

MEANS OF ESCAPE FROM A LOFT CONVERSION IN A TWO STOREY BUILDING WITH A FLAT ON EACH FLOOR.

Introduction

The conversion of the loft space in a first floor flat is a common method of increasing the useable space in a dwelling, which does not have the opportunity to extend at ground floor level.

The Building Regulations Approved Document B Volume 2 2006 edition (ADB Vol 2) does not contain any specific guidance on the construction of a loft conversion in buildings containing flats but provides general guidance on the design of means of escape in multi storey flats.

ADB Vol 2 Para 2.16 gives guidance on the internal layout of flats with more than one storey.

Where the multi storey flat has an independent external entrance at ground level it should be treated as a dwelling house.

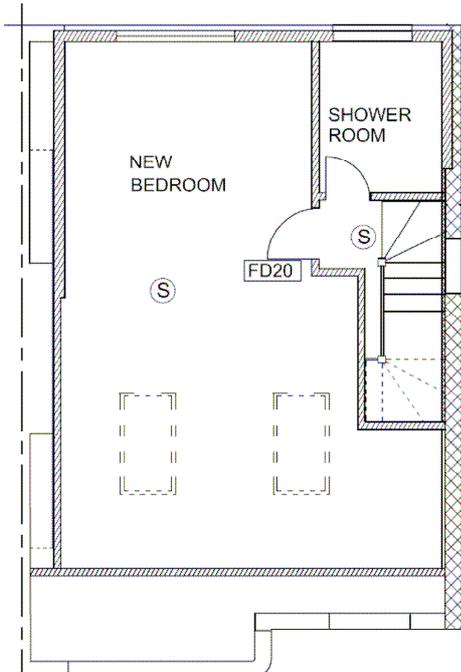
The document details four acceptable approaches to means of escape from a multi-storey flat, which does not have its own external entrance at ground level and has a floor at more than 4.5m above ground level.

1. To provide an alternative exit from each habitable room which is not on the entrance floor of the flat. (Diagram 5 ADB Vol 2). Examples of acceptable alternative exits are given in Para 2.17. An escape window is not considered to be an acceptable alternative exits.
2. To provide one alternative exit from each floor (other than the entrance floor), with a protected landing entered directly from all the habitable rooms on that floor. (Diagram 5 ADB Vol 2) Examples of acceptable alternative exits are given in Para 2.17. An escape window is not considered to be an acceptable alternative exits.
3. Where the top floor is not more than 7.5m above the entrance storey, to provide a protected stairway, smoke detectors in the habitable rooms and circulation routes and a heat detector in the kitchen. A protected stairway would incorporate FD20 fire resisting doors and 30min fire resisting construction to the walls forming the stairway enclosure. The smoke and heat alarms should be mains powered, linked with a standby power supply in accordance with BS 5446-1:2000 and BS 5446-2:2003.
4. To provide a protected stairway and a sprinkler system within the flat in accordance with BS9251:2005. Smoke detectors should be provided in the circulation areas.

In addition to the above item the following should be confirmed on site

The floor between the flats should achieve 30min fire resistance

The ground floor flat entrance door should be FD30S Fire resisting and self closing

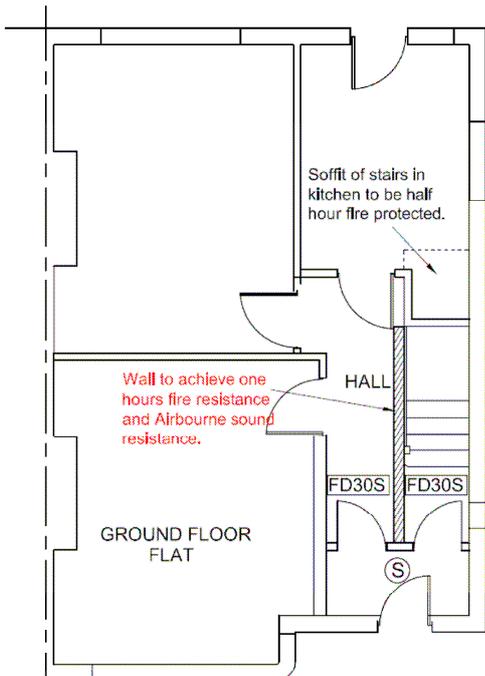


FD20

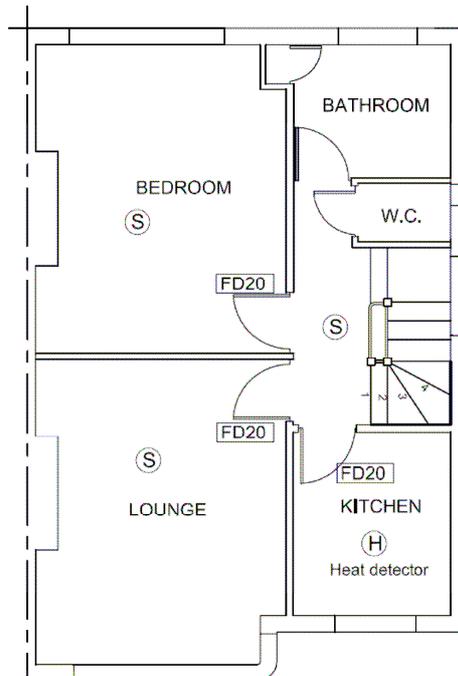
Denotes FD20 fire door with 35x25mm door stops glued and screwed

Position of interconnected Smoke detectors

LOFT FLOOR PLAN (2nd Floor)



PROPOSED GROUND FLOOR PLAN



FIRST FLOOR PLAN (1st Floor)