



## Part L Building Regulations Information Sheet



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## Do I need Building Regulation approval to replace the roof covering on my house?

If you want to replace or repair more than 50% of the roof area, then Building Regulation Approval is required.

The purpose of this is to improve the thermal efficiency (u value) of the building and to reduce energy use. The Building Regulations 2010 Conservation of Fuel & Power section L1B provides the latest requirements for homeowners wanting to make alterations to an existing dwelling.

It may also make good economic & practical sense to consider the upgrading of thermal insulation in instances where the replacement or repair of the roof area is less than 50%.



## Are there any exceptions?

Yes, if it can be proved that the payback period will be more than 15 years or the work is not technically feasible, however in this instance the roof must be still be upgraded to the best standard achievable to meet the criteria.



## What happens if I don't follow the regulations?

Ultimately the homeowner and /or the roofing contractor can be fined and the work can be technically halted or opened up for inspection.

It can also cause problems when selling your home by not having the appropriate Building Control Completion Certificate (BRCC) to confirm the work has been carried out in accordance with the regulations.





## How is the thermal efficiency (u value) improved?

Simply extra insulation.....

**For pitched roofs** this will involve the provision or addition of extra loft insulation - 250mm of mineral fibre or cellulose fibre laid between and across ceiling joists or loose filled.

**For dormer window** constructions where renewal of cladding is required, providing insulation between and/or fixed to the wall studs: or fully fixed externally to the structure depending on the construction.

**For flat roofs** the provision of insulation placed between and over joists to achieve the target u value – note condensation risks must also be assessed & catered for.



## How does the process work?

Benjamin James Roofing Limited are a NFRC Competent Person Scheme registered contractor. This means that once the work has been completed, it can be signed off and the homeowner will receive a Building Control Completion Certificate (BRCC) plus an Insurance Backed Guarantee (IBG).

Building Control will automatically be notified that the works have taken place, fulfilling your legal obligation.

If you have any other questions, please feel free to contact us



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