

UPDATES TO **BS 6229:2025**

WHAT THEY MEAN FOR FLAT ROOF DESIGN & CONSTRUCTION



UPDATES TO BS 6229:2025

WHAT THEY MEAN FOR FLAT ROOF DESIGN & CONSTRUCTION

What's new in BS 6229:2025?

1.

Improved Drainage Guidance

Flat roofs must be designed to drain efficiently, with a minimum fall of 1:80. For example, if you're designing a school roof, you'll need to check the slab for levelness before handing over to the roofing contractor. If the surface isn't right, it should be corrected to avoid ponding, which can lead to leaks and costly repairs.

2.

Enhanced Thermal Performance

The new standard places greater emphasis on insulation, especially for inverted warm blue roofs. For instance, if you're specifying a green roof for a city office block, you'll need to use the new calculation methods to ensure the insulation is thick enough to maintain energy efficiency—even when rainwater is held on the roof for attenuation.

3.

Fire Safety

Fire classification and performance requirements have been updated. If you're working on a residential block with a roof terrace, you'll need to ensure the roof build-up meets both external and internal fire performance standards, especially if the roof also serves as an escape route.

4.

Expanded Definitions

BS 6229:2025 introduces terms like "multi-functional finishes." For example, a podium roof over a car park that doubles as a play area or garden now falls under this definition, highlighting the need for robust waterproofing and surface protection.

5.

Condensation & Sound

The standard now requires a thorough condensation risk analysis for each roof build-up. If you're refurbishing a sports hall with high humidity, you'll need to ensure the air and vapour control layer (AVCL) is fully sealed to prevent moisture problems. There's also new guidance on sound attenuation—so if your building is near a busy road, you might specify denser roof layers or a green roof to reduce noise.

6.

Workmanship & Maintenance

Good installation practices are now more important than ever. For example, insulation boards should not be left exposed overnight, and each layer must be inspected before the next is installed. At handover, building owners should receive a comprehensive manual, including as-built drawings, warranties, and maintenance guidance. Routine inspections—at least twice a year—are recommended to keep the roof in top condition.

Why do these changes matter?

These updates are designed to help everyone involved in flat roof projects—designers, contractors, and building owners—deliver roofs that are safer, more durable, and better suited to modern needs. Whether you're planning a new build or refurbishing an existing roof, following BS 6229:2025 will help you avoid common pitfalls and ensure long-term performance.

For more details, contact us today.

If you have a project in mind or need advice on compliance, get in touch with RAM's technical team.



enquiries@rambc.co.uk



0844 335 1822



rambuildingconsultancy.co.uk