

Loft conversions in dwellings

Loft conversions are generally considered to be simple projects, this is not so. If you intend to form an extra bedroom, a bathroom, a playroom, a study/office or a floored storage room the following points must be taken into account:

Houses (2 storeys - where loft conversion forms a third storey)

- the design of any new rooms forming a third storey must take into account safe and easy exit in the event of fire.
- new floors must be strong enough to support the loading from furniture, bathroom fittings, etc.
- **NEW FOR 2007** – The new room within the roofspace must be provided with a protected route to the outside. All doors on the escape route **MUST** now be fitted with fire doors and frames that will resist the effects of fire for 30 minutes. Likewise certain floors/ceilings and walls to the escape route must also resist the effects of fire for 30 minutes. This would allow time for safe passage of the occupants for escape purposes.
- staircase design can be the key which allows or prevents any such conversion work to proceed. Headroom over the stair and position of the stair discharge is vital.
- an automatic smoke detection and alarm system based on linked smoke alarms **MUST** also be installed. (see information sheet 6)

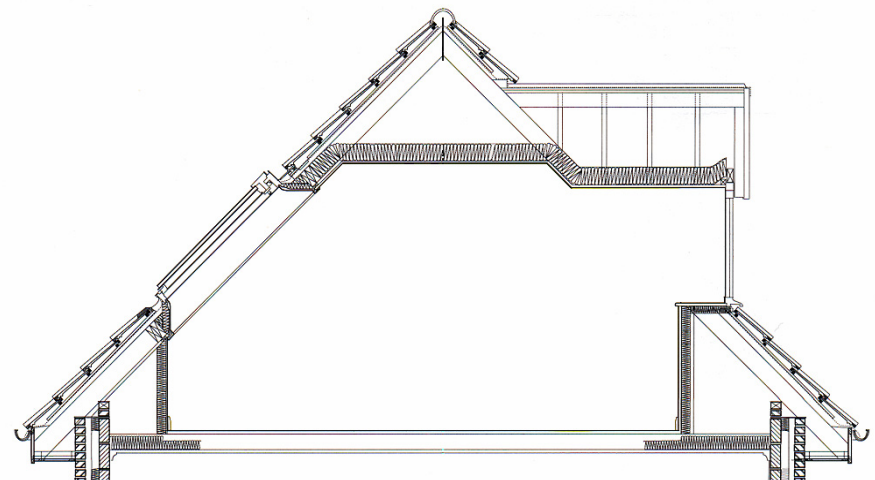
Note: The boarding out of floors, installation of velux windows, and/or underdrawing of rafters in fload spaces is not allowed without compliance with all the requirements of the Building regulations relating to loft conversions. Advice should be sought from Building Control before carrying out any boarding or installing a roof window.

Bungalows (single storey - where loft conversion forms a second storey)

- although not as onerous, structural stability and limited means of escape must be considered.
- staircase design is vital especially in the case of headroom.
- an automatic smoke detection and alarm system based on linked smoke alarms should be installed. (see information sheet 6)

General considerations:

- The type of insulation required to prevent heat loss through the walls and floors can vary. Certain types can require consideration of ventilation and or the use of vapour check barriers.
- Ceiling joists in 99% of cases are not intended or designed to support floor loading. New joists will therefore have to be fixed.





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**Building Control Services
Planning & Transportation Service
Barnsley Metropolitan Borough Council
PO Box 604, Barnsley, S70 9FE**



GENERAL INFORMATION SHEET No. 7

You can visit us at the Barnsley Connects Service Centre, The Civic, Eldon Street, Barnsley, S70 2JL between 9.00 - 1.00pm Monday – Friday, where we provide a duty surveyor to give technical or general advice.

If you wish to speak with a specific surveyor, you can arrange to meet with them at the Barnsley Connects Service Centre by prior appointment between 9.00 - 5.00pm Monday - Friday.

Alternatively, a Building Control Surveyor is always available by telephone to give technical, or general advice and to receive inspection requests, between 9.00 - 5.00pm Monday – Friday.

How to contact us:

Building Control general direct line: (01226) 772678

24hr answerphone (inspection requests): (01226) 772699

Fax Number: (01226) 772698

Dangerous Structures (out of hours): via emergency services

E-mail:

Building Control Manager: TIMCLIFFE@BARNLSLEY.GOV.UK

Application Submissions: BUILDINGCONTROL@BARNLSLEY.GOV.UK

Website: www.barnsley.gov.uk/buildingcontrol

Customer comments are welcome (good or bad) using the feedback form found on the website. Your comments may help us to improve our service to you.



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(2007/8 EDITION)



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