

Farmhouse on Engstringerweg, Regensdorf

2025



Following a fire, the house was renovated and converted into an apartment building with two apartments. The ceilings had to be upgraded in terms of fire protection and sound insulation, and a vertical escape route had to be constructed using timber.

The project

A fire in the tiled stove chimney meant that the farmhouse had to be renovated. At the same time, it was decided to convert the house from a single-family home into a multi-family home. The newly renovated house is now used as a multi-family home with two apartments and a guest room with its own bathroom. This change of use places higher demands on the building components in terms of fire protection and sound insulation. The ceilings in particular had to be extensively upgraded to meet these new requirements. In addition, the partially existing staircase had to be upgraded to a fully-fledged vertical escape route.

The construction method

The ceilings of the farmhouse consist of wooden beam ceilings with sliding floors and strap floors. The sliding floors are weighted with slag. The interior walls are stud walls with infill. In order to meet the requirements of 60 minutes of fire resistance and to bear the additional weight of the fill for sound insulation, the beam ceiling was converted into a «solid wood ceiling». New beams were inserted between the existing beams, which are close together.

The challenge

The biggest challenges in such conversions are always complying with fire safety regulations and Lignum construction specifications, and assessing the sound insulation performance of the upgraded components. Thanks to Timbatec's extensive experience, these hurdles were overcome without any problems.



The floor slabs were carefully reinforced, restoring parts of the existing structure to their former glory.



Reinforcement of the existing roof structure with reclaimed wood.

Services of Timbatec

- SIA Phase 11 Condition analysis
- SIA Phase 31 Preliminary Project
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution
- Technical planning for building physics
- Technical planning for fire protection



Constructive wood protection helps to protect the half-timbered structure from moisture penetration.

Client

BAUraum GmbH

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Timber construction

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Photography

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