

GARAGE CONVERSION

The conversion of all or part of an integral garage into living accommodation is treated as a change of use of part of a dwelling. An application under the Building Regulations 2000 must be made before any work commences on site. For minor works such as this, the Building Notice is the most appropriate method - <http://77.240.5.189/> - Application Advice.

Please note that it is not possible to be precise in the advice we give regarding garage conversions as individual circumstances vary.

The following points should be taken into account when converting a garage into habitable living accommodation:



Foundations

A foundation must be provided to carry any additional masonry loads, such as a new inner wall to external walls, or the garage door infill. The condition and suitability of the existing foundation / floor will be checked when the door infill area is excavated.

Wall thickness

If the existing wall is single wall construction with piers, it must be checked for stability and freedom from defects. If satisfactory, it is likely the wall would be considered suitable, subject to an assessment of its weather resistance and thermal performance.

Weather resistance

A single wall construction must be treated to provide satisfactory resistance to the passage of moisture. A water-proofing compound applied to the inner-face may be an effective way of achieving this. The provision of an inner wall of blockwork to create a cavity wall will require a cavity tray and weep holes at the base of the wall. Floors should also have a suitable damp proof membrane.

Insulation

It may be necessary to insulate the walls and roof to habitable standards. The insulation thermal performance 'U' values should be:

Walls	0.30 W/m ² K
Flat roofs	0.20 W/m ² K
Pitched roofs	0.20 W/m ² K insulation between rafters
	0.16 W/m ² K insulation at ceiling level
Ground floor	0.22 W/m ² K

Examples of types of construction that satisfy the standards can be found in guidance notes on complying with Part L1B of the Building Regulations.

Windows and ventilation

Windows must achieve a thermal performance 'U' value of 1.8 W/m²K and should incorporate openable vents of an area equal to 1/20th of the floor area of the room. In addition, background 'trickle' vents, having a free vent area of 8000mm² are required.

Fire regulations

In the case of partial conversions, fire safety issues may be required to be implemented.

For more information please contact:

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