



BUILDING CONTROL INFORMATION SHEET



Repair & Renovation

IMPORTANT INFORMATION FOR ANYONE INVOLVED IN REPAIRING OR RENOVATING A BUILDING, INCLUDING RE-ROOFING

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 has been introduced 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.

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 www.iwight.com/buildingcontrol

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 (e.g. pitched roof with insulation at ceiling level 0.16W/m²K).

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

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.

Building Control, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS
Telephone: (01983) 823580 Fax: (01983) 823851
E-mail: building.control@iow.gov.uk Website: www.iwight.com/buildingcontrol

(July 2007)

