

**NEW RANGE**

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# LOFT ACCESS HATCHES



## LOFT ACCESS HATCHES

The energy conservation and air leakage requirements of Building Regulations (Approved Documents L and C) mean that a loft hatch needs to be a high-performance product. Site-constructed hatches are no longer adequate.

Glidevale loft access hatches have been designed and engineered under BS EN ISO 9001 to meet these latest demands.



AH4 push-up hatch

### DESCRIPTION

Each Glidevale loft access hatch comprises a frame which is fixed into a trimmed opening and has a seal to the ceiling, and a hatch door which is thermally insulated and has a flexible closed cell seal between door and frame.

### COMPOSITION

#### AH4 push-up hatch

The hatch door is injection-moulded polypropylene with insulation infill. Twin latches, and an anti-wind uplift mechanism at the opposite end of the door, prevent the hatch from becoming dislodged if there is severe wind gusting.

**Option:** Two lockable security bolts.

#### AH5 hinge-down hatch

The hatch door is injection-moulded polypropylene with insulation infill, attached to the frame by two hinges. Twin latches hold the door against the closed cell gaskets.

**Option:** One lockable security bolt or key lock.

#### AH6 1 hour fire-rated (FR) hinge-down hatch

The door and frame are formed from 1.0mm and 1.2mm Zintec electro-galvanised mild steel finished in polyester powder coating with insulation infill. Closed cell gaskets. Concealed key-operated lock.

**Option:** High-security lock for communal areas.

#### AH7 1/2 hour fire-rated (FR) push-up hatch

The face of the hatch is 6mm Masterboard with spray-applied vinyl finish and insulation infill. The hatch has pressed metal support brackets and the frame is fitted with intumescent strips.

### Frames

All frames except for the AH6 are injection-moulded polypropylene.



AH5 Part L loft hatch



Latch mechanism

## BENEFITS

- All models meet or exceed the NHBC minimum opening size (NHBC Standards 7.2-D14).
- Each Glidevale loft access hatch is a complete unit comprising frame and door, with integral closed-cell air/vapour seals and thermal insulation.
- The integral seals significantly reduce water vapour migration into the loft space, reducing condensation risk.
- The seals also virtually eliminate heat loss by air movement around the hatch door and exceed the airtightness requirement of the Approved Documents, as demonstrated by test.
- The hatches provide continuity of thermal insulation at ceiling level, substantially reducing heat loss by conduction through the hatch.
- Options with enhanced insulation meet the minimum U-value requirement of the Approved Documents.
- Optional key-operated security for tenanted properties or public areas.
- 1 hour and 1/2 hour fire resistance options with Class 0 surface flame spread available.
- Suitable for standard 600mm joist centres.



AH5 hinge-down hatch



AH6 1 hour fire-rated hinge-down hatch

## PERFORMANCE

Data from testing is available on request.

### Resistance to air leakage

All Glidevale loft access hatches incorporate efficient vapour seals which limit the transfer of moisture-laden air into the roof space. They comply with the air leakage requirement of BS 5250 Clause H.3.2, and can be used to meet the requirements of Approved Document C, Robust Details 2002, and the recommendations of BRE Digest 270 and BRE IP4/06.

### Thermal insulation

U-values are shown in the selector table. Insulation options are available to meet the minimum U-value requirement of the Approved Documents C, L1A and L1B.

### Wind uplift

The tight fit of Glidevale loft hatches holds them in place; weighting or latching is not needed in normal conditions such as air movement caused by doors opening and closing in airtight houses.

Where exposure to gusts of wind through external doors might cause uplift, the AH4 hatch includes an anti-wind uplift mechanism, or the AH5 hinge-down hatch can be specified.

### Fire

#### Surface spread of flame rating

The AH6 provides a Class 0 surface spread of flame rating based on the door material being of limited combustibility (Zintec), therefore is deemed to satisfy.

The AH7 FR option provides a Class 0 surface spread of flame rating based on the door material performance (Masterboard).

### Fire resistance

The AH6 as standard provides 1 hour fire resistance when installed in appropriate construction.

The AH7 FR option with Masterboard facing provides 1/2 fire resistance when installed in appropriate construction.

Fire performance is demonstrated by independent tests.

### Sizes

All models meet or exceed the NHBC minimum opening size (NHBC Standards 7.2-D14), and suit 600mm joist centres. They can be used for other joist centres by cutting a joist and trimming the opening (subject to structural considerations).

## GLIDEVALE LOFT ACCESS HATCH SELECTOR

| Model                           | Operation  | Accessible clearance opening nominal (mm) | Trimmed opening size (mm) | U-value (W/m <sup>2</sup> K) | Fire performance: surface flame spread | Fire resistance integrity (mins) | Accessories: standard                  | Accessories: optional  |
|---------------------------------|------------|---|---------------------------|------------------------------|--|----------------------------------|--|--|
| <b>AH4 Part L</b><br><b>AH4</b> | Push-up    | 680 x 520                                 | 717 x 555                 | 0.35<br>0.66                 | 1                                      | -                                | Twin latch, anti-wind uplift mechanism | Two lockable security bolts, access pole                       |
| <b>AH5 Part L</b><br><b>AH5</b> | Hinge-down | 600 x 520                                 | 717 x 555                 | 0.35<br>0.66                 | 1                                      | -                                | Twin latch                             | One lockable security bolt, key lock, loft ladder, access pole |
| <b>AH6 1hr FR Part L</b>        | Hinge-down | 540 x 520                                 | 647 x 547 <sup>4</sup>    | 0.35                         | Class 0 <sup>3</sup>                   | 60                               | Concealed lock                         | High-security key lock   |
| <b>AH7 1/2 hr FR Part L</b>     | Push-up    | 530 x 530                                 | 560 x 560                 | 0.35                         | Class 0 <sup>2</sup>                   | 30                               | -                                      | -  |

#### Notes

<sup>1</sup> Not normally required under Building Regulations Approved Document B.

<sup>2</sup> Surface flame spread class for the door material for Building Regulations.

<sup>3</sup> Surface flame spread class based on deemed-to-satisfy rules for Building Regulations.

<sup>4</sup> The trimmed opening in the joists should be lined with 6mm fire-resisting board such as Supalux, therefore the finished trimmed opening size for the AH6 will be 635 x 535mm.



AH7 1/2 hour fire-rated push-up hatch

### Appearance

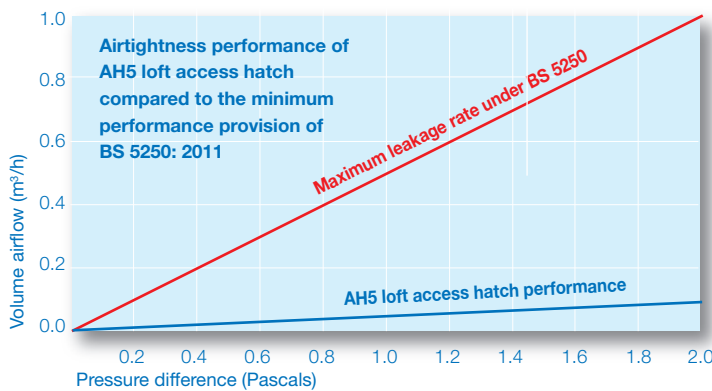
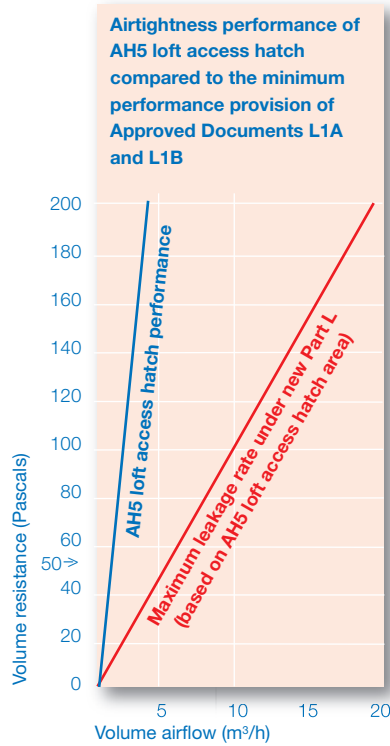
Both the AH4 and AH5 hatches and frames have a lightly textured scuff-resistant white finish, which blends unobtrusively with a classic brilliant white ceiling.

All frames have the same finish, and cover the edges of the ceiling hole to give a neat appearance.

The AH6 is polyester powder coated in white. The AH7 hatch door is matt white.

### Environmental assessment

All Glidevale loft access hatches use insulation which has a Global Warming Potential (GWP) of less than 5 and an Ozone Depletion Potential (ODP) of zero.



### Specification clause

Select from the following paragraphs as appropriate:  
Loft access hatches to be Glidevale complete loft access hatch and frame units obtainable from Glidevale, 2 Brooklands Road, Sale, Cheshire M33 3SS, Tel: 0161 905 5700, Fax: 0161 905 2085, Email: info@glidevale.com.

AH4: push-up hatch door of injection-moulded polypropylene with insulation infill, twin latch and anti-wind uplift mechanism. Two lockable security bolts\*.

AH5: hinge-down hatch door of injection-moulded polypropylene with insulation infill, twin latch. Lockable security bolt\*.

Key lock\*.  
AH7 FR Part L: push-up hatch door having 1/2 hour fire resistance and Class 0 surface flame spread, of 6mm Masterboard with spray-applied vinyl finish, insulation infill, PVC back, pressed metal support brackets, intumescent strip to frame.

Frame for all the above: injection-moulded polypropylene with closed-cell vapour seals.

AH6: hinge-down hatch door and frame with 1 hour fire resistance and Class 0 surface flame spread, of 1.0 and 1.2mm Zintec electro-galvanised mild steel finished in polyester powder coating, insulation infill, expanded polyurethane draught strip, concealed lock.

High-security lock.\*

Accessories: AHP access pole for AH4 / AH5\* loft hatch.

AHL aluminium loft ladder in two telescoping sections mounted on hinge brackets, with cranked access pole for AH5 loft hatch.

Performance: (according to model) U-value: 0.35 / 0.66\* W/m²K.

Surface flame spread rating Class 0 as defined by Building Regulations Approved Document B Appendix A.

Fire resistance: 30 / 60\* minutes to BS 476-22.

Installation: install in accordance with manufacturer's instructions.

\*Delete as applicable





## TECHNICAL REQUIREMENTS

### Building Regulations

Requirements applicable to loft access hatches are given in Approved Documents C (condensation control), L (thermal insulation) and B (fire).

### Condensation control

Thermal insulation at ceiling level produces a cold roof with an increased condensation risk due to moisture vapour migrating into the loft space from the dwelling below. Most of the water vapour in the roof void comes from washing, drying and cooking within the house. It enters the void by diffusion through the ceiling, and by air movement through gaps around a traditional loft hatch, pipes, ceiling roses and cracks.

With a conventional unsealed loft hatch, approximately 50% of vapour transfer by air movement occurs around the hatch cover (BRE Digest 270). With a Glidevale sealed loft hatch this can be cut to almost zero.

Approved Document C requires provision to control condensation in roof voids. BS 5250 incorporating Amendment 1 is now the main means of compliance with these requirements.

BS 5250 Clause H.3.2 recognises that a totally airtight (convection tight) ceiling is extremely difficult to achieve in practice, but provides advice on how to construct what has been termed a 'well-sealed ceiling'. It includes the following specific requirements for access hatches:

'...Loft access hatches and downlighters should not be located in rooms with high rates of moisture generation such as kitchens and bathrooms and should have low air leakage rates.

The air leakage rate through an access hatch, including its frame, when tested to BS EN 13141-1 is less than 1m<sup>3</sup>/h at a pressure difference of 2Pa.'

For more information on well-sealed ceilings please refer to BRE Information Paper IP4/06 Airtightness of ceilings (energy loss and condensation risk).

NHBC Standards 7.2-D14 also requires a draughtstripped loft hatch.



AHL loft ladder

## OTHER PRODUCTS

### AHL loft ladder

Designed to provide easy access to the loft space.

For use with the AH5 loft access hatch.

Robust, lightweight aluminium construction in two telescoping sections, mounted on hinge brackets which are fixed to the ceiling joist or loft boarding, not to the hatch itself.

AHL loft ladder suitable for floor-to-floor heights of 2210 to 2670mm.

Supplied with a pole to enable the ladder to be pulled down.

### AHP loft access pole

Suitable for use with the AH4 and AH5 loft access hatches.

**Glidevale offers a wide range of other building products including:**

Glidevale iPSV whole-house ventilation

Glidevale roof ventilation products

Glidevale underfloor and wall vents

Glidevale cavity trays

Stockist's stamp

### GLIDEVALE

2 Brooklands Road, Sale, Cheshire M33 3SS

Tel: 0161 905 5700 Fax: 0161 905 2085

Email: [info@glidevale.com](mailto:info@glidevale.com) Web: [www.glidevale.com](http://www.glidevale.com)

Glidevale maintains a policy of continuous development and reserves the right to amend product specifications without notice.



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ISO 9001



ISO 14001



OHSAS 18001