

Recovering Roofs

The changes to Approved Document L
Coming into effect 6th April 2006

The Building Regulations were amended to accommodate the renovation of a thermal element, this would include walls, floors and in this case roofs.

Prior to April 2006 the only control for roofs were if the loading from the new roof was substantially heavier or lighter, however substantially was not quantified could it be 10% or more who was to say.

With the advent of HIPs (Home Information Packs), if renovation works or replacement works have been carried out, you may be requested to provide local authority approval for this work. If you have not applied for consent you can go down the route of retrospective consent, in Building Regulation terms a 'Regularisation'. This route could delay or even prevent a sale of the property

The regulation is as follows:

Requirements relating to thermal elements

A new regulation 4A is added as follows:

4A.-(1) Where a person intends to renovate a thermal element, such work shall be carried out as is necessary to ensure that the whole thermal element complies with the requirements of paragraph L1(a)(i) of schedule 1.

(2) Where a thermal element is replaced, the new thermal elements shall comply with the requirements of paragraph L1(a)(i) of schedule 1.

Basically what this means to you as a developer, builder, or roofing contractor is that you or your client will have to deposit a building notice to the local authority of your intention in relation to reproofing fully or partially.

Building Control will be looking at the following when checking the work on site;

- Type of roof covering, is it suitable for pitch.
- Is roof covering heavier or lighter, might be structural implications
- Will the new roof void if pitched roof be ventilated or will special ventilated sarking felts used
- The overall thermal performance of the roof, will it need to be upgraded to comply with present thermal insulation levels
- Flat roofs, type of insulation to be used, will it comply with present thermal insulation levels.

Please contact Building Control to discuss any re roofing issues.