

Do flat roofs need to be insulated?



Under Part L of the Building Regulations (Conservation of Fuel and Power) all roofs need to be insulated if they act as a thermal element, i.e. a separation of warm and cold spaces. All residential, commercial and industrial buildings fall into this category if there is fixed heating (or refrigeration in the case of cold rooms).

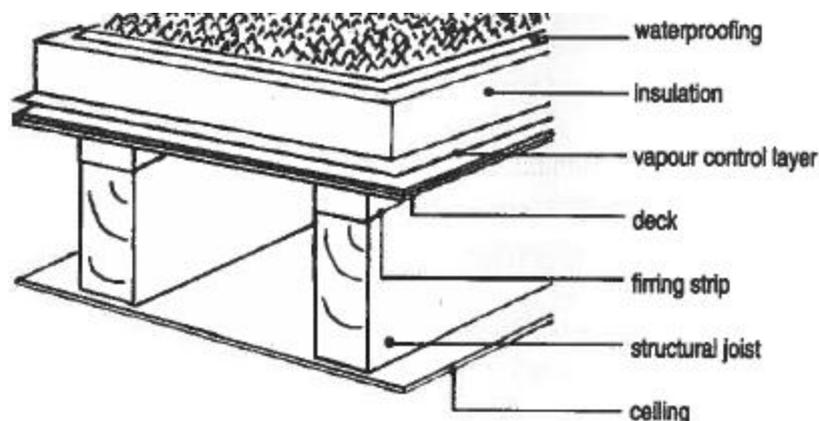


Diagram of a Warm Roof

What do I need to do as a building owner?

When 50% or more of the roof's waterproofing is being removed and replaced this is called refurbishment. Part L of the Building Regulations requires that the thermal efficiency of a refurbished roof be brought up to current standard if it doesn't meet a minimum thermal performance. If your roof insulation doesn't meet the minimum standards, it **MUST** be upgraded. This does not apply if you are simply repairing your flat roof by overlaying with a new waterproof layer.

What happens if I don't want to upgrade my insulation?

You will not receive a Building Regulations Compliance Certificate; when you come to sell your property this will be picked up on by your purchaser's solicitors and it can affect the sale.

Compliance with the Building Regulations is the law. If you ask one of our members to carry out roof refurbishment work on your property and to register the work via **CompetentRoofers**, they will assess your roof to check if the insulation meets the requirements of the Building Regulations. If it does not, they will inform you that your insulation must be upgraded.

Should you want our member to register the work via **CompetentRoofers** but choose not to upgrade your insulation, then you will not be issued a Building Regulations Compliance Certificate and will issue a Building Regulations Certificate of Failure instead; the insurance-backed guarantee will still be available but will contain exclusions relating to the Building Regulations.

Also, under the terms of our Government licence, **CompetentRoofers** must inform Local Authority Building Control of this non-compliance.

What if I change my mind later on?

If, at a later date, you wish to make the roof refurbishment work compliant with the Building Regulations then you will need to apply for a regularisation certificate from the council, or hire a **CompetentRoofers** contractor to make your insulation compliant and obtain a Building Regulations Compliance Certificate on your behalf.

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