

## Convention in Focus: Convention 2.08

### *Wording of convention – Whole dwelling (or building part) within roof*

When the property or a building part of it is a single storey entirely located within a roof, model as:

- lowest occupied level;
- timber frame construction of appropriate age band;
- room height must be entered as 2.2 m;
- include area and perimeter measurements as a normal storey;
- enter roof as pitched roof.

If there are two storeys within the roof, enter the lower storey as above and the upper storey as rooms-in-roof.

### *What does this mean?*

Examples include, but not limited to: room in the roof space above a garage; a top floor flat entirely within the roof.

This should not be used in place of a proper Room-in-Roof, or a mansard roof. Use the appropriate conventions for these scenarios.

- For a dwelling or building part that is located entirely in the roof, 2.08 must be followed and the criteria it states must be met.
- It must be modelled as the lowest occupied level. Even if this a first floor extension, it would modelled as ground floor, with the appropriate floor type.
- Timber frame must be its construction, with it being in a roof.
- It must be recorded with the appropriate age band. If there is no evidence to state the age, it must be modelled as the rest of the buildings age.
- The room height must be entered as 2.2m, whether this be the actual room height or not.
- The area and perimeter must be modelled as if it was a normal storey.
- A pitched roof must be chosen. In the event that it is not a pitched roof, it must still be entered as such.
- When there are two storeys, the upper storey must be modelled as rooms in roof.
- It is the assessor's responsibility to ensure that they model a whole dwelling or building part in line with the convention, in order to ensure consistent EPC modelling, as well as to meet the auditing requirements.