



THE NATIONAL FEDERATION OF  
ROOFING CONTRACTORS LIMITED

# ROOF RENOVATION & REPAIR



## Homeowner's Guide How to comply with Building Regulations



In October 2010, the latest revision of Part L of the Building Regulations came into force with the objective of implementing the EU's Energy Performance of Building Directive.

The aim is to reduce energy use in buildings. Part L is concerned with the Conservation of Fuel and Power in buildings.

### THE KEY REQUIREMENTS:

- The Objective of Part L of the Building Regulations 2010 is to reduce the energy use in buildings by at least 25% compared with the 2006 regulations, which themselves were an improvement of 20% over the 2002 regulations.
- The regulations come into effect when 50% or more **of the roof area** is being refurbished. In simple terms, it means that the **whole** of that roof must be brought up to the thermal efficiency demanded by the current regulations.
- A strip and re-roof or even just the provision of a new layer of waterproofing, for example when striping and re-felting a flat roof, will usually necessitate the upgrading of the thermal performance of the roof.
- This will, in most refurbishment instances require the provision of additional thermal insulation to achieve an improved thermal efficiency (U value) in accordance with the regulations. If such an upgrade is not technically or functionally feasible or would not achieve a simple payback of 15 years or less, the element should be upgraded to the best standard that can be achieved.

### HOW TO COMPLY:

- Before work on a roof is carried out the local council i.e. the Local Authority Building Control (LABC) must be informed of the intention to carry out work.
- Details and extent of the proposed work should be confirmed to the LABC within an application to repair/ renovate.
- Work may begin prior to approval in the case of emergency repairs.
- Local Authority Building Control will inspect the work periodically to ensure compliance with the Building Regulations and with the drawings/ specifications supplied in the application. A completion certificate will be issued at the end of the contract.

## WHAT HAPPENS IF THIS PROCESS IS NOT CARRIED OUT?

- There is a maximum fine of £5000 for each case of non-compliance of the regulations and this would fall on the homeowner and/or the roofing contractor.
- Roof work may be halted if started without the LABC being informed and any work opened up for inspection.
- If work is carried out without a Building Control completion certificate the homeowner **will experience difficulties when coming to sell the house.**

The homeowner **CANNOT** opt out from having their insulation upgraded to Part L. Unless it can be proved that the payback period will be more than 15 years or the work is not technically feasible, but even then the roof must be upgraded to the best standard that is within this criteria.

## WHAT MUST A HOMEOWNER DO IF CONSIDERING REFURBISHMENT OR REPAIR OF THE ROOF

- Contact NFRC via the phone or the website to obtain a list of specialist contractors in the area.
- Obtain a number of comparative quotations and specifications for the work.
- Through the chosen roofing contractor, ensure the Local Authority Building Control is informed.
- Alternatively, use a contractor who is a member of CompetentRoofer Ltd NFRC's government approved competent person scheme for roof replacement. CompetentRoofer members are authorised to self-certify their work without having to go through Building Control. However, full compliance with the Building Regulations is still required. For more information go to [www.competentroofer.co.uk](http://www.competentroofer.co.uk).

Remember the so-called "roofer" with a van and a ladder can cost the homeowner dearly if any work carried out is not with the approval of Building Control.

## FOR MORE ADVICE CONTACT:

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