

# A guide to the Building Regulations

## Re-roofing

### Do I need Building Regulation approval for re-roofing?

Re-roofing is controlled under the Building Regulations. You can make a Building Regulation application in one of two ways:

- by submitting an application to Milton Keynes Council,
- by using/being a contractor who is a member of a relevant 'Competent Person Scheme' as detailed under the Building Regulations.

### What do I need to do to make sure that the works comply with the Building Regulations?

#### Structure:

If the new roof covering is heavier than the original, an assessment will have to be carried out on the structural suitability of the existing roof to safely carry the increased load. On a pitched roof, where the existing tiles are being reused, this is generally not required.

#### Insulation:

It is highly likely that the roof insulation will have to be upgraded to current standards. On a pitched roof, 270mm of mineral wool at ceiling level is adequate. On a flat roof the amount of insulation required varies depending on whether it is a 'cold roof' or 'warm roof'.

#### Condensation risk:

To avoid potential condensation and mould growth it is important that the roof void is ventilated properly. On a pitched roof, a 'breather membrane' felt may be suitable, or alternately permanent ventilation may be provided at eaves level and along the ridge if necessary. A 'cold' flat roof will require ventilating at eaves on two opposing sides; however a 'warm' flat roof does not require any ventilation at all.

### Where can I go for more help or advice?

Should you have any queries, please contact MK Building Control on **01908 252721** or **[building.control@milton-keynes.gov.uk](mailto:building.control@milton-keynes.gov.uk)**

