

# Re-Covering of Existing Roofs

## Building Regulation Guidance Note

The re-covering of an existing roof requires a Building Regulation application to be submitted and approved before work commences as it is a “replacement of an existing layer” and therefore classed as a Renovation of a Thermal Element.

- **The Building Regulations 2010 (as amended)**

New roof coverings may impose substantially higher loads on the roof structure compared to the original ones. Occasionally the new material may be substantially lighter than the original material. In both cases a Building Regulation application is required to be deposited with the Building Control Section.

- **Requirements**

When the roof covering imposes higher loads, the roof structure may require additional strengthening work to be carried out and could require a structural appraisal by a qualified engineer to ensure it is capable of sustaining the increased load.

When the roof covering imposes lighter loads, the roof structure is to be checked to see if it is capable of preventing uplift. If not, provision of restraining straps, additional ties and fixings to the wall may be required.

- **Weight of roof coverings**

a. Coated steel tile panels	8kg/m <sup>2</sup>
b. Asbestos cement diamond slates	14kg/m <sup>2</sup>
c. Interlocking reconstituted slates	17-25kg/m <sup>2</sup>
d. Cement fibre slates	18-22kg/m <sup>2</sup>
e. Natural slate	31-41kg/m <sup>2</sup>
f. Lightweight concrete interlocking tiles	28-31kg/m <sup>2</sup>
g. Clay pantiles	44-48kg/m <sup>2</sup>
h. Concrete interlocking tiles	47-58kg/m <sup>2</sup>

- **Typical spans of roof timbers (C16 timber)**

Roofs with a pitch over 30<sup>0</sup>

	<b>Slates</b>	<b>Concrete Tiles</b>
<b>Rafters</b>		
50mm x 75mm at 400 centres	1.94m	1.77m
50mm x 100mm at 400 centres	2.57m	2.36m

<b>Purlins</b>	<b>Slates</b>	<b>Concrete Tiles</b>
75mm x 225mm at 1.8m centres	2.93m	2.77m
75mm x 225mm at 2.1m centres	2.77m	2.62m

- **Roof Insulation**

When replacing the roof covering of a property the roof insulation requires to be increased to provide the maximum 0.18w/m<sup>2</sup>k U value, considered reasonable for new dwellings which normally would be a minimum of 250mm of fibre glass or equivalent.

- **Prevention of Condensation**

Adequate permanent cross ventilation will be required to be provided equivalent to a 10mm continuous strip at eaves level, further guidance is available in the Building Regulation Approved Document Part C Section 6 and BS.5250:2002-C1.8.4

- **Planning Permission**

In addition to Building Regulation approval you may also require Planning Permission for the new roof covering – for further information contact (01325) 388799.

- **Please Note**

For further information when carrying out work to a roof, please ring Darlington (01325) 406214 and ask for a Building Control Surveyor.

## Translation Information

If English is not your first language and you would like more information about this document, or if you require information in large print or Braille or on tape, please contact (01325) 406214.

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