

THINKING OF RE-ROOFING YOUR HOME?



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

Building Control will ensure that the roofing works meets the Building Regulations for

Insulation * Roof fixings * Weathering * Structural stability

LONDON

Contact Harrow Building Control for further advice on 020 8424 1436 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 doing re-roofing work, including replacement of flat roofs, has to apply for Building Regulations approval.

What has changed?

The government is concerned about the conservation of fuel and power and wants to ensure that when properties are re-roofed that insulation is adequate.

Are there any other issues to consider?

It is likely on the majority of re-roofing projects that insulation will need to be upgraded and as a result of this, it may also be necessary to incorporate increased cross-ventilation measures.

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 to 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.

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 0208 424 1436 or by email at bcontrol@harrow.gov.uk.

July 2009