

Moe Training Tutorial 16

Loft conversion in single-family dwelling

1. What is the statutory control, which allows you to ask for means of escape and warning requirements?
2. What code for means of escape can be used?
3. Is the applicant's fire consultant correct in stating that an alternative escape is not required from the new loft conversion?
4. Are you happy with the fact that the existing concertina type doors are being replaced as stated in fire consultant's letter, with fully glazed doors?
5. Do you have any comment on the applicant's proposal to relocate the fire-resisting screen?
6. What structural means of escape requirements are needed?
7. Show the location of smoke detectors on the plan and state what clauses of the Approved Document Part B the system should comply with?
8. Should the Fire Authority be consulted?

Supporting statement from applicants Fire Engineer



Dear Sir,

I am writing in support of my clients' proposal for a loft conversion. The house was built 4 years ago.

As you are aware an alternative means of escape is not required from the new second floor under your regulations in this case.

However it is proposed to change the existing plastic concertina type doors to the stair enclosure with doors that are fully glazed with safety glass, which is a considerable additional cost to my client. You must agree this will allow additional natural light into the stair enclosure and thus make the means of escape from the building much better.

Also my client wishes to create a larger living room at the front of the house, We are therefore removing the existing separating screen across the ground floor and in its place separating the kitchen from the living room which I am sure you will agree, exceeds the standards of the building regulations. Indeed we are even giving you a smoke sealed fire door.

I am sure you will agree with me that the proposal meets all the necessary provisions for fire safety.

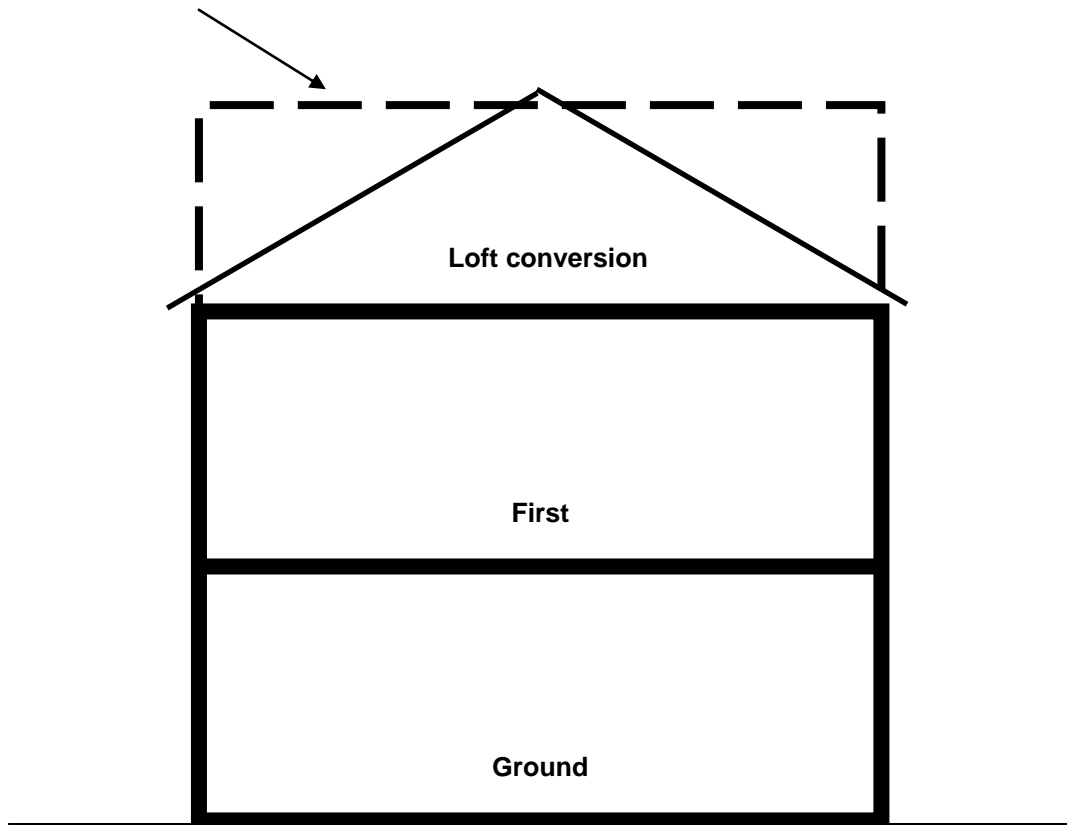
Yours Sincerely

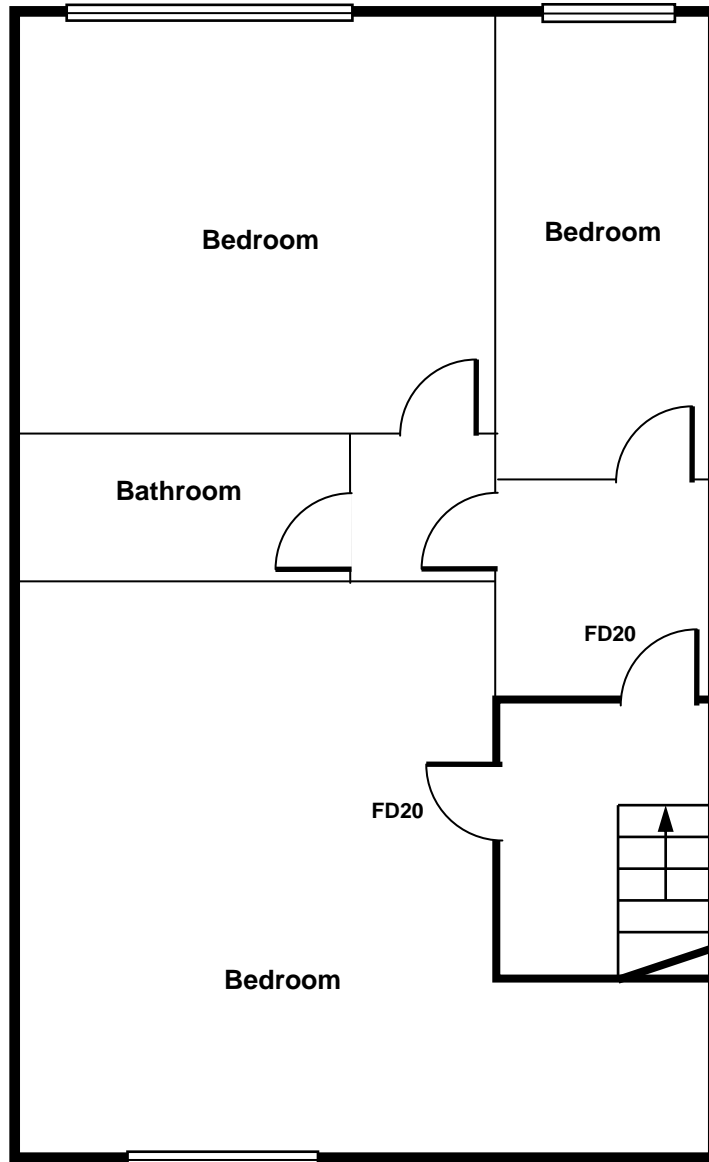
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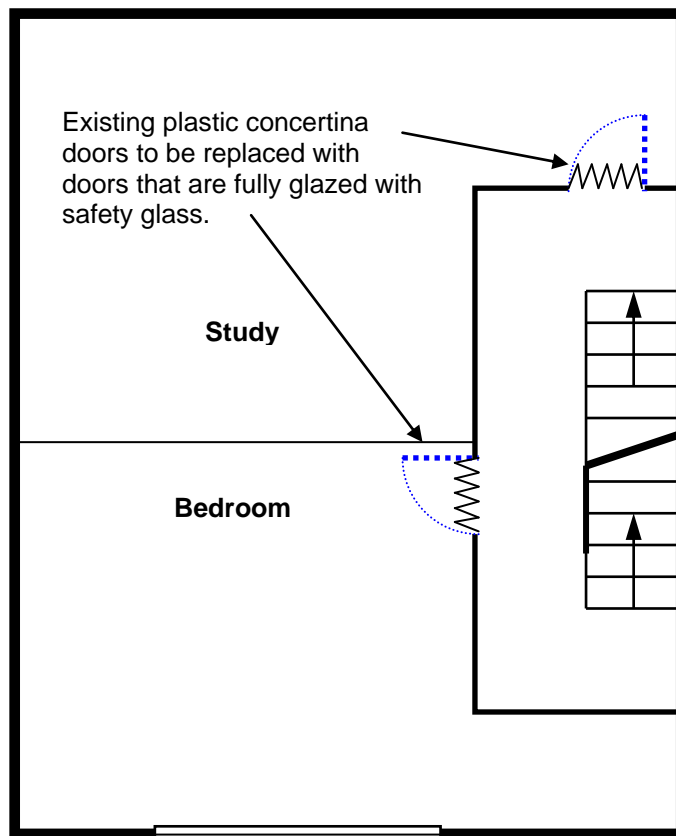
Single-family dwelling having a loft conversion

Existing roof
converted into
room





Proposed New Loft extension



Existing First floor

