

Building Control Guidance Note	Subject	WORK TO LOFT SPACES						03B
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WHEN IS WORK TO A LOFT AREA CONTROLLABLE UNDER THE BUILDING REGULATIONS?

If any of the following is applicable 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 or fixed ladder (not retractable ladder).
- Installing a floor.
- Lining of walls/rafters.

If any of the following applicable 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 constitutes building work and a Building Regulations application is required.
- An application is required for structural alterations to the existing roof such as removal of purlins or struts.

Notes: -

A limited area of boarding on the floor in the loft space is acceptable for maintenance access and light storage. However if there are any doubts about the ability of the structure to support the additional loading we advise that you seek guidance from an appropriately qualified person.

If you install boarding over your loft insulation this will compress the insulation and seriously reduce its energy saving properties - give appropriate consideration to prevent this issue arising.

The installation of power and/or lighting to the roof space may require an application under the Building Regulations unless an electrician who is registered with a government authorised competent persons scheme carries out the work.

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.

Remember that you may need to make a separate application for planning permission and you should contact your local planning office for advice if unsure.

See Leaflet 3 A for further information on LOFT CONVERSIONS.