

BUILDING CONTROL

GUIDANCE NOTE 5

GUIDANCE NOTES FOR CONSTRUCTION PROFESSIONALS ON WHEN WORK TO A LOFT AREA IS CONTROLLABLE UNDER THE BUILDING REGULATIONS



If any of the following occur then the works are considered to be a loft conversion and an application will be required, irrespective of the proposed use of the room: -

- Permanent fixed stair (not retractable ladder).
- Installing a floor.
- Lining of walls/rafters.

If any of the following occur then the works are considered to be a structural or material alteration or other controllable works and an application will be required:

- In all cases the installation of rooflights would constitute building work and a Building Regulations application would be required.
- Any alterations to the existing roof structure, e.g., removal of purlins / struts is a structural alteration and a Building Regulations application would be required.

Notes: -

A limited area of boarding on the floor in the loft space is permitted for access/maintenance, light storage. However if there are any doubts about the ability of the structure to support the additional loading you are advised to seek guidance from a competent person.

If you are unsure about any aspects of building work then please consult your local Building Control department who will be happy to advise you.

You are reminded that a separate application may be required for planning permission and you should contact your local planning office for advice.

