



Grampian Consortium

Loft Conversion Policy

Option 1 Unlined Roof Storage **No warrant required** – but must comply with regulations

- Access by Hatch – No ceiling ties altered
 - Roof space must not be lined
 - Roof space to be floored only
 - Retractable ladder (optional)
 - Lighting Point (optional)
 - NO power points (other than serving a HWC or boiler etc.)
 - NO structural alterations
 - NO means of heating the space
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Option 2 Lined Roof Storage **Warrant required**

- Access by hatch and ladder (optional)
 - Fixed stair (optional – does not require to meet standards for a domestic stair as the loft is not habitable space – but it must be safe)
 - Lighting Point (optional)
 - NO power points (other than serving a HWC or boiler etc.)
 - NO means of heating the space
 - Access Velux required
 - Rooflight/Velux required – call verifying authority to discuss.
 - Insulation (optional) – roof structure will require ventilating if insulation is provided.
 - Structural alterations must comply in full.
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Option 3 Habitable Storey **Warrant required**

- Must fully comply as per regulation 12, schedule 6. (Building standards applicable to Conversions)

Note: *If unauthorised works are being formalised and heating or electric sockets require to be removed then heating pipes should be removed to the storey below or back to the boiler and the electrical circuit should be removed back to the distribution board.*