

1. REPLACEMENT SANITARY FACILITIES

The replacement of sanitary facilities in the same location within a room may be carried out on a like for like basis. That is to say the alterations need not meet current building standards.

2. SPACE FOR USING SANITARY FACILITIES

A house should have at least one 'accessible' WC, wash hand basin and a bath or shower that can be used safely and conveniently. To facilitate this the 'accessible' accommodation should be located on the entrance storey, or the storey containing the living room and kitchen, with each facility provided with an 'activity space' as indicated below.

Where it is proposed to alter the 'accessible' accommodation by either:

- relocating the existing facilities in different positions within the same room, or
- providing a new additional facility, such as a shower

Then the facilities should be provided with the activity spaces indicated below.

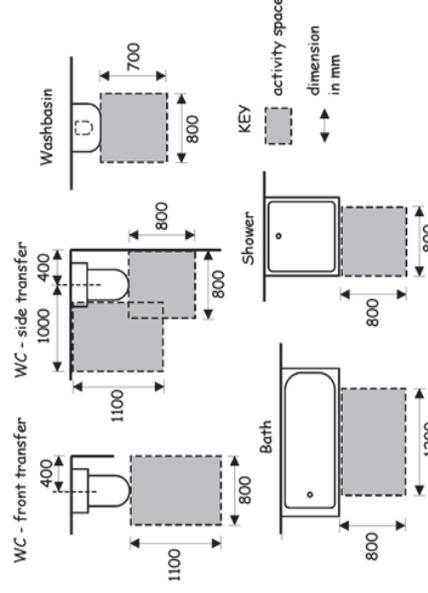
Where, due to the size of the room, these activity spaces cannot be achieved the activity space should:

- be no worse than previously existed for the relocated facilities, and
- be as close to these requirements as possible for a new facility. The new facility should not reduce the activity spaces of any of the other existing facilities.

Where the alterations are being carried out in sanitary accommodation that is not the

'accessible' accommodation or is located on neither the entrance storey nor the storey containing the living room and kitchen then activity spaces are not required.

A wall mounted wash hand basin may encroach up to 100 mm into the activity space of other facilities, and a door may swing over an activity space as long as there is space for a wheel chair user to get into the room and close the door.



1. Activity spaces may overlap with one another.
2. A 1.8 m headroom should be available over the activity space and also over a bath or shower.
3. Either option of WC transfer activity space may be provided.

3. PLUMBING

When adding a new sanitary facility, such as a WC, the waste pipes from these should be connected into an existing soil vent pipe or to a branch pipe leading to the soil vent pipe using proprietary connectors.

All appliances should be fitted with a deep seal trap and be connected separately to the soil vent/branch pipe using a 40 mm diameter plastic

pipe (100 mm in the case of a WC). The pipe must be laid to a fall, towards the soil vent/branch pipe, of not less than 1 in 60. The new appliance must not be more than 3 m from the vent pipe.

Thermostatic Mixer Valves

High temperature hot water presents a risk of scalding, especially to young children and older people. The risk of scalding can be reduced by fitting a thermostatic mixing valve (TMV) which regulates the hot water delivery temperature. When a bath or bidet is relocated within a room, or a new bath or bidet is installed, a TMV must be fitted.

A TMV is not required where a bath or bidet is being replaced in the same position, however, the fitting of such a device is still recommended to reduce the risk of scalding.

4. ELECTRICS

Sockets

There should be no electrical sockets or switches in the bathroom other than a dedicated shaver socket and pull cord switches.

Recessed lights

A ceiling usually provides resistance to the passage of one or more of the following: fire, heat and sound. It may also contribute to the control of condensation or the air tightness of the house. Recessed light fittings can have an adverse impact on these functions and as such further advice should be sought where it is proposed to install them.

Notwithstanding the above, it is also important that recessed light fittings are installed in accordance with the manufacturer's instructions particularly with regards to maintaining free air movement around

the holder for cooling and for the avoidance of wetting.

When fitting the recessed lights, the floor/roof structure must not be affected.

Extract Fans

Fans that are installed to operate when the bathroom light is on should be wired through an isolator switch to separate the light from the fan. This allows the fan to be switched off separately from the light and permits the fan to be cleaned or repaired.

The extract fan should be installed in a location appropriate to the fans international protection rating (e.g. IPX4). Check with the manufacturer's installation guidance.

Note - All electrical installations must be carried out by a competent person, for example an electrician who is a member of SELECT or NICEIC

5. SERVICES

The provision of any services, such as drainage pipes, must not compromise the existing thermal, sound, fire resisting or structural properties of the floor/ceiling or walls.

6. VENTILATION

Ventilation is normally provided to rooms either naturally, by openable windows, or mechanically, by extract fans.

Where a bath or shower is being added to an existing WC, an extract fan must be fitted.

Where altering an existing bath or shower room, which currently has no mechanical ventilation, you should consider fitting an extract fan. This will assist in removing the moisture generated by the bath or shower.

Where altering an existing bath or shower room, which currently has mechanical ventilation, the extract fan can be replaced or repositioned but it should not be removed.

Where a fan is to be provided it should have an extract rate of 15 litres/second, be ducted directly to the outside air and have a specific fan power value not greater than 0.5 watts/litre/second.

A trickle ventilator, such as a slot ventilator commonly found in the head of a window should be installed to provide replacement air for any new extract fan.

7. GENERAL

You should ensure that you are aware of your statutory obligations under building regulations, planning legislation and any other relevant permission and that any firm or person employed to carry out work is competent.

The Scottish Building Standards Division provides guidance on how to comply with the building regulations and this can be accessed on their web site at www.scotland.gov.uk/bsd. Follow the links to 'Publications Library' 'Technical' 'Domestic Handbook'.



ALTERATIONS TO EXISTING WCS, BATHROOMS AND SHOWER ROOMS

TO 1 AND 2 STOREY HOUSES

Based on the 2013 Technical Handbooks

This leaflet is designed to help if you intend to carry out alterations to existing WCs, bath and shower rooms. The simple alterations described in this leaflet, such as adding a new appliance to an existing bathroom, do not require a building warrant. However, the work you undertake must meet the requirements of the building regulations. This leaflet sets out one common way that this can be achieved.

If you don't follow this guidance you should seek professional advice to make sure your proposals will meet the building regulations.

The leaflet does not apply to more complex work such as removing a load bearing wall. It also does not apply to alterations within houses having a floor level more than 4.5 m above external ground level, or flats and maisonettes. Such work will require a warrant and you should discuss the proposals with the Building Standards Section of your local authority.