

HOW YOUR LOFT CONVERSION IS BUILT

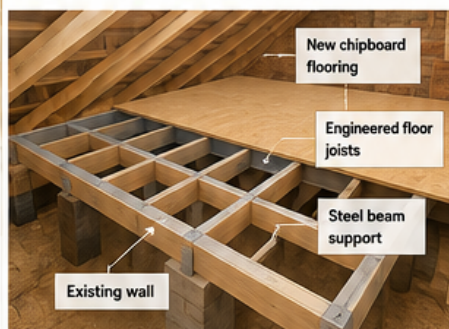
BUILDING REGULATIONS COMPLIANT

A guide to the structural elements, safety measures and paperwork required for a compliant, safe and long-lasting loft conversion.



1. NEW FLOOR STRUCTURE

A new structural floor is installed to create a safe, strong living space.



2. STRUCTURAL STEELWORK

Steel beams are installed to support the new floor, walls and roof loads. All steelwork is engineered and Building Control approved.



3. ROOF STRUCTURE ALTERATIONS

The existing roof is altered to create headroom and space. This can include raising the ridge or lowering the ceiling.



4. DORMER CONSTRUCTION

Dormers provide additional headroom and floor space. Built with a timber frame structure, insulated and clad to match your home.



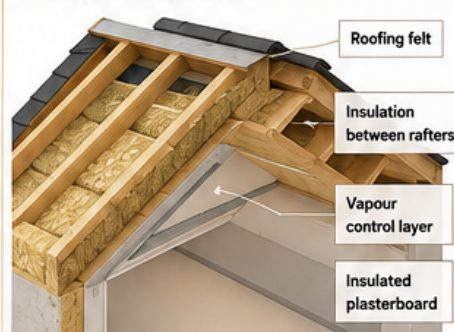
5. ROOF WINDOWS (VELUX)

Roof windows bring in natural light and ventilation. All installations are weather sealed and insulated.



6. INSULATION & VENTILATION

High performance insulation is installed to the roof, walls and floor to meet current Building Regulations for energy efficiency and comfort.



7. STAIRCASE

A safe, permanent staircase is installed to Building Regulation standards.



8. FIRE SAFETY

Fire safety is a critical part of your loft conversion. Materials and doors are fire resistant to help protect your home and family.



9. FINISHING

The final stage includes plastering, joinery, electrics, heating and decoration to create a beautiful new living space.



BEFORE BUILDING – YOUR PAPERWORK CHECKLIST

These documents are needed before any work starts.

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| ☐ 1. Planning Permission (if required)
Required for most loft conversions with dormers, raised ridge or alterations to roof shape. | ☐ 5. The Party Wall Notice (if applicable)
Serve notice to neighbours at least 2 months before work starts. |
| ☐ 2. Building Regulations Approval
Full plans approved by Building Control before work starts. | ☐ 6. Building Control Application
Submit plans, structural calculations & plans for approval. |
| ☐ 3. Structural Calculations
Engineers' calculations for all structural steelwork, joists, rafters and loadings. | ☐ 7. FENSA / CERTASS Certificate
Required if new windows are being installed (if applicable). |
| ☐ 4. Party Wall Agreement (if applicable)
Required if work affects a shared wall with a neighbour. | ☐ 8. Design & Specifications
Final drawings, materials and finishes agreed and documented. |



DURING & AFTER BUILD – KEY PAPERWORK

These documents are provided during and after your project.

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|---|---|
| ☐ 1. Building Control Inspections
Site inspections at key stages (structural, fire safety, final inspection). | ☐ 5. Manufacturer Warranties
For windows, roof windows, boilers, appliances and other products. |
| ☐ 2. Electrical Installation Certificate (EIC)
Provided by your electrician on completion. | ☐ 6. Guarantee / Insurance
Your workmanship guarantee for complete peace of mind. |
| ☐ 3. Gas Safe Certificate (if applicable)
For any gas work or new heating installations. | ☐ 7. Handover Pack
All documents, manuals, warranties and certificates in one place. |
| ☐ 4. Completion Certificate
Issued by Building Control when the project is completed and compliant. | |

BUILDING CONTROL APPROVAL – WHAT IT CHECKS

Building Control ensures your loft conversion complies with current Building Regulations, including:

- ✓ Structure – Strength and stability
- ✓ Fire safety – Protection and escape routes
- ✓ Insulation – Thermal efficiency
- ✓ Ventilation – Adequate airflow
- ✓ Electrical safety – Safe installations
- ✓ Windows & doors – Safety glazing & means of escape
- ✓ Staircase – Safe design and dimensions
- ✓ Drainage – Soil and waste pipe requirements



TYPICAL LOFT CONVERSION BUILD PROCESS

A typical loft conversion is completed in 8–12 weeks.

- 1 Initial survey & design
- 2 Planning (if required) & Building Regs approval
- 3 Scaffolding & site preparation
- 4 Structural steelwork & new floor installation
- 5 Roof structure alterations & dormer(s)
- 6 Roof windows, insulation & first fix services
- 7 Plastering, second fix & staircase installation
- 8 Decoration, final fittings & Building Control sign off

WHY BUILDING REGULATIONS MATTER

Building Regulations exist to protect you, your home and your investment by ensuring:

- ✓ The structure is safe and built to last
- ✓ Fire safety protects your family and neighbours
- ✓ Energy efficiency keeps running costs down
- ✓ Electrical and plumbing installations are safe
- ✓ The works add value to your property



INFINITY LOFTS
Loft Conversion Specialists
Building beautiful spaces