

# Replacing your roof covering and roof repairs



Everything you need to know:

There are many reasons to want to have work done to your roof. It could be that your old roof is failing and you need it completely re-done, you may hate the look of your tiles and want them changed for aesthetic purposes. Whatever the reason, it is important to be mindful that it isn't always as straight forward as it may seem and this is where your Local Authority Building Control Team can help! Below are some helpful tips and things to be aware of!

## What should you consider?

Do you need to submit a building regulations application? In many cases yes, quite often a re roof or repairs to a roof are overlooked and some people are not aware that you will need to make a building Regulations application.

Everything listed below will require Building Regulations approval:

- Any repairs to a flat or pitched roof greater than 50% of the surface area of the roof or 25% of the total building envelope.
- If the roof covering material is changed then you must ensure that the weight of the new covering does not exceed 15% of the original. There can be substantial differences between different tiles and materials so always check! In excess of 15% you will need to appoint a structural engineer to confirm that the existing structure is suitable for the additional loadings imposed.
- Any structural additions, extensions or alterations to a roof must be considered and appoint an engineer accordingly or check that your timber sizes are correct with your local authority Building Control Surveyor.
- New roof coverings must not have a lesser performing standard in regards to fire and the spread of flame. Most roof coverings will comply however not all will, so it is important to check.
- Any roof repair in excess of the areas mentioned will require the upgrading of thermal insulation, each roof will differ dependant on joist size and the type of roof so check with us that your insulation proposals will comply with the current standards.

**Please remember the work will only be exempt if:**

- It involves less than 50% of the surface area of the roof.
- No structural alterations are made.
- The proposed covering will weigh no more than 15% greater than the previous.
- The new covering will not have a poorer fire performance than the previous.

### Handy Tips!

Most roofs will require adequate ventilation and this is another area that is often overlooked. There are several ways to achieve this but again it will all depend on each individual circumstance.

Did you know that each individual tile needs a mechanical fixing, verges now require clips that are fixed and that cement bedded ridges need a secondary fixing also?

Another reason to contact us at Building Control early on so that we can ensure you get the best advice for compliance on your project

## What do you need to do next?

Consult with your neighbours before starting works to let them know to expect things like noise, dust and scaffolding.

Make your Building regulations application here :

[www.eastsuffolk.gov.uk/planning/building-control/make-a-building-regulations-application](http://www.eastsuffolk.gov.uk/planning/building-control/make-a-building-regulations-application)

Appoint a reputable builder do your research and ask for references or to see previous completed works.

You can start work 48 hours after submitting your application.

Please notify us the day before you require an inspection and we will need to inspect;

- The roof covering itself
- Any ventilation and insulation
- Completion

***On successful completion you will receive a certificate of compliance to keep safe, you will need it should you ever sell your property.***

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at [building.control@eastsuffolk.gov.uk](mailto:building.control@eastsuffolk.gov.uk) / 01502 523072