

THINKING OF RE-ROOFING YOUR HOME?



Harrow Building Control may require an application for your re-roofing works



**Harrow Building Control will ensure that the roofing work
Complies with the Building Regulations for**

Insulation * Roof fixings * Weathering * Structural stability

**Contact Harrow Building Control on 020 8736 6058 for further advice or
see our guidance notes and application forms online at
www.harrow.gov.uk/buildingcontrol**

Any roofing contractor you appoint should come recommended and any quote they give should be realistic. If the quote is cheap then either the quality of work or safety is normally being compromised. Protect you and your property by complying with the Building Regulations and Health & Safety legislation

Harrow Building Control – Re-Roofing Guidance Note

In the past, re-roofing work has been exempt from Building Regulations if it has involved like-for-like replacement of tiles and no additional structural work. (An application was only needed if the new tiles were lighter or heavier.)

However, legislative changes that came into force in April 2006 mean that anyone carrying out re-roofing work, including replacement of flat roofs, has to submit a Building Regulation application.

What has changed?

The government is concerned about the conservation of fuel and power and the emission of carbon dioxide (CO₂) and wants to ensure that where properties are re-roofed, insulation meets current standards. In most cases this will result in additional roof insulation being required.

Are there any other issues to consider

As part of the re-roofing work it may also be necessary to provide increased cross-ventilation provision. i.e. eaves ventilation, tile vents, ridge vents etc.

You should also be aware that whilst it is good to see the advances in roofing products on the market today, you should always check that the product you intend to use is not part of a total system which manufacturers won't guarantee unless installed in accordance with specific instructions. The last thing a building control officer wants to do is come along after the work has been done and tell you it is not satisfactory.

Self-certification scheme

The government has recently introduced a self-certification scheme which is administered by the National Federation of Roofing Contractors Limited (NFRC). Roofing contractors that are members of the NFRC's 'Competent Roofer' scheme can self-certify their own work. Where the roofing contractor is able to self-certify the work, Harrow Building Control will not require a Building Regulation application for the work.

Where can I get more information?

Further guidance on building work and the Building Regulations can be found on the Planning Portal web site – www.planningportal.gov.uk.

Building Control are always happy to discuss individual situations before you submit an application and can be contacted by telephone on 020 8736 6058 or by email at bcontrol@harrow.gov.uk.

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