good curing techniques, use thermal blankets.

SOAKAWAYS

Discussed in depth back in the spring, I do not intend to repeat the guidance given again. However a reoccurring issue not discussed last time is the matter of soakaway locations and connecting into existing systems.

As gardens are becoming smaller and the need to extend properties ever increases, the space available for soakaways is becoming more of a challenge. The general requirement is for soakaways to be located a minimum of 5 meters away from any building. The reason behind this is to prevent the ground being saturated to an extent that the foundations become affected.

When extending a property out into a garden it is important to find out where the existing soakaway is as it is likely to need to be moved further away. Also if the new extension is going to be connected into the existing system, the soakaway may need to be enlarged.

An alternative approach to this 'one size fits all' approach is to engage an engineer to design a surface water system to deal with the runoff water that meets the specific needs of a site.

Political Responsibilities

Environment policy; Management of States and Crown land; Land use policy and plans; Control of development including conservation and heritage protection; Public transport, traffic management, road safety, road networks and co-ordination of road works; Driving licences, vehicle registration.