

Roof Recovering Works

Explanation Guide



Call us now on 0151 639 0617 to arrange a convenient appointment or visit www.cringleassociates.co.uk

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

Approved document Part A Structure of The Building Regulations contain new rules which must be taken into account prior to undertaking any works involving recovering of roofs to existing domestic buildings. Compliance with this element 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 is required.

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

Strengthening design fee 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 / appraisal 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 roof strengthening 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 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.

Appointment of a Project Safety Manager (principal designer) is now required by Building Regulations. KCA do not offer that service. In most cases the homeowner can take on that role and sign the forms as both the client and the project manager / principal designer.