

**If you plan to replace your roof, ceiling or floor, render your external walls or replace internal walls, then new Building Regulations may now apply to you.**

Environmental changes due to climate change are now recognised as being a reality, and as such, the government have identified a number of key challenges designed to reduce carbon emissions.

One of these challenges impact upon house owners and the construction industry directly and this is implemented through changes and improvements to the Building Regulations.

These new Building Regulations have now been implemented and they may require you to reduce the heat loss from your dwelling if you improve, replace or renovate any thermal element (i.e. replace or renovate roof, ceiling or floor, render your external walls or re-plaster internal walls). You may also be required to deposit a Building Regulation Application with the Local Authority.

Whether you are required to upgrade a thermal element, while carrying out improvements, will depend upon the existing construction of the element (roof, ceiling, floor or wall) in question.

The examples below are intended to cover many common types of construction found through the local housing stock and may be used to estimate the impact on improvements you propose to carry out.

If you require to discuss your proposals and the deposit of a Building Regulation Application or you do not find an example that fits your type of construction or the type of insulation you propose to use, please do not hesitate in contacting Building Control on 01325 406214, where an officer will be happy to discuss your proposals with you.

#### **Improvements to a dormer window**

Renewal of cladding to the sidewalls of a dormer window.	Insulation to a 'U value' of 0.30W/m <sup>2</sup> k. The thickness is dependant upon the type of insulation used and whether it is placed on the inside wall, within the wall construction, external or a mixture of these.	Provide moisture barriers to reduce condensation risks.
Renewal of the roof covering.	Improvement method is dependant upon whether it is pitched or flat roof. See examples above.	Consideration must be given to how condensation risks can be reduced.

#### **Replacement of flat roof covering**

Existing loft insulation (mineral fibre, or similar), which is less than 100mm thick, or in a poor condition, and laid on top of the ceiling.	Provide insulation placed between and above the flat roof joists. The thickness of insulation depends upon the type used.	Consideration must be given to how condensation risk can be reduced.
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### Replacement of slate or roof covering on a pitched roof

Roof void not used for habitable purposes. Existing loft insulation (mineral fibre, or similar), which is less than 50mm thick and laid on top of the ceiling	Increase the loft insulation thickness to a minimum of 250mm laid between on top of the ceiling joists.	Do not cover over existing electrical cable (discuss with a qualified electrician).  Provide roof ventilation to reduce condensation risks.
Roof void not used for habitable purposes. Existing loft insulation (mineral fibre, or similar, in good condition), which is more than 50mm thick but less than 100mm thick and laid on top of the ceiling.	Increase the loft insulation thickness to a minimum of 200mm laid between and on top of the ceiling joists.	Do not cover over existing electrical cable (discuss with a qualified electrician).  Provide roof ventilation to reduce condensation risks.
If there is living accommodation in the roof space (i.e room in the roof space) with or without dormer windows.	Method 1 Insulation to give 'U value' of 0.18W/m <sup>2</sup> k (thickness dependant upon type of insulation) placed between and below the rafters (cold roof construction).  Method 2 Insulation to give a 'U value' of 0.18W/m <sup>2</sup> k (thickness dependant upon type of insulation) placed between and above the rafters (warm roof construction).	Do not cover over existing electrical cable (discuss with a qualified electrician).  Provide roof ventilation to reduce condensation risks.  Both of these methods may cause practical difficulties due to the increase in structural thickness.

### Replacement of a ceiling between the house and roof space.

Renewal of a ceiling to a pitched roof where there is no habitable room in the roof space.	Provide loft insulation (mineral fibre or similar) to a minimum thickness of 250mm between and above the ceiling joists.	Do not cover over existing electrical cable (discuss with a qualified electrician).  Provide roof ventilation to reduce condensation risks.
Renewal of a ceiling to a flat roof.	Provide insulation between and below the flat roof joists to achieve a 'U value' of 0.18 W/m <sup>2</sup> k (thickness dependant upon type used).	Do not cover over existing electrical cable (discuss with a qualified electrician).  Provide roof ventilation to reduce condensation risks.

For more information on thermal insulation and how energy efficient your house is, see the [Energy Saving Trust](#).

**For further advice please contact the Building Control Section – 01325 406214**

