



Technical Guidance

Separating wall construction within roof spaces

Question

Is it acceptable for a cavity masonry separating wall to be reduced to a single leaf masonry construction within the roof space?

Considerations

- The wall construction should meet the sound insulation requirements set out in Approved Document E (England and Wales), Technical Handbook - Domestic section 5 (Scotland), and Building Regulations Part G (Northern Ireland).
- The Part E robust details allow the masonry separating wall to be built up as a timber frame spandrel panel in certain specific circumstances (see robust details Appendix A).

Answer

It is not normally acceptable for the cavity masonry separating wall to be reduced to a single leaf of masonry construction.

Where robust details are used, timber frame spandrel panels are an acceptable alternative in certain specific circumstances, provided they are constructed in accordance with the robust details guidance and can be shown to achieve the necessary fire resistance.