

# Navigating Building Regulations to safeguard your reputation

rightmove 

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SOLICITORS



# So what will we consider today?

With some real life examples

- What are building regulations?
- Issues with:
  - Loft Conversions
  - Garage Conversions
  - Basement Conversions
  - Balconies



**What lies beneath can be the issue**



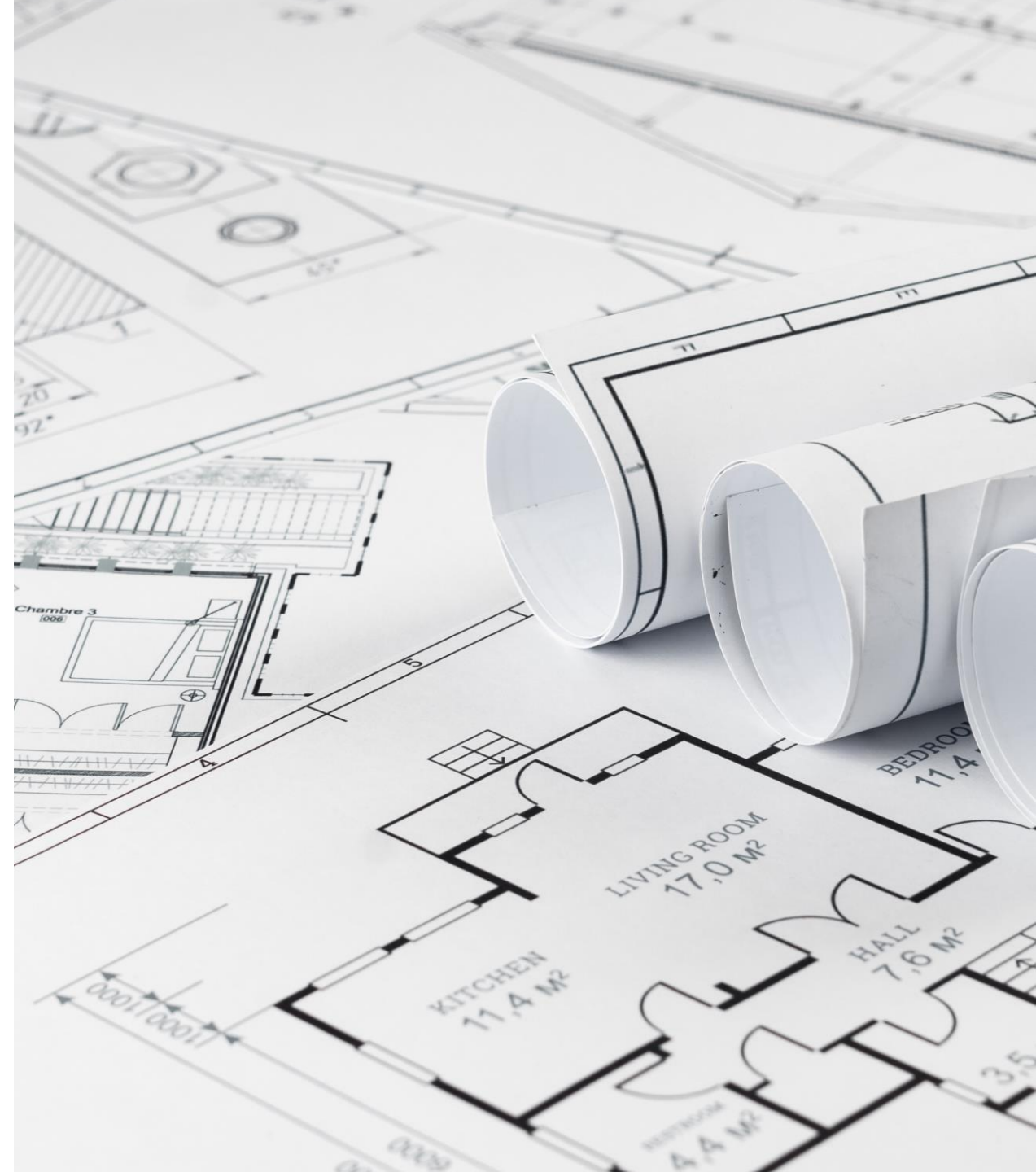
# Work Covered

## By Building Regulations

The Building Regulations 2010 cover the construction and extension of buildings.

You may also need building regulations approval for many alterations projects, including if you plan to:

- Replace fuse boxes and connected electrics
- Install a bathroom that will involve plumbing
- Change electrics near a bath or shower



# Work Covered

## By Building Regulations

- Put in a fixed air-conditioning system
- Replace windows and doors
- Replace roof coverings on pitched and flat roofs
- Install or replace a heating system
- Add extra radiators to a heating system or a fixed system



# Loft conversions





# Loft Conversions

## Building Regulation Concerns

- New windows need to be big enough to escape from in the event of a fire
- If it adds a third storey then the owner needs to ensure that a protected stair enclosure leads down to the exterior door
- Fire regulations state that the new floor joist in the loft conversion will have to offer a minimum of 30 minutes of fire protection covered by building regulations



# Loft Conversions

## Building Regulation Concerns

- The loft room will need to be separated by a fire door located either at the top or bottom of the staircase
- Existing doors on the stairs leading to the ground and first floor need to provide 20 minutes of fire resistance and cannot be glazed \*
- Mains powered smoke alarms will be required on each floor of the house interlinked so that they are all activated when one goes off





# Loft Conversions?

## Building Regulation Concerns



# Garage Conversions

# Garage Conversions

## Building Regulation Concerns

- Structurally sound. For example the foundations, walls and roof will need to be assessed and reinforced if required
- Have safe electrics. Certain electrical work must only be carried out by a suitably qualified electrician and all new and existing electrics will need to be safety tested
- Energy efficient with floor, wall and roof insulation
- Have a damp proof course and good ventilation
- Have fire escape routes and fireproofing





# Garage Conversions

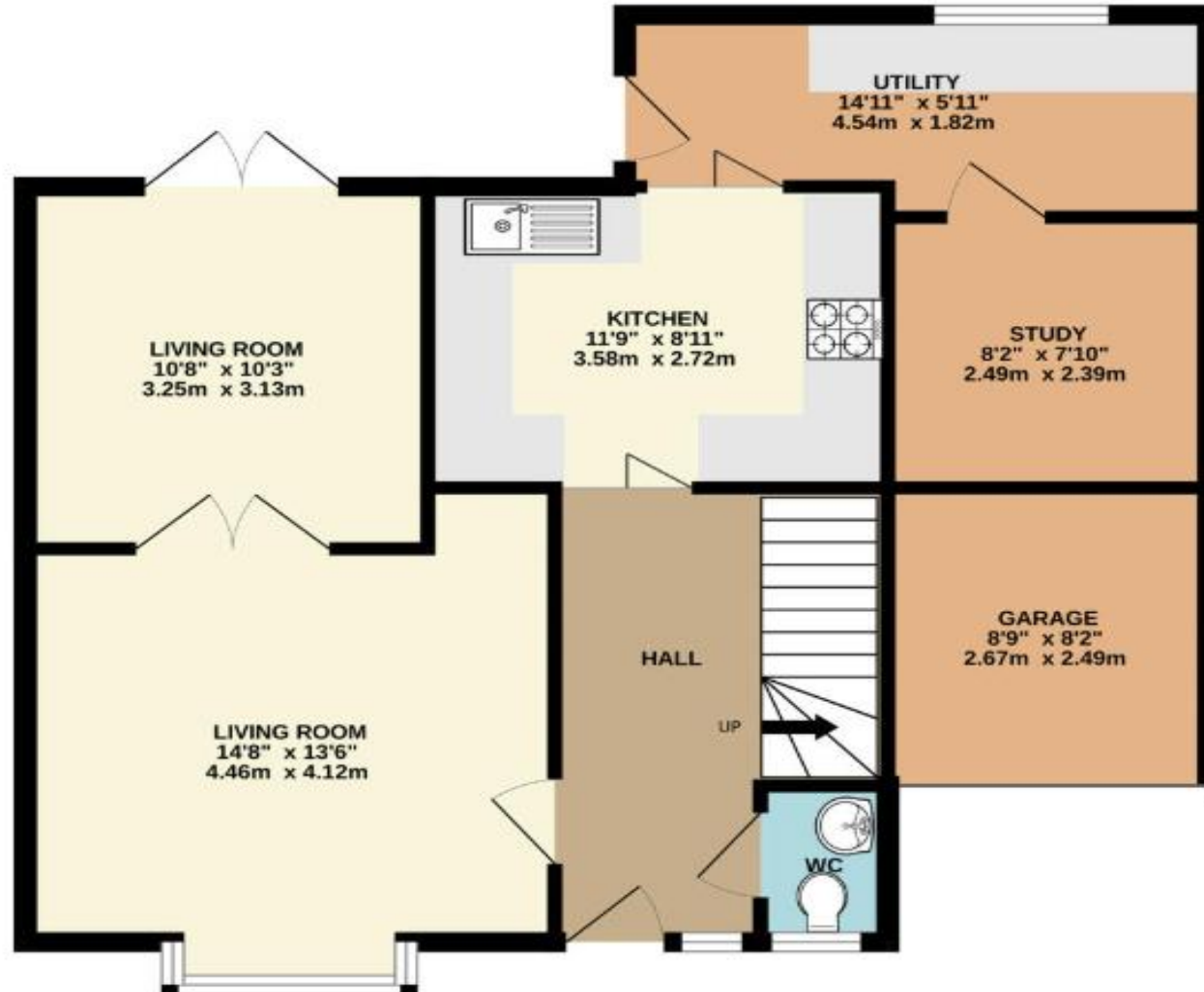
Who would live in a house like this?

- Building Regulation Concerns



# Garage Conversions?

## Building regulation concerns





# Basement conversions

# Basement Conversions

## Building Regulation Concerns

- Fire escapes
- Electrical concerns
- Insulation
- Damp proofing
- Party walls



# Basement Conversions

## Building Regulation Concerns

- Tanking
- Water proof membranes
- Need for a pump



# Balconies



# Balcony Issues

## Building Regulation Concerns

Many issues:

- No fall protection –no balustrades, min 1.1m in height
- Roof structures not adequately supported
- Roof materials not suitable for walking on or for furniture e.g. rubber roofs
- Privacy issues for neighbours–normally require obscured glazing





# Balcony Issues

## Building Regulation Concerns



# So what if there are no Building Regulations?

- **Enforcement**
- **Regularisation certificate**
- **Legal indemnity insurance**



# Thank you

