

SPRAYED FOAM INSULATION IN PITCHED ROOF SPACES OF RESIDENTIAL PROPERTY

First Position Statement:- Buildings that are Listed or protected by statute or planning legislation

Second Position Statement:- Roof coverings of significant economic, architectural, historic or cultural importance.

Listed Buildings are protected by statute, planning restrictions, or are within local conservation areas.

It is agreed that prior Listed Building Consent should be obtained in advance of the use of all sprayed foam roof insulation products on any Listed or other protected buildings and structures

Listed Buildings do not have any Permitted Development Rights. Any proposed alteration will require prior Listed Building Consent. The use of spray foam products is not a reversible, or easily removable, action and is likely to be controversial, require justification and is unlikely to be acceptable.

Prior to the installation of a sprayed foam product to the roof of any building or structure that has statutory or legislative protections (e.g. Listed Buildings), the required Consents and planning permissions must be sought and granted. In all cases, it is important that Pre-Application advice on the use of spray foam products should be obtained from the local Conservation Officer before any works are carried out. In all cases, the long-term consequences of the use of foam spray products should be clearly and explicitly stated with specific reference to the risks of moisture retention, condensation and timber-decay being highlighted.

Listed Buildings with a Grade I and Grade II* (Grade A and Grade B in Scotland) are deemed to be 'higher status'. In all cases, any proposals for the use of spray foam products on these buildings should obtain prior consultation from Historic England, Historic Environment Scotland, Cadw or Northern Ireland Historic Environment Division (as applicable) as part of the application for Listed Building Consent.

The application of sprayed foam insulation to pitched roofs without the appropriate Consents is likely to be deemed to be an Unauthorised Alteration. Unauthorised use of

spray foams that adhere to roof structures and coverings could result in costly Enforcement Action and/or the prosecution of the property owner. This would be a Criminal Offence.

In cases where Listed Building Consent has been granted, it is essential that the subsequent alterations and work is undertaken strictly in accordance with the Approved Drawings and Specification. Any variations to the Approved Drawings and Specification in the product or process for the use of spray foam products will require prior approval by the statutory authority before work begins.

Roof coverings of significant economic, architectural, historic or cultural importance

Some sprayed foam products are 'approved' by the manufacturers or third party accreditation organisations for 'use as a repair medium on tiled or slated cold pitched roofs suffering from slippage or displacement or roof coverings or, nail fatigue'.

Though this position statement in no way condones or disputes the use of spray foams to extend the life of a failing roof, it will provide a collective view on the use of a product where the building and/or roof and its coverings where valuable recyclable materials could be devalued or rendered worthless if the product is applied to it.

Some natural roof coverings such as genuine York stone, Cotswold slate, Swithland slates, Horsham stone and Colleyweston slates and many other forms of vernacular roofing can be extremely expensive and difficult, if not impossible, to replace. It is common for such materials to be lifted, 'turned' and reused when the roof inevitably reaches a point where the strip and recover becomes necessary.

Foams that are sold to prolong the life of a failing roof rely on strong adhesion between the roof coverings and the foam. The effect is to permanently bond the timber and masonry elements together to form a single homogenous structure.

It is understood that when the roof inevitably reaches a point where it must be stripped and recovered, the presence of adhesive foams will make the components difficult and very costly to recover and recycle. In some circumstances the foam makes recycling of roof coverings impractical, economically unviable and technically challenging, resulting in excessive loss of what might be otherwise reusable historic materials.

It is agreed that sprayed foam insulation should be avoided where it may compromise roof coverings and timbers that have significant economic, architectural, historic or cultural value and can be expected to be reused or recycled in the future.

In all situations where reusable, recyclable or valuable roof coverings could be significantly devalued by the application of spray foam products, the owners of the building should be made aware of the impact of such measures, in a way that can be recorded, before any works begin.

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