BAUDER
making roofs secure.

Compliant Specifications

Bauder flat roof solutions

How does Bauder ensure its specifications comply with building regulations and industry standards?

Compliant specifications are effectively the rulebook for how a flat roof solution is put together and if it doesn't align with Building Regulations, Building Standards and best practice, a lot can go wrong.

We ensure our specifications comply with building regulations by putting clear systems, checks, and responsibilities in place. In practice, it's a mix of technical knowledge, quality control, and good communication.

Competency is important to us as it underpins trust, reliability and long-term success for the flat roof projects we deliver for clients. By consistently demonstrating our expertise, clients feel confident that our products, services and guidance are accurate, safe and effective.

Company aptitude

Competency as a company for supplying reliable and trustworthy product and system information is demonstrated through our commitment to:

- Code for Construction Product Information (CCPI) with 16 marks accredited covering 24 systems
- Testing of products and systems and verified performance through British Board of Agrément (BBA) and Kiwa Agrément
- Manufacture of products in accordance with Construction Products Regulations 305/2011 with Declarations of Performance (DoP) certification
- Approval of defined assemblies of systems through Factory Mutual (FM) for single ply membranes and PIR insulation
- Statements of environmental impact of our products through Environmental Product Declarations (EPD)
- Auditing of the use of sustainable materials in our BauderPIR ECO FF insulation through REDcert[2]
- Quality assurance ISO certification through UKAS
- Active membership of industry bodies including:
  - National Federation of Roofing Contractors (NFRC)
  - Single Ply Roofing Association (SPRA)
  - Liquid Roofing and Waterproofing Association (LRWA)
  - Bitumen Flat Roofing Association (BFRA)
  - Insulation Manufacturers Association (IMA)
  - Solar Energy UK (SEUK)
  - Green Roof Organisation (GRO)
- Cyber Essentials certification for digitalisation and information security
- Investors in People Platinum for continued development of staff and embedded leadership practices
- Carbon Literate Organisation Bronze

Staying up-to-date with building regulations

We don't just monitor the changes to building regulations, Approved Documents, British Standards, and industry guidance relating to flat roofing, our Standards and Compliance Director, Nigel Blacklock, is actively involved and consults on the content of many standards and advisory panels. This representation enables us to have direct and immediate access to evolving information that is then shared across the company through CPD training, either in person or video conferencing sessions, as well as producing technical bulletins and white papers.

Our specifications and technical calculations are created for each project and roof areas involved. Technical calculations are produced specifically for and comply with the latest versions of:

- Building Safety Act 2022
- BS 6229:2025 - Flat roofs with continuously supported flexible waterproof coverings
- Building Regulations
    - Approved Document A: Structure
    - Approved Document B: Fire Safety
    - Approved Document C: Site preparation and resistance to contaminants and moisture
    - Approved Document E: Resistance to the passage of sound
    - Approved Document F: Ventilation - adequate air quality and control of condensation
    - Approved Document H: Drainage and waste disposal
    - Approved Document K: Protection from falling, collision and impact
    - Approved Document L: Conservation of fuel and power
    - Approved Document M: Access to and use of buildings
- British Standards for technical calculations
    - BS EN 1991-1-4 for the calculation of wind loads on buildings for roofs and PV panels
    - BS EN 12056-3 for the calculation of roof drainage requirement to gutter and downpipes, and blue roofs
    - BS EN ISO 6946 for the calculation of thermal resistance and thermal transmittance
    - BS EN 13788 for the calculation of risk of surface and interstitial condensation
    - BS 5250 for assessing and controlling moisture to prevent condensation
    - BS 6229 for inverted warm roof insulation corrections
    - BRE DG 489 for wind loads on roof-mounted PV and solar thermal panels
    - Flood Estimation Handbook datasets (FEH22) and Environment Agency climate change allowances for predicted rainfall at location of the blue roof

Using standard, compliant specification templates and product data

Alongside our own generated compliant specifications, we utilise specification systems and information portals (such as NBS Chorus and NBS Source) that are regularly updated to reflect current regulations. This reduces the risk of outdated or non-compliant requirements being included when a Bauder specification is self-generated by a project specifier.

Employing qualified and competent staff

Specifications are produced by our trained professionals, area technical managers and technical department specification writers, who understand how regulations translate into construction requirements. Our competent staff have the necessary skills, knowledge and experience to carry out relevant duties diligently. Our role with a client is as the Designer of our flat roof solutions and to work with the Principal Designer on the right solution.

Understanding external specialist project reports and information

For complex areas like fire safety, acoustics, energy performance or sustainability targets, a building designer will often involve specialists or building control officers to confirm requirements and this is utilised in our specification to ensure compliance against relevant legislation, standards and best practice.

Linking Information from Building Control

Early engagement by a designer or specifier with local authority building control or approved inspectors helps identify compliance issues before roof construction or refurbishment begins. We deliver specifications that meet the stated requirements to negate challenges on site when installation proceeds.

Coordinating with the design service team and technical managers

A Bauder specification is cross-checked with drawings, structural designs, fire strategies, and energy assessments to ensure nothing conflicts with building regulations. The files are then shared with the client via our bespoke portal, BauderLINK, so all documents are available in one location.

On-site information and installation

Once the project is set to proceed our site technician team attends pre-start meetings to ensure the specification and schedule of works will co-ordinate with any further or following installing trades. A site technician then continues the on-site relationship with the monitoring of works and providing reports of installation progress to ensure the workmanship meets the standards for our guarantee.

Audits and quality management systems

We operate formal quality systems for ISO 9001 Quality Management, 14001 Environmental Management and 45001 Occupational Health and Safety through UKAS, that require regular audits and continuous improvement of specification processes.

Document control and version management

Clear document control ensures the correct, most up-to-date specifications are used on site and that superseded versions aren't accidentally followed. Our robust document control is part of our Code for Construction Product Information (CCPI) assessment and is a foundational requirement. 24 of our main flat roof systems are covered by 16 CCPI Marks with product and system information assessed for accuracy and clarity to ensure specifiers can rely on the information when selecting a Bauder solution.

In summary

Bauder ensures compliance by keeping knowledge current, using trusted specification tools, involving competent people, checking work thoroughly, and maintaining strong quality control throughout the project to completion, final sign-off and guarantee.