

Cedar Chase Roof Replacement Specification

The houses are now over 50 years old and the original roof tiles are disintegrating. We need to replace them and to install modern insulation.

Important Points

1. Cedar Chase is in a Conservation Area, it is of architectural importance and is also protected by strong covenants. We *must* preserve the existing appearance of the buildings. Small changes may be acceptable where they cannot be avoided, but details *must* be agreed by the Residents' Society in advance.
2. This is a once-in-a-generation opportunity to make improvements. We want to do it to the highest possible specification. Do not substitute lower-spec, no-name or unknown-performance materials.
3. The existing roof structure contains asbestos. This must be handled and disposed of correctly. Contractors must provide appropriate method statements.
4. Some houses will replace some of the black weatherboarding at the same time as the roof. The replacement will include solid insulation boards so the walls will be about 60mm thicker. This means that the roof edge needs to be extended to drain properly into the new gutter location.

Existing Roof

This is a two-part mono-pitch roof. The original drawings specify:

Asbestos cement slates 4" lap on $\frac{3}{4}$ " by 1½" battens 10" gauge on sarking felt on 1" fibreglass insulation quilt on 7" by 2" rafters at 18" centres.

Note that the slates and the sarking felt both contain asbestos. These materials are rated as 'low risk'.

Internal ceilings follow the roof pitch, and are mostly foil-backed plasterboard.

The Job

1. Install vapour barrier in loft-space above bedroom 3 if this has not already been done.
2. Erect scaffolding as required for access.
This may also be needed for the weatherboard job.
3. If weatherboards are being replaced it should be done at this point, or at least the old ones must be removed and the top batten installed to carry the edge of the roof.
4. Remove and preserve all aluminium trim and similar for refitting later.

5. Remove old slates and sarking felt and dispose of them as asbestos-containing waste.
6. Where there is a new wall-hung boiler, remove the old hot-air boiler flue. Note that the terminal contains asbestos and should be added to the special waste collection.
7. Dispose of old tiling battens and fibreglass insulation.
8. In houses with recessed downlights, install fire-resistant downlight covers. Check with householder that all halogen bulbs have been replaced with LEDs.
9. Check vapour barrier from above and make good where necessary.
10. Install 150mm of Celotex XR4000 PIR board insulation between rafters. This is to fit tightly against the rafters and to be in contact with the plasterboard. If a substitute material is used it must be a branded product achieving a lamda value of 0.023 W/mK or less and having low emissivity aluminium foil facings on both sides.
Follow Accredited Construction Details MEI-RE-04, MEI-RG-02, MCI-RE-04 and MCI-RG-02 as appropriate to ensure continuity of insulation and air barrier.
11. Install new valley – either lead or pre-formed, to be agreed.
12. Install breather membrane and tiling battens.
13. Install Marley/Etex Eternit Thrutone Blue-Black composition slates (300mm x 600mm).
Note comment above about making allowance for new weatherboards moving the gutter forwards.
14. Replace flashing as required and re-install metal trim, being careful to preserve the appearance.
15. Finish the edges of the roof to match adjacent houses.
16. Re-install gutters. If weatherboards were replaced the downpipe will need adjusting. **Do not** put an elbow in the downpipe. It must be straight with no visible joints and parallel to the wall all the way down. This means that the drain at the bottom will also need adjusting.
17. Remove all rubbish from site.

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