



Herefordshire & Worcestershire Building Control Partnership is the premier building control service in the two counties.

The authorities of Bromsgrove, Herefordshire, Malvern Hills, Redditch, Wychavon and Wyre Forest work together to provide a consistent approach to the Building Control function.

For further information about the services that we provide please contact your local office.

**Bromsgrove District Council**  
01527 881347

**Herefordshire Council**  
01432 261940

**Malvern Hills District Council**  
01684 892397

**Redditch Borough Council**  
01527 64252

**Wychavon District Council**  
01386 565000

**Wyre Forest District Council**  
01562 732531



LABC is dedicated to maintaining the highest standards in building design and construction.

It is based on a publicly accountable and independent service, ensuring that buildings comply with relevant legal requirements for health and safety.

We aim to assist you in producing high quality buildings in a time scale which keeps your costs to a minimum by providing a fast, efficient and cost effective building control service



Advice Leaflet 6

## Loft Conversions Advice for two storey Dwellings



## Introduction

This Fire Safety Guidance can only be followed whenever:

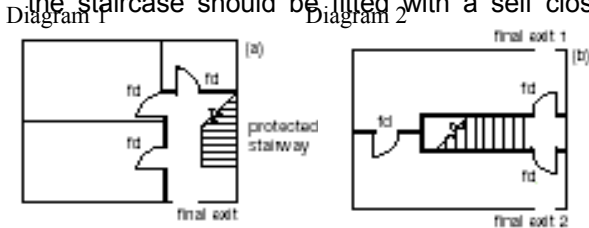
- ◆ The roof of a two storey house is altered to form a third storey in the roof without raising the ridge line. Please Consult Building Control and Development Control if you intend to raise the ridge or alter a bungalow
- ◆ The new room(s) formed do not exceed 50m<sup>2</sup>
- ◆ No more than two habitable rooms are created in the loft space.

If you carry out work to the party wall, your attention is drawn to the legal requirements of the Party Wall Act 1996. (Advice Leaflet 6)

## Means Of Escape

✓ Staircases which deliver into lounges, etc. (i.e. open plan arrangements) must be closed off with 30 minutes fire resisting walls/doors leading to an external door. **Often this is fundamental to whether the project commences**

✓ All existing doors to habitable rooms and cupboards (not bathrooms and WCs) which enter onto the staircase should be fitted with a self closing



device

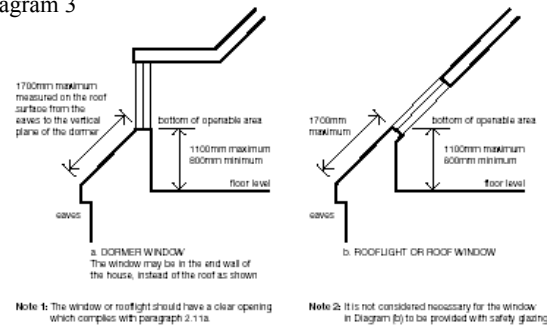
- ✓ The new loft room(s) must be separated from the stair by 30 minute fire resistance to walls and floors. New doors should be half hour fire doors with intumescent strips and self closing devices.
- ✓ Mains operated smoke detectors to BS5446 must be fitted. There must be at least one detector per floor level, all linked together and installed strictly to the manufacturers recommendations.
- ✓ Existing non fire resisting walls within the circula-

tion area should be upgraded to give 30 minute fire resistance

- ✓ Any new or existing glazing within doors/walls must give 30 minute fire resistance
- ✓ The new storey should be separated from the rest of the house with fire resisting construction. This requires floors over circulation areas to give 30 minute fire resistance and to a 'Modified Standard' elsewhere.

An escape window must be provided to each habitable room of the new floor. This should have an opening area of at least 0.33m<sup>2</sup> and a minimum opening width and height of 450 mm. Diagram 3

Diagram 3



## Thermal Insulation

The walls and roof of most loft conversions will require upgrading to achieve the minimum standards on the Building Regulations. Your Local Building Control Section can advise you of these requirements and methods of compliance

## Roof Ventilation

Ventilation will need to be provided to the roof void. The purpose of this is to reduce condensation and prevent rot. The minimum standards of ventilation required is:

- ✓ 25mm (or equivalent) air gap at eaves
- ✓ 50mm clear air gap over insulation
- ✓ 5mm (or equivalent) air gap at high/ridge level

## New Stairs

The following Guidelines should be followed when providing a staircase to the new floor

- ✓ Ensure a minimum headroom of 2m throughout the rise of the new stair. This may be subject to negotiation with your LABC section.
- ✓ Ensure no more than 3 winders are formed in the space occupied by a quarter landing
- ✓ Ensure a maximum pitch of 42 degrees, working to minimum goings of 220mm and maximum rises of 220mm
- ✓ Ensure no gaps in the stairs or guarding is greater than 99mm. Guarding must not be climbable.

## Ladders and Alternating Tread Stairs

The following points should be observed when it is proposed to install an Alternating Tread Stair or Ladder

- ✓ Must only be used as a last resort, ie when a normal stair can not be used
- ✓ Ensure that a handrail is provided to both sides
- ✓ Ensure that the surface of the treads are non-slip, ie not varnished
- ✓ Must only be straight flights

## Structural Stability

In most instances it will be necessary to provide additional support to floor and roof timbers. Because of this you are advised to either speak to a member of your Local Authority Building Control Section or contact an independent Designer or Structural Engineer

This will ensure that you are aware of all of the associated costs and implications before any works commence