



Certification Performance Criteria Guidance

B2.4 Conversions

Revision A

Performance Criteria

Where the design proposal involves a change of use Certifiers shall satisfy themselves that an adequate assessment of the implications of the change of use in accordance with Regulation 12 and the requirement for strengthening of the building has been carried out.

Background

Conversions are defined as being changes in the occupation or use of the building as specified in Schedule 2 to Regulation 4. Regulation 12 requires that, in the case of standards contained in Section 1: Structure, buildings subject to conversion must be 'improved to as close to the full requirement of Schedule 5 as is reasonably practicable, and in no case be worse than before the conversion'. 'Reasonably practicable' is defined as having regard to all the circumstances including the expense involved in carrying out the building work.

Guidance

Certifiers will have to take a view on whether an existing building, which fails to meet the standards set by current codes of practice for structural design, and which is subject to conversion as defined above, can still be regarded as meeting the requirements of the Regulations or should be strengthened. This will involve a degree of subjectivity on what constitutes reasonably practicable for a particular building.

Certifiers must be able to present evidence to show that the matter has been considered, how the final design approach was arrived at and that they approved the design approach.

Examples of Major Non-conformances

Absence of or grossly inadequate evidence of the Certifier's review of the assessment.

The assessment undertaken has clearly failed to identify the measures required to meet the requirement of Regulation 12.

Failure to consider, or grossly inadequate consideration of the requirements of Regulation 12.

Examples of Improvement Issues

Insufficient evidence of the Certifier's review of the assessment

Superficial or inadequate consideration of the requirements of Regulation 12.

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