

BS 5534 roof tile fixing requirements

Introduction

Since 2014, it has been a requirement of BS 5534: the British Standard Code of practice for slating and tiling, that all single lap roof tiles are mechanically fixed; It is no longer acceptable to have un-fixed tiles on any roof.

Tile fixing

All tiles must be fixed. As a minimum, this means that all tiles must be nailed. In addition, a fixing calculation should be run to determine if any extra fixings, such as clips, are required. This will depend on the shape, size and exposure of the building.

It is very easy to run a fixing calculation. Just go to www.roofspec.co.uk and with the minimum of information, including a postcode, the app will provide you with the necessary specification - it takes less than five minutes.

Note: It is important to use the correct clips as specified by the tile manufacturer, otherwise, the fixings may not comply with BS 5534.

Perimeter tiles

perimeters are verges, abutments, valleys, hips, first courses at eaves and ridge and edge tiles around roof windows and chimneys etc. All edge tiles at roof perimeters must have at least two fixings. At eaves and ridges, this could be a nail and clip. At verges, it could be a nail and dry verge unit, such as Sandtoft Multiverge. Special Sandtoft top and tail clips are available for fixing cut tiles at hips and valleys.

Cut tiles

It is always best to set out to avoid small cut pieces. But where these are unavoidable, particularly at hips and valleys, suitable adhesive can be used and will count as one of the two fixings. Sandtoft Multifix is a suitable adhesive for fixing cut tiles.

Ridge and hip tiles

All ridge and hip tiles must be mechanically fixed, even if they are mortar-bedded. In practice, the best way to comply is to use dry fix systems, such as Sandtoft profile or roll ridge and roll hip.

Double lapped plain tiles

The rules for fixing plain tiles remain largely unchanged. The minimum requirement is for each tile in every fifth course to be twice nailed, with all tiles at perimeters being twice nailed, including the first two courses at eaves and the last two courses at ridge. A fixing calculation should be run at www.roofspec.co.uk to determine if any extra fixings are required.

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