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## Safety in lofts – complying with legislation and improving safety

### 1. Insulated lofts are unsafe places to work in

When a loft is insulated to 270mm, it is no longer possible to see the joists, which are typically only 100mm tall, or less. This means that when accessing a loft, it is difficult to see where to step and if you step outside of a joist, the plasterboard ceiling is not strong enough to take your weight.



Working in a loft space counts as Working at Height according to the Working at Height Safety Directive, especially if there is a stairwell below, with a large distance to fall.

However landlords increasingly need to send maintenance staff into the loft, to visit, for example:

- Cold water storage tank
- Boiler
- Hot water cylinder
- MVHR
- Solar PV inverter
- Solar hot water (pipework & expansion chamber)
- TV aerial
- Shower Pumps
- Extractor fans
- Domestic sprinkler systems
- Smoke detectors
- Warden Call
- Power & data cables
- Pipework

## 2. Meeting Building Regulations

It is a building regulation (Part P) that cables should not be insulated over, as this would cause a fire hazard. In non-residential properties, they should also be trunked, and carried in cable trays. However there exists no standard-available solution to carry cables safely over the insulation, so typically they are just laid over the top. For wires, this is messy and potentially unsafe. For pipes, this will compress the insulation.



The LoftZone StoreFloor system allows cables and other services to be carried over the top of the insulation, by fixing them to the metal Cross-Beams, as shown in this diagram below.



**Now that there is a new, safer, way to meet Working at Height Regulations, all responsible parties are behoved to implement it.**

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