

Replacing flat and pitched roof insulation

The following typical methods may be used to comply with the Building Regulations

Pitched roofs

- Living accommodation in the roof – Provide 100mm polyurethane insulation between the rafters with 40mm below the rafters.
- Traditional Pitched Roof – When re-roofing a cold loft space the insulation must be topped up to a total of 250mm mineral wool between and across the joists.

Flat roofs

- The renewal of roof covering or ceiling – provide 180mm of polyurethane insulation between the joists.

As you are placing more insulation in the loft space it is important to make sure that the ventilation to the roof space is adequate. Some variations to the examples above may be needed to accommodate this.

A re-roofing project is a perfect opportunity to replace the old insulation. The new and improved insulation will help to meet the minimum U-values set by the building regulations.

If your roof looks like this you may need to repair and replace the insulation



You have now repaired your roof and replaced the insulation to meet building regulations



Re-Roofing

Changes to the Building Regulations

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More Thermal Insulation when replacing a Roof

In the past, re-roofing work has been exempt from the Building Regulations if it has involved like-for-like replacement of tiles and no additional structural work. A Building Regulation application was only needed if the new tiles were heavier or lighter.

Changes in legislation came into force on 6 April 2006 which mean that anyone doing re-roofing has to apply for Building Regulations approval.

The Government is concerned about the nation's conservation of fuel and power and they want to ensure that when properties are re-roofed, the insulation is adequate. It is likely that on the majority of re-roofing projects, insulation will need to be upgraded.



Here are some examples of renovation on a thermal element.

- Replacement of slate/tiles roof covering
- Re-plastering of a wall
- Replacement of felt on a flat roof
- Renewal of a ceiling below a cold loft space
- External rendering or re-rendering of a wall
- Renewal of cladding to a dormer
- The renovation of a ground floor involving replacement of screed/timber decking

It is important to note that you will need a Building Regulations application if you are looking to carry out work on any thermal element.



Examples of when your roof insulation needs upgrading

The roof insulation will need upgrading in the following situations:

- In a traditional pitched roof where the ceiling insulation is less than 100mm thick.
- Where there is living accommodation within the roof space.
- In a flat roof where the existing insulation is less than 100mm thick or is being removed.