

Loft Conversion Guidance

The following is intended to set out the basic requirements for a roof space conversion and they are by no means a comprehensive guide.

The following items do not require a Building Regulations application,

1. Boarding over the ceiling joists to provide a light storage area
2. The installation of a roof light between the rafters or trusses where the timbers DO NOT require cutting.

In the majority of cases the following will apply and will require a Building Regulations application.

The installation of a roof light or dormer where the rafters are to be cut. If your roof is made up of trusses you must not cut any members until such time that a structural design has been approved and the new support placed.

The conversion of a roof space into a habitable room could require the following:-

1. Installation of new floor joists to carry the additional loads
2. The replacement of any lintels or beams required to carry additional loads.
3. In the case of a conversion to a building with 2 storeys or more, the upgrading of the existing first floor ceiling to give 1/2 hour fire resistance.
4. The fitting of a fixed stair with handrails to serve the new storey, discharging directly to the existing stair enclosure.
5. The construction of a 1/2 hour fire resistant enclosure with a 20 minute self closing fire door to the new storey.
6. All doors leading onto the stair enclosure (including the bathroom) to be 20 minute self closing fire doors and any glazing replaced with a fire resistant type.
7. The stair must discharge direct to an enclosure containing an external door or two alternative exits.
8. The installation of insulation between the rafters such as polystyrene with a polythene vapour barrier between it and the plaster board ceiling.
9. Ventilation of the roof space over the insulation equivalent to 25000mm²/m run at eaves and 5000mm²/m run at the ridge.
10. Provision of mains powered smoke alarms.