

Roof Recovering Works

Explanation Guide

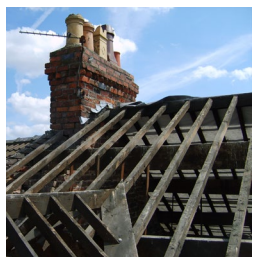
This leaflet clarifies recent changes to legislation (Building Regulations) which affect all Roof recovering projects for domestic properties.

Approved document Part A Structure & Approved document Part L1b Conservation of Fuel & Power of The Building Regulations contain new and amended rules which must be taken into account prior to undertaking any works involving recovering of roofs to existing domestic buildings. Compliance with these elements is now mandatory. (The Governments Competent Roofer Scheme, does not cover structural issues)

Approved document Part A - Structure

This legislation indicates that where the work involves a significant change in the applied loading (ie less or greater than 15%) the structural integrity of the roof and supporting structure should be checked.

Roof structures are made up of a complex array of interconnecting parts and it is not always a straightforward task to verify it's suitability or condition. Kriss Cringle Associates undertake structural roof inspections which fully identify whether or not the roof structure is capable of supporting the proposed new loads and will provide peace of mind for all parties. The survey would also bring to light any inherent inadequacy or defect which may otherwise threaten the longterm suitability of the roof.



If our structural assessment of the roof shows that it will be capable of supporting the proposed loads then we will produce a report which confirms this and this will be forwarded to Building Control and in those cases a formal application under Part A, would not be required.

Provided the weight difference does not exceed 15% a Building Regulations application under part A is not required. However, care should be taken when estimating the difference in weights of new and existing tiles as different lap sizes and water porosity of certain tiles can affect the weights. We consider it to be a prudent measure to undertake a structural assessment for every roof recovering project.



If the structural appraisal reveals that the existing roof structure is not strong enough to support the new loads, then some form of strengthening will need to be designed in order to prevent any damage / distortion occurring to the property. It is this strengthening work which is regarded as a material change

in terms of Building Regulations and an application to the Local Council (or through Government approved Inspectors) is required.

Approved Document L1b – Conservation of Fuel & Power

From April 2006 any works to the external envelope of a property which results in a material change to more than 50% of that element, will require that part to be upgraded to meet the current thermal standards as specified within approved document L1/L1b of the Building Regulations. Put simply, if you renew more than 1/2 of your roof covering, you will be required to upgrade the thermal insulation to the affected parts of the roofspace to the new standards.

Whilst this thermal upgrading can be a straightforward task within normal roofspaces by introducing additional mineral wool insulation, any properties which have 'room in the roof' situations, past loft conversions or sloping ceilings present more of a challenge. There are however, new specialist insulation materials which can be specified to comply as far as is reasonably practical with the new regulations and these can normally be accommodated within the exterior roof recovering operations you undertake.



Kriss Cringle Associates will provide a thermal assessment of the roof in addition to the structural appraisal, recommending any thermal upgrading that may be required, providing a full specification and submitting comprehensive BRE approved thermal calculations to the Local Building Control department to satisfy Building Regulations. These applications are now mandatory.

Our fee policy for structural roof inspections is simple. £675 covers the structural inspection, structural appraisal and the thermal assessment, for a standard semi or terrace, including the preparation of supporting calculations and a full written structural / thermal report.



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Strengthening design costs (if found necessary) vary depending on the extent of work required, however, simple strengthening design of one or two members is included within our normal inspection fee. More complicated strengthening work would require additional design and we would discuss the design of those works prior to carrying them out. e.g. £100 per additional steel beam & £50 per plate / purlin.

Local Authority Fees

Any strengthening or thermal upgrading works will require compliance with Building Regulations and a fee is levied by the Local Authority to cover their inspections and administration. This fee is payable by the owner of the property to the Local Council or Independent Building Inspectors and is not included in our fee.

Although these issues can appear off putting, we are here to assist you through the process. You should also consider this as an opportunity to improve your home, saving money and adding value in the longterm. It must also be remembered that compliance with these elements is now mandatory and cannot be avoided. A record is kept by the Council and these are searched during any future sale or re-mortgage of the property. It must also be remembered that if no application is submitted and works are carried out, then this can, in many cases, invalidate normal Buildings Insurance.