

FLAT ROOFING FAQ'S



If you're looking to install a flat roof on your property, you probably have a lot of questions that you can't seem to find the answers for. To assist you in finding out all the information you need, we've put together everything you need to know within these FAQs to make things easier.

AR WHY CHOOSE A FLAT ROOF?

A flat roof can be beneficial for homeowners who are wanting to make the most of their space - unlike a sloping roof, a flat roof allows all of the height in the rooms below to be used, keeping the home interior light and airy. A flat roof is also a good option for those who are considering adding a roof terrace or garden to their property, with the level ground making access easy.

As flat roofing requires less materials and labour than a pitched roof, flat roofing is often more affordable, so is a perfect choice for those on a tight budget.



AR HOW LONG DO FLAT ROOFS LAST?

The longevity of a flat roof is dependent on many things, such as:

- The material you use
- The membrane you've selected
- The insulation of the roof
- The quality of the roofing contractors you have enlisted
- Whether or not you keep on top of your maintenance

While there are a lot of variables that can affect your roofing condition, in general a flat roof can be expected to last 20-40 years.

AR WILL MY ROOF BE GUARANTEED?

Most roofing contractors will offer a guarantee on their flat roof installations, but the length of time the roof will last for will vary between independent contractors. Here at Abbey Roofing, our flat roofs come with a minimum 10 year insurance backed guarantee.

AR WHAT IS THE DIFFERENCE BETWEEN WARM AND COLD FLAT ROOFS?

A cold roof is one that has a vapour control layer that helps reduce condensation but causes heat loss, whereas a warm roof is one that has insulation installed either below or above the weatherproof membrane to help insulate the home. Whether you will need a hot or cold flat roof depends on your home's ventilation.

AR DON'T FLAT ROOFS POOL WATER?

No, a good quality flat roof will not pool water! Standing water is an indication of blocked drainage or of an old roof reaching the end of its lifespan and is not a common occurrence for flat roofing in good condition. Flat roofing would not be a popular option today if pooling water was a valid and ongoing issue.

AR WHAT DO I DO IF I HAVE A PROBLEM WITH MY ROOF?

Whether it's from wear and tear, volatile weather or accidental damage, it is likely that somewhere along the line you may need some repair work to be carried out on your flat roof. This is not a problem as flat roof maintenance is offered far and wide from contractors across the country, with most repairs being very affordable and easy to do.

AR WHAT MATERIALS ARE AVAILABLE?

There are many materials available to use for flat roofing that are suitable for different budgets and purposes. Some of the most popular materials are felt, rubber, and kemper.

Torch-on felt roofing is typically applied in three layers for a reinforced, strong structure. Felt is the cheapest roofing option, but in hot weather the felt becomes more easily damaged and marked. Although available in different colours and shades for more attractive aesthetics, repairs can be very obvious on the surface, marring the look. Felt roofing offers a low cost and a quick installation, but this material degrades faster than others.

Rubber or EPDM roofs are installed quickly in one layer that doesn't require seams, which makes it a popular and attractive choice. Rubber is long lasting and very tough, able to withstand heavy traffic. However, the surface can be pierced or spiked easily, making fallen debris or birds' claws and beaks a problem.

Kemper is applied in liquid form and offers a fully waterproof membrane. The Kemper System is one of the leading manufacturers for flat roof membranes in the world and is ideal for use with warm or green roofing. This material is strong, durable and available with many different qualities such as thermal insulation or vapour barrier. Kemper is guaranteed with a 20 year warranty.



AR WHAT INSULATION WILL I NEED?

The amount of insulation you will need will depend on your circumstances, but there are a range of different materials you can use to insulate your home. Some of the more common include polyisocyanurate, mineral or rock wool and composite boards. These materials also hold other beneficial qualities such as physical strength and waterproofing so your contractor will be able to advise you on the best insulator for your requirements and will indicate which will work best with the roofing material you have selected.



For more information on flat roof systems and the installation process, get in contact with Abbey Roofing today. We've been installing and maintaining roofing systems of all varieties throughout Hemel Hempstead, Watford, St. Albans, Hertfordshire, North-North West London and the surrounding areas for over 20 years.

ABBEY ROOFING

www.abbeyroofing.co.uk