

HOMEOWNER MAINTENANCE SERIES

AN ACTION OF THE HERITAGE COUNCIL'S TRADITIONAL
BUILDING SKILLS INITIATIVE AND SPAB IRELAND

ROOFS

WHY?

Never underestimate the impact of loose lead flashing, blocked gutters and damaged or missing slates and tiles. Cracked render and missing mortar on chimneys may also cause issues concerning water ingress. Leaks from the roof can spread through the building rapidly, affecting ceilings, internal plaster and joinery.

If roof defects are spotted, they should be addressed urgently to avoid a large repair bill elsewhere in the building.



The missing and broken slates are causing water to run directly into building.



The missing slates, lack of adequate flashing around the chimney and loss of mortar between ridge tiles were causing several leaks in this roof.

HOW?

1. Valley gutters are often ignored. Nonetheless, debris can build up there quickly. Cut back any overhanging branches as these will drop leaves and promote the growth of moss over the roof.
2. Slate is a natural stone cladding material which is generally very durable though eventually it may need to be replaced. In the case of missing or broken slates or tiles, these should be replaced immediately using tingles (i.e. slate straps) on a like-by-like basis to match the original material, size, colour and thickness.
3. Loose or cracked ridge tiles should be refitted/replaced as required. Missing mortar should also be replaced.
4. Securely fix any loose flashings. Gaps should be filled with soft lime-based mortar. Replace any damaged flashing with matching.

SAFETY FIRST! GETTING ACCESS TO ROOFS CAN BE DIFFICULT AND DANGEROUS, SO ONLY SUITABLY SKILLED AND INSURED CONTRACTORS SHOULD ACCESS THE ROOF AND CHIMNEY.



REMEMBER!
DUE TO THE POSSIBILITY OF NESTING BIRDS ONLY CUT BACK ANY OVERHANGING BRANCHES FROM SEPTEMBER TO FEBRUARY



Have you poked around in your attic lately? It is a good idea to check your roof space a few times a year for leaks, especially during or after heavy rain.

For video on maintaining roofs scan the QR code or visit:

www.youtube.com/watch?v=KvmKduluuFg&list=PLIKz_D-MJSUkEcOQp2zhltlS885a1Tfy1&index=4&t=0s



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INTRODUCTION

The maintenance sheet series is a collection of five sheets providing the owners of older homes (i.e. built before World War II) with basic guidance on essential maintenance.



1 Wood and ironwork



2 Render and mortar



3 Roofs



4 Vegetation



5 Rainwater goods

Each maintenance sheet is complemented by a short explanatory video. The videos are available to view on the YouTube channels of both the Heritage Council and the Society for the Protection of Ancient Buildings Ireland (SPAB).

www.youtube.com/playlist?list=PLIKz_D-MJSUkEcOQp2zhltIS885a1Tfy1

WHY MAINTAIN YOUR OLD BUILDING?

Well-maintained buildings improve the quality of life of their occupants and the community in general. Beyond preserving the intrinsic heritage value of these buildings, carrying out regular maintenance to your building has strong economic benefits:

1. Conducting regular maintenance costs significantly less than waiting for problems to grow and resolving later. Over time, as building problems worsen, the cost of repair tends to grow not at a constant pace but at an ever-increasing rate.
2. Maintenance will extend the life of your building and thereby support the preservation of its resale value.
3. Communities that maintain their buildings, improve the property values of all.

FURTHER READING

An excellent document to read on building maintenance is *Maintenance: a guide to the care of older buildings* (Donnelly, 2007).

www.chg.gov.ie/app/uploads/2015/07/Maintenance-A-Guide-to-the-Care-of-Older-Buildings-2007.pdf

A full resource webpage on the repair and maintenance of historic buildings has been created by the Heritage Council. There is a specific section on roofs and chimneys in the webpage.

www.heritagecouncil.ie/news/news-features/how-historic-buildings-can-be-repaired-and-maintained

There is also advice on maintenance and building repair available on SPAB's website and by contacting their Technical Advice Line:

www.spab.org.uk/advice

USEFUL CONTACTS

Almost every local authority has either a Heritage Officer or Architectural Conservation Officer, many have both. They can provide you with very helpful advice on caring for your historic building.

To find your local Architectural Conservation Officer visit: www.buildingsofireland.ie/app/uploads/2020/07/Architectural-Conservation-Officers-01.07.2020.pdf

To find your local Heritage Officer visit:

www.heritagecouncil.ie/our-work-with-others/county-heritage-officers

