

# FLAT ROOF INSULATION



The easiest way to insulate a flat roof is from above the structure. This can be done as an overlay to the existing roof covering (only if the roof structure is sound) or as a total renewal where the roof is insulated above the structure and a new roof covering is installed.

Insulating above a flat roof is best completed when the roof covering needs to be replaced, at which point it should be upgraded to meet current Building Regulations specification.

Insulating under a flat roof is possible but has a higher risk of condensation problems and should therefore be specified by a competent person such as a Retrofit Designer / Coordinator.

Cost: ££

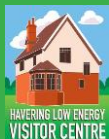
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## Useful links

- [Roof and loft insulation guide - Energy Saving Trust](#)
- [GreenSpec: Housing Retrofit: Timber Flat Roof Insulation](#)
- [GreenSpec: Housing Retrofit: Concrete Flat Roof Insulation](#)
- [Building Regulations: Insulation and thermal elements - Roof - Planning Portal](#)

## REGULATORY CONSIDERATIONS

- Insulating a flat roof is Permitted Development as long as the new roof does not project more than 150 millimetres from the plane of the existing roof.
- Planning Permission required for flats, maisonettes, and listed buildings.
- Listed Building Consent required for Listed Buildings.
- Making significant changes to thermal elements (walls, roofs or floors) would normally require Building Regulations approval through a building control body. Applicable Building Regulations: Part L (Conservation of fuel and power), Part P (Electrical Safety).



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