



RANZ RE-ROOFING GUIDE 2025

The Complete Homeowners
Guide to Re-Roofing

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Why this guide exists.

You're thinking about replacing your roof. Maybe it's rusting, leaking, flapping in the wind, or just plain ugly. Whatever your reason, re-roofing isn't a quick fix, it's a significant investment. Get it right, and you'll protect your home for decades. Get it wrong, and you're in for a world of pain.

The problem? Most people don't know what they're looking at when a roofing quote lands in front of them. Worse, they don't know who will be climbing on their roof to do the work. That's where this guide comes in.

This isn't a sales pitch. It's your inside look at what should be happening on your roof, what should be in your quote, and, most importantly, who should be doing the work. Because once your roof's on, the last thing you want is to find out what's underneath wasn't done properly.



The hidden complexity of re-roofing.

Most people think re-roofing means "rip off the old iron, bang on the new stuff." Easy, right? Not even close.

Re-roofing is more like open-heart surgery than a haircut. You're not just changing a surface; you're exposing the bones of your home. That means dealing with structural elements that might have been hidden for decades, ensuring your roof is weathertight against New Zealand's often brutal conditions, and making sure insulation, ventilation, and safety systems are up to scratch.

It's also a legal process. For any Restricted Building Work, your Licensed Building Practitioner must complete a Record of Work when the job's done. It's your proof of compliance.

Any work involving Restricted Building Work (RBW) must be signed off by a Licensed Building Practitioner (LBP). This isn't an optional extra, it's the law. If you hire someone who skirts this, you're playing roulette with your insurance, your resale value, and potentially the safety of everyone living under that roof.

A proper re-roof isn't just about what you see on top, it's about everything that happens underneath:

- Safe removal and disposal of old roofing without damaging your home. Do the materials being removed present any risks to you and your family?
- Replacing tired or non-compliant underlay, cladding, fixings, and flashings.
- Addressing any existing damaged timber framing or substrate.
- Ensuring every junction, penetration, and edge is weathertight and compliant.
- Integrating insulation and ventilation systems so your home breathes properly.
- Working safely with proper edge protection, not a ladder and a prayer.

Cut corners when you're re-roofing and it won't be long before leaks, mould, and structural damage come knocking.



Thinking of switching or specifying materials? Read this first.

Specifying or changing your roofing material is not just about aesthetics. It can impact your home structurally, thermally, and legally. Here's what you need to think about:

Weight

Lighter materials like steel are easier on your framing. Heavier materials, such as tiles, can overstress your structure unless it was initially designed to support them.

Pitch

Every material has a minimum pitch requirement. Get it wrong, and you'll have water pooling where it shouldn't.

Consent

Material changes can trigger building consents, especially if you're changing weight classes or structural elements. Like-for-like replacements usually don't need consent. But if you change weight, material type, or structure, you do. Check before you start. Anything other than like-for-like requires a consent or exemption, so replace "can" with almost certainly.

Ventilation & Insulation

Different materials change how your home traps or releases heat and moisture. Get this wrong, and you'll have a mouldy ceiling cavity in no time.

Manufacturer Warranty

Not all Warranties are equal, and you should be clear on the support that they are providing and be confident that the Supplier will be there if you need their support.

Insurance

You should notify your Insurance Company before undertaking any reroofing work, and some mortgage holders may also require specific cover while the work is happening. In addition, some insurers have strong preferences for specific materials when replacing a roof. A lack of communication or a poor choice could impact premiums, or worse, leave you uninsured.

Hazardous Materials

Asbestos, which can be harmful to human health, can be found in Super 6 profiles and some older metal tiles and asphalt shingle roofs. It is a legal requirement that people with specialised training and knowledge remove these products to do this work. If your roof is Super 6, old Decramastic tiles, asphalt shingles or any bituminous membrane – get it tested for asbestos before anyone starts work.

Roof Coating Options

The life of some roofs can be extended by the application of a membrane coating, but this should only be considered if the underlying roof is sound and weathertight. Coating options can extend a roof's life, but only if the surface is sound and watertight. Never coat over rust or leaks.

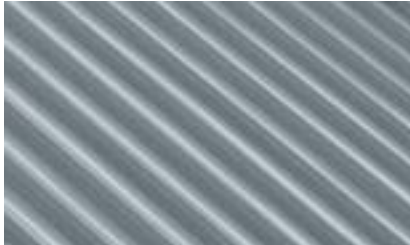
And Finally

If your roofer suggests slapping a membrane over your old tile roof to "seal it up," run. This shortcut doesn't address the underlying issues, could increase the likelihood of water ingress and ventilation issues in some concrete and clay tile profiles, and will ultimately fail.

Choosing the right roofing material.

Let's be clear: not every roofing material suits every house. Your neighbour's roof might look flash, but slap that same material on your home and you could be asking for trouble. All major metal roof manufacturers offer a free warranty check for your area and can tell you exactly which product suits your location.

Here's what you need to know, in plain English:



Longrun Metal (Corrugate/Trapezoidal/Tray)

This is the classic Kiwi roof, long sheets of steel folded into profiles and fixed to your home. It's lightweight, strong, and suits most house designs. But it's not one-size-fits-all. If you live near the coast, a geothermal region, or in a high-pollution area, you need to use products and materials designed for those environments, or your roof will not be warranted, and may rust out faster than expected. Metal roofing comes in many shapes and sizes with advantages and disadvantages in different scenarios. Noise-wise, some people love the sound of rain on steel, others not so much. Noise can be softened with ceiling insulation – you don't have to put up with a drum solo every time it rains.

Minimum pitch: Standard Corrugate 8°, Trapezoidal 3°, Tray 3°.

Warm Roofs are becoming more common. They place the insulation above the structure so your home keeps a steady temperature year-round.



Membrane Roofing

Designed for flat, low-pitched or curved roofs. This is a fully sealed waterproof layer applied over a structurally sound substrate, not over old tiles or rusty steel. If someone's selling you a membrane fix for a leaking tiled roof, they're selling you snake oil. It's a band-aid on a broken leg. Membranes have their place, but only on properly designed roofs with a structurally sound substrate.



Concrete or Clay Tiles

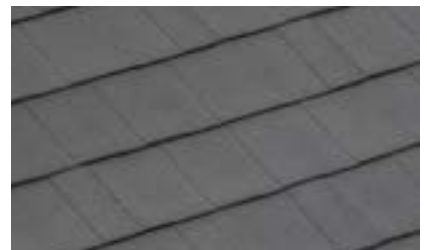
These are the heavyweights. Beautiful on character homes, excellent for sound and thermal insulation, but they add serious weight to your roof structure.

If you're swapping from lightweight steel to tiles, you'll likely need an engineer's sign-off and potential structural upgrades.



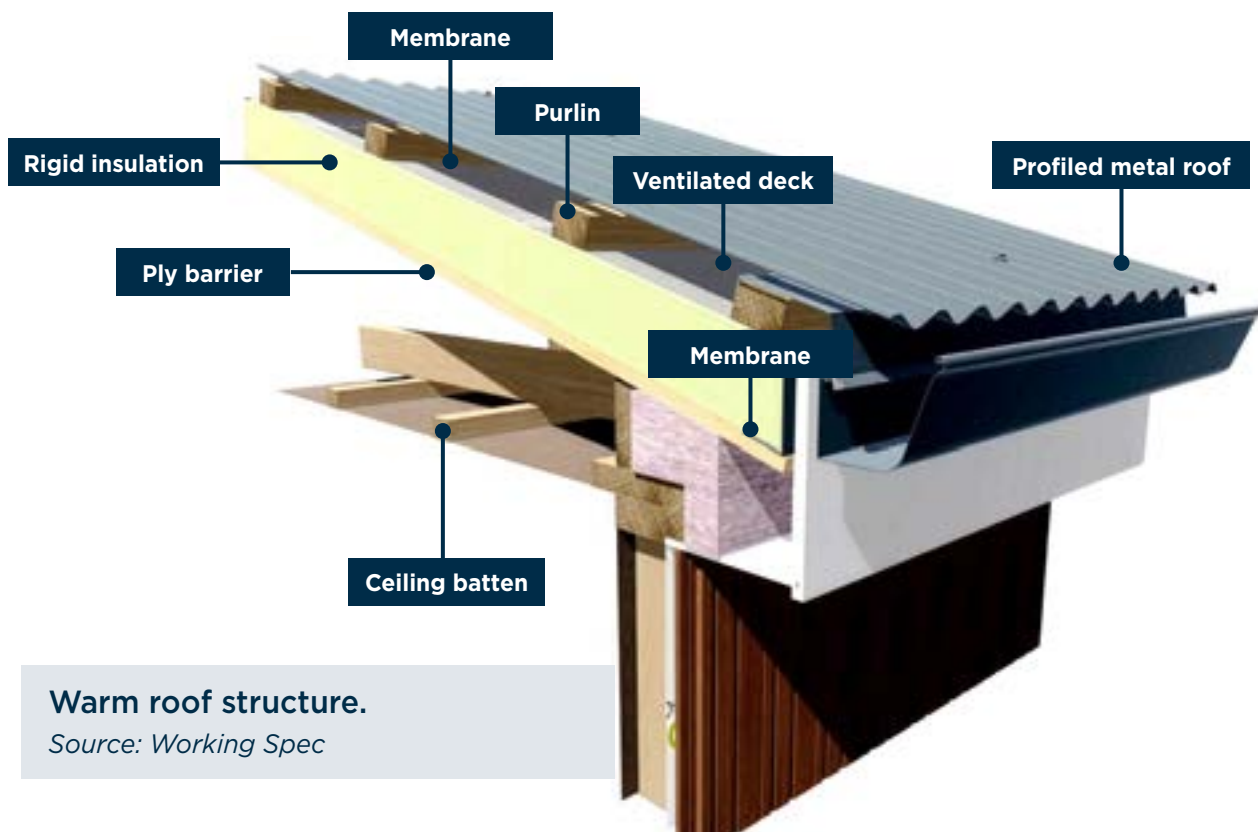
Slate, Shingles, or Shake

These roofs look stunning but can come with higher costs and the need for specialist installation. Imported materials, longer lead times, the availability of replacement products and maintenance considerations can apply. Make sure your installer has real-world experience, not just a YouTube subscription.



Metal Tiles (Painted/Chip Coated)

Pressed steel tiles are lightweight and replicate the look of concrete, clay or shingle tiles, but without the weight. They're easier on your framing and faster to install. But they need to be installed properly with the right fastenings, especially in windy areas, or they may lift. Regular valley cleaning is a must, too, to prevent water traps.



Retrofit overlay/warm roof systems.

Sometimes a roof can be upgraded without pulling everything off. A warm roof system is an overlay that goes on top of your existing structure, using insulation and vapour control layers to keep the home warmer, quieter, and less prone to condensation. It's not a patch-up solution, it's a complete system designed to improve thermal performance and extend the life of the roof beneath it.

When to Consider It

Warm roof or overlay systems can be a good option when your existing roof is still structurally sound but the surface has reached the end of its service life. They're also ideal for homes where removing the old roof would expose the interior to weather, or when you want to improve comfort without a full rebuild.

What to Check

Before deciding on an overlay, the structure beneath must be assessed. The existing roof framing needs to be solid, free from decay,

and able to carry any extra weight. The installer should confirm compatibility with insulation and vapour barriers, and ensure the manufacturer's warranty covers the full system, not just the new outer layer.

Moisture management is critical — get this wrong and you can trap condensation where it can't escape.

Benefits

A properly designed warm roof helps maintain a steady indoor temperature year-round. It reduces condensation, saves energy, and can make your home significantly quieter. Installation is often faster and cleaner, as the old roof may not need to be removed, meaning less disruption and waste.

Warm roof systems aren't suitable for every home, but where they fit, they deliver a modern, efficient alternative that improves comfort, energy performance, and roof longevity.

When to think about ventilation.

Ventilation is often an afterthought in re-roofing projects, but ignoring it can trap problems under a brand-new roof.

Poor airflow in the roof space can lead to condensation, mould, and premature deterioration of materials. Adding or upgrading ventilation when re-roofing is usually cheaper and easier than trying to retrofit it later.

Condensation can happen even with a perfect roof. It's not a fault, it's physics. The fix is ventilation.

It's also worth noting that the Building Code now requires homes to be sealed up far more tightly than in the past.

Gaps and leaks that once allowed moisture to escape are no longer present, making dedicated roof ventilation systems even more critical.

Most importantly, condensation can still occur even when the roof has been installed perfectly and the materials themselves are free of defects. This is not a workmanship or product failure; it is a natural result of modern airtight construction and changing internal conditions.

Without adequate ventilation, moisture has nowhere to escape, and the problem will manifest regardless of how well the roof was installed.

In short, the re-roofing process is an ideal opportunity to address ventilation, as the roof is open and accessible. The right system will protect your investment, extend the roof's life, and keep the home healthier and more comfortable.

If you're unsure about ventilation, ask your roofer or roof product supplier for guidance. They know what's needed for your home type.



You should think seriously about ventilation if:

- You've noticed condensation or dampness in the roof space. This is a clear sign of poor airflow, often visible as damp insulation, mould on rafters, or water staining.
- Your house feels excessively hot in summer or difficult to heat in winter. Ventilation helps balance the temperature in the roof cavity, reducing heat transfer and moisture build-up.
- You're installing new insulation. Insulation without ventilation is a recipe for trapped moisture, so the two need to work together.
- The roof design limits natural airflow. Complex designs, flat roofs, or homes without soffits may not allow sufficient passive air movement.
- You are switching to a roofing material with different thermal properties. Some modern roofing materials can alter the behaviour of heat and moisture, making ventilation even more critical.

Who's on your roof?

When you hire a roofing company, you expect professional tradespeople to turn up. But here's a shared industry secret: sometimes the person quoting the job has no idea who will be on your roof on the day of installation.

You have every right to ask:

- Will a Licensed Building Practitioner (LBP) be on-site supervising? This is not a current legal requirement, but it does ensure a level of competence.
- Is the company quoting the work going to undertake the work or sub-contract this out to a sub-contractor?
- Who are the installers and what's their experience?
- Will I receive a Record of Work (ROW) or Roof Completion Report at the end?

Don't accept vague answers. You're paying for professional workmanship, not a mystery crew of subbies you'll never meet.



The RANZ Member advantage.

RANZ Members aren't just any roofer. They've been vetted for competency, ethics, and adherence to industry best practices. They're accountable to a Code of Conduct and backed by a national association.

If things go wrong, RANZ is there to step in, mediate, and ensure the work meets standards. Peace of mind that your cousin's mate "who used to do roofs" can't offer.

Find registered members at www.ranz.co.nz

Spotting a cowboy.

Not all roofing companies are created equal. Here's how to spot when a "cheap quote" is going to cost you more:

- Quotes scribbled on scraps of paper or vague verbal promises.
- Offers to "do it cheaper for cash."
- Whilst a request for a 50% materials deposit is standard practice, a requirement to pay in full before the commencement of the work is not.
- No mention of safety gear, scaffolding, disposal of the old roof or compliance paperwork.
- Evasive or dismissive answers to your questions regarding "Who's on your Roof".
- A vague work history in reroofing.
- Pressure tactics like "sign today, we're fully booked next week."
- Any quick fix "solution" that is not "like for like" should be of concern. Coating and Membrane options can extend the life of a roof, but are not an alternative to reroofing.

- No Public Liability Insurance or H&S and site management policies.
- Temporary weather protection, scaffolding, and power isolation should always be part of the quote. Ask who removes old roofing and where it goes – disposal can add costs.

Remember, if it sounds too good to be true, it probably is.

Here are a few simple ways to verify credibility before committing:

- **Company Registration**
Check how long the business has been operating via the New Zealand Companies Register.
- **Licensed Building Practitioner (LBP) Status**
Search the LBP Register to confirm they hold a current licence.
- **RANZ Membership**
Visit the Roofing Association of New Zealand (RANZ) website to see if they're a registered member.



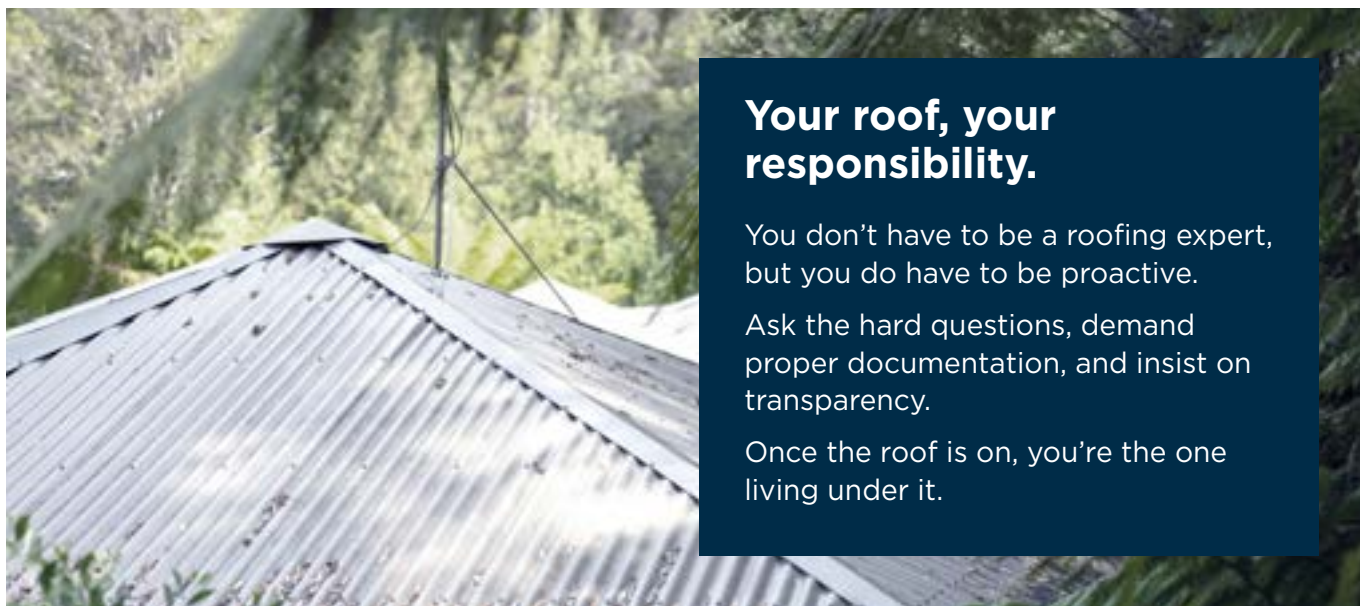
Real cost versus sticker price.

Not all roofing companies are created equal
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- Will the new roof come with a material warranty and a workmanship warranty?
- What are the payment terms and conditions? Is a deposit required?
- Have provisions been made to keep your property watertight during the reroof process?
- Does the quote include flashings and insulation, substrate and related product upgrades?
- Have powerline property connections been accounted for?

- Is scaffolding and safety gear accounted for?
- Are other Trade requirements specified and accounted for?
- Are the products, tasks and exclusions itemised?
- Are LBP costs, consents, and compliance documentation included?
- Do you have a contract? It is a legal requirement to have a contract in place for work exceeding \$30,000, and it is advisable for all reroofing work.

The cheapest quote might leave out the things that matter. And you'll end up paying for it later in variations, repairs, legal battles, or insurance nightmares.



Your roof, your responsibility.

You don't have to be a roofing expert, but you do have to be proactive.

Ask the hard questions, demand proper documentation, and insist on transparency.

Once the roof is on, you're the one living under it.

Homeowner responsibilities before work starts.

There are a few things only you can handle before the roofing crew arrives:

Insurance

Call your insurer. Inform them that roofing work is being carried out. It's simple, but often overlooked, and can save you from messy claims disputes later.

Pets

Roofing work is noisy, disruptive, and involves people moving in and out of your property. For everyone's safety (including your pets), make arrangements to keep them secure and away from the work area. You may also wish to be offsite during the reroof work.

Sky Dishes and Aerials

These are your responsibility. If they're not removed before work starts, the roofing crew will take them down. However, unless specified in the contract, it's your responsibility to arrange their reinstallation and alignment afterwards.

Water Tanks

Ensure internal header tanks are covered to prevent debris contamination. If you collect rainwater in external tanks, they'll need to be disconnected before work begins.

Solar Panels and Units

Solar panels, air-conditioning units, and heat pumps may need to be removed or reinstalled. Talk to your roofer before work starts.

Old Roofing Materials

If you want to keep your old roofing material for future use, please let the roofing company know before the job starts and specify where these products can be stored. Otherwise, it will be disposed of by the roofing company. Ask what happens to your old roofing – most steel is fully recyclable, and responsible disposal avoids landfill.

Wall Cladding

In some instances, wall cladding intersects with roofing materials, which may require its removal or an alternative solution. Additional building work might be required following the installation of a new roof. Has the roofer addressed this matter, or engaged a builder to resolve any cladding-related issues? Or is this being left for you to manage?

Before Work Starts – Double Check

Check your quote and delivery match. If a different brand turns up on site, stop and ask before it's installed.



Final checklist.

Before you sign a contract, make sure:

- ☐ Your quote is itemised and detailed.
- ☐ Material specifications (thickness, coating, profile) are listed.
- ☐ An LBP will be supervising and signing off on any consented work.
- ☐ You will receive warranties for the products used, (the roofer does not issue product warranties, these are supplied from the manufacturer of the products).
- ☐ The workmanship will comply with the manufacturer's installation requirements so as not to void the materials warranty.
- ☐ Compliance documents and warranties are part of the deal.
- ☐ You've handled your homeowner responsibilities.
- ☐ Ask for a handover pack with warranties, Record of Work, and a few job photos for your records.

If you can't tick these off with confidence, it's not the time to sign.



**THE COLLECTIVE VOICE FOR
THE ROOFING INDUSTRY.**

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