

How does this affect me?

If you intend to renovate more than 25% of a thermal element (e.g. re-slate an existing roof), you will need to submit a Building Regulation application, together with the appropriate fee, which is based on an estimated cost of the works. Further details regarding making an application and the charges involved are available on our website.

You would then need to satisfy us that the thermal "U" value of the whole element (e.g. roof) is to be brought up to the necessary standard. Please contact a Building Control Surveyor if you would like clarification on any of the above, or if you wish to discuss a particular project.

Please note that as this is legislation, failure to comply may result in the Council taking legal action for contravention of the Building Regulations.



More information is available from:

✉ Building Control, South Somerset District Council, Brympton Way, Yeovil, Somerset, BA20 2HT

💻 www.southsomerset.gov.uk/buildingcontrol

☎ 01935 462462

💻 buildingcontrol@southsomerset.gov.uk



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If you would like this document translated into other languages or into Braille, large print, audio tape or CD, please contact:

☎ **01935 462462**

Dokument ten jest na życzenie udostępniany w językowych polskim.

Este documento encontra-se disponível em Português, a pedido.

Building Control Services

Renovation of Thermal Elements (Work to existing Roofs)



Guidance Leaflet 10



Introduction

If you are involved in repairing or renovating a building, it is very important that you are aware of major changes to legislation in 2006, which mean that the **Building Regulations now apply to some repair or renovation works**, including the replacement of roof coverings.

The main reason for the change is to help conserve fuel and power in existing buildings and so reduce Carbon emissions. Whilst new buildings are constructed to stringent standards in this respect, much of the existing building stock falls well below this level. When carrying out renovation works, it has been recognised that there is an opportunity to do something about this, and the government considered that the most appropriate way of ensuring this is through the Building Regulations process.

Building Regulations

A new regulation was introduced in April 2006 requiring that where a person intends to renovate a thermal element, such work shall be carried out as necessary to ensure the whole thermal element meets specified thermal standards. A thermal element is basically any part of an external wall, roof or ground / exposed floor, other than applied internal or external finishes (e.g. paint/ wallpaper). Plasterwork or external rendering are classed as a thermal element, as are roof tiles / slates or even roofing felt on a flat roof if the substrate is also being renewed. However, this regulation only applies when more than 25% of a thermal element is being renovated, so minor patching would not be controlled.

Cost effective provisions when undertaking renovation works to thermal elements

Proposed works	Suggested action
Pitched Roof	
Renewal of roof covering – No living accommodation in the roof void – existing insulation (if any) at ceiling level. No existing insulation, insulation less than 50mm, in poor condition, and/or likely to be significantly disturbed or removed as part of the planned work	Provide loft insulation – 250mm mineral fibre or cellulose fibre as quilt laid between and across ceiling joists or loose fill or equivalent.
As above with existing insulation in good condition, thickness 50mm or more but less than 100mm and not disturbed by works	Top up loft insulation to at least 250mm mineral fibre or cellulose fibre as quilt laid between and across ceiling joists or loose fill or equivalent.
Renewal of ceiling to cold loft space. Existing insulation at ceiling level removed as part of the works	Provide loft insulation – 250mm mineral fibre or cellulose fibre as quilt laid between and across ceiling joists or loose fill or equivalent.
Renewal of roof covering – living accommodation in roof space (room-in-the-roof type arrangement), with or without dormer windows	Cold structure – Insulation (thickness dependent on material) placed between and below rafters Warm structure – Insulation placed between and above rafters Both to meet target U-value 0.18 W/m ² K
Dormer Window Constructions	
Renewal of cladding to side walls	Insulation placed between/or fixed to outside of stud walls. Or fully external to existing structure depending on construction. Both to meet target U-value 0.30 W/m ² K
Renewal of roof covering	Follow guidance on improvement to pitched or flat roofs as applicable
Flat Roof Constructions	
Renewal of roof covering – Existing insulation, if any, less than 100mm mineral fibre (or equivalent) or in poor condition and likely to be significantly disturbed or removed as party of works	Insulation placed between and over joists as required to meet target U Value of 0.18 W/m ² K. Warm roof structure.
Renewal of ceiling to flat roof area. Existing insulation removed as part of the works.	Insulation placed between and under joists as required to meet target U Value of 0.18 W/m ² K.
Solid wall constructions	
Renewal of internal finish to external wall or applying a finish for the first time	Dry-lining to inner face of wall – insulation between studs fixed to wall, Or insulated wall board fixed to internal wall surface to achieve target U-value 0.30 W/m ² K
Renewal or finish or cladding to external wall area or elevation (render or other cladding) or applying a finish for the first time	External insulation system with rendered finish or cladding to give U value of 0.30 W/m ² K
Ground floor constructions	
Renovation of a solid or suspended floor involving the replacement of screed or timber deck	Solid floor – replace screed with insulated floor deck if possible Suspended timber floor – fit insulation between joists
<ol style="list-style-type: none"> 1. All condensation risks must be assessed and made provision for in accordance with the requirements of Approved Document C 2. Impact on internal floor area must be assessed; it may be unreasonable to accept a reduction in floor area of more than 5%. The use of the room and movement of fixtures and fittings may also make any improvements unreasonable 3. If the building is listed or has historic value it may be deemed unreasonable to carry out any improvement to thermal elements 4. Some loft insulation upgrades may be inappropriate if the loft is already boarded out and the boarding is not to be removed as part of the work. 	