



Unit 11, Kelly's Industrial Estate,
Kirk Michael, Isle of Man. IM6 1ET
Tel: 01624 878777 Mobile: 07624 497622
john@arrowroofing.im

Roof Renovation & Repair To Pitched Roofs And Flat Roofs

As a competent roofing contractor we feel it is necessary to inform you about the changes to the Isle of Man building regulations.

Below is a section of a notice received from the Isle of Man building control and sent to all local building contractors, roofing contractors and agents.

Section -----

Re: Repair works Firstly

the Department wants to remind all builders/roofing contractors of the requirements of the Building Regulations 2014 – Regulation 4(3) in respect of repair work. In the regulations "repair" means to restore a building or part of a building or controlled services or fitting which is damaged, worn or faulty so that it complies with the relevant requirements of Schedule 2, provided that the area of the proposed repair exceeds 20% of;

- (a) an element of the building; or
- (b) that part of the building or controlled service that needs repairing.

This means that where more than 20% of a roof covering and/or structure needs to be replaced, an application for Building Regulations approval is required.

Whilst the onus to make sure such an application generally rests with the owner of the property, you may act as their agent and make the application on their behalf.

Failure to make an application is an offence under the Building Control Act 1991 and can lead to a fine of up to £5000 on conviction. As a competent contractor you have a duty of care to inform your customers of the need to have Building Control approval before undertaking re-roofing and other works which exceed 20% of the total area.

This leaflet is intended for your information only and further information can be obtained by contacting the Isle of Man building control department.

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