

## **Moe Training Tutorial 5**

### **Loft conversion in single-family dwelling**

1. What is the statutory control, which allows you to ask for means of escape and warning requirements? (Act, regulations section, etc.)  
**Hint:** See Building Regulations 2006.
2. What code for means of escape can be used?
3. The applicant has submitted a supporting statement from their Fire Engineer, which follows Is the Fire Engineers case for using sprinklers in place of a protected route valid?
4. What structural means of escape requirements are needed?
5. Show the location of smoke detectors on the plan and state what clauses of the Approved Document Part B the system should comply with?
6. Should the Fire Authority be consulted?
7. What level of fire protection would be required to elements of structure for this building?
8. Would the existing first floor require any additional modifications?

**Supporting statement from applicants  
Fire Engineer**



**Dear Sir,**

I am writing in support of my clients' proposal for a loft conversion. My client wishes to create a new loft room and is keen on maintaining the open plan arrangement he currently enjoys.

As I am sure you are aware, in the USA the use of sprinklers in place of cumbersome protected routes is a norm, and in the USA they have reported that a 75% saving of lives has come about due to this positive move.

The sprinkler system will be fully in accordance with BS 9251 and DD 252.

In addition my client is proposing to fit sprinklers throughout the house rather than only in the ground floor as ADB recommends, thereby improving upon this guidance.

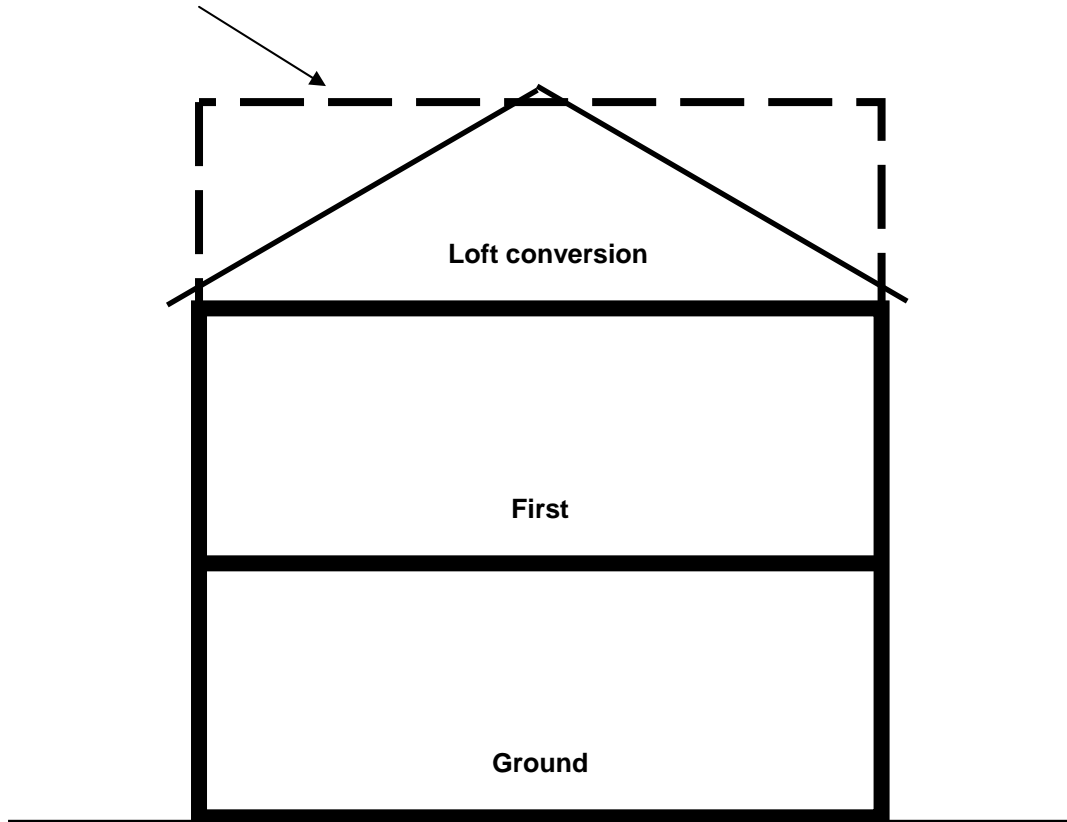
Yours Sincerely

*Arthur Blaze*

Arthur Blaze

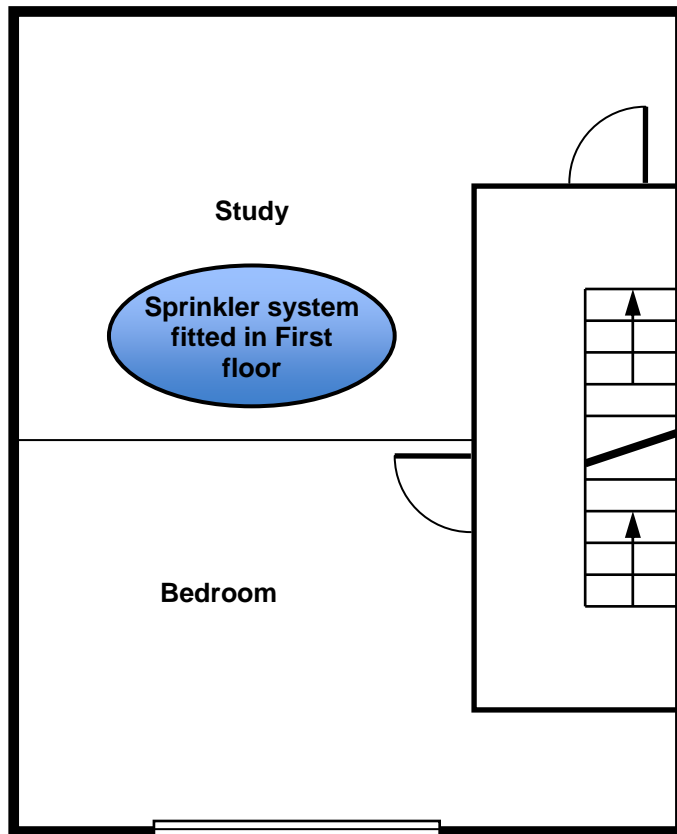
### Single-family dwelling having a loft conversion

Existing roof  
converted into  
room





Loft



**First floor**

