

Guidance Note

Roofs



A roof keeps out water and prevents the deterioration of the building and its contents. It needs to be carefully maintained in order to retain its weatherproof properties.

The following guidance note provides information on maintaining and repairing your church roof.

Maintenance

In addition to the regular inspection and cleaning of the rainwater goods and drainage, it is important to check the roof twice a year.

Roofs can be very complex and include valleys and parapets which hide parts of the roof if viewed from the ground.

The inaccessibility of the roof poses the greatest problem, as defects and damage are not easily detected.

Moss should be regularly brushed off the roof to prevent a build-up. It

detains moisture and damp which can lead to the lamination of slates and tiles.

If localised repairs have become necessary these should be executed as soon as possible to prevent further damage.

Loose slates and tiles should be refixed and broken ones replaced. Patch repairs and replacements on lead roofs should be welded, not soldered, by a qualified contractor and with due respect to fire precautions.



Likewise, localised repairs of thatched roofs should be executed in matching materials by an experienced thatcher. Some metal roof coverings are very light and prone to wind damage. In this case, the coverings require immediate attention.

Repair

Undetected damage to the roof can very quickly lead to water ingress, damp, rot and insect infestation.

This guidance is issued by the Church Buildings Council under section 55(1)(d) of the Dioceses, Mission and Pastoral Measure 2007. As it is statutory guidance, it must be considered with great care. The standards of good practice set out in the guidance should not be departed from unless the departure is justified by reasons that are spelled out clearly, logically and convincingly.





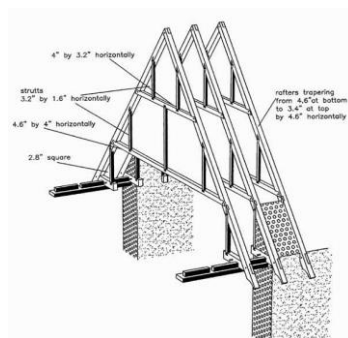
Water stains on the interior walls, damp and moss-covered exterior walls, slipped and broken slates and tiles or vegetation growth in the gutters are signs that the roof requires urgent attention.

Your inspecting architect/surveyor will be able to assess the damage and advise you on the necessary steps.

If roof damage is identified early, only a few localised repairs may be necessary.

However, if damage is undetected or untreated for too long it can lead to serious problems and might require major repairs to the rest of the fabric, as well as the complete recovering of the roof.

If this has become necessary it is important to reuse as much original material as possible.



Any new material

should match the existing covering material in type, size, thickness, colour and texture.

The use of substitute materials such as resin slates or artificial stone slates is not recommended.

Health and Safety

Roofs can be highly dangerous and no inspection should be carried out without appropriate risk assessments and safety devices.



Roofs are generally not designed to be walked on. Slates and tiles are brittle and can easily be damaged; metal coverings can also be punctured and split.



Ask your inspecting architect for advice on

accessing your roof for regular inspection.

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