



**Living** ROOF  
by ultraframe

Jhai Building Regulation process

March 2016 | V2



# LivingROOF & Building Regulation compliance

This brochure outlines the benefits of using approved inspector Jhai Ltd

## Introduction

**For purposes of this document, we are assuming LivingROOF is being used to replace an existing glazed conservatory roof. The previously exempt conservatory may now fall within scope of Building Regulations and the retailer currently has a number of options;**

1. To appoint Local Authority Building Control (LABC). Ultraframe have secured a LABC Registered Detail certificate to assist with this process.
2. Use the LABC Registered Detail certificate with an Approved Inspector of your own choosing
3. Ultraframe have set up a separate partnership and system approval with Approved Building Control Inspector Jhai Ltd.

## What is an Approved Inspector?

Building control is a service traditionally provided by individual local authorities who are not able to control work outside their geographical area making it difficult for a retailer who works across multiple Local Authority areas – consistency of approach can even be an issue within the same LA.

Ultraframe has created the option to submit applications to a single approved inspector such as Jhai Ltd. They are licensed through the CIC (Construction Industry Council) to carry out this regulatory service and are able to operate throughout England and Wales.

## Contacts

Ultraframe

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Jhai Ltd

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Jhai Ltd

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– Completed application forms  
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**0800 121 6062**

## Who are Jhai Ltd?

Jhai are one of the largest Approved Inspectors with around 100 surveyors operating out of regional offices in England and Wales meaning that they are able to offer a viable alternative to using Local Authority building control.

Jhai have worked closely with Ultraframe reviewing the LivingROOF product and together they have developed a tailored system approval allowing you to submit all applications to a single point of contact without additional justification. See page 4 for an application form to submit a 'live' project.

Their professional staff are there to assist you throughout the compliance process.

## Definition of coverage

See Jhai System Type Approval & Schedules – page 8-11

# What have Ultraframe created with Jhai Ltd?

The two parties have created a framework agreement for the **LivingROOF** product to demonstrate compliance. In effect it's a system approval that covers the patented system and how it interacts with the existing conservatory framework.

The traditional route to demonstrating Building Regulation compliance is by a plan appraisal and a series of site inspections. This overly burdensome process has been streamlined by the Jhai System Approval.

To back up the compliance process Jhai have interrogated the Ultraframe production and QA system allowing greater flexibility and pragmatism on site and allowing sample review of each project creating a simplified inspection regime.

This allows the refurbishment of an existing conservatory to be completed to Building Regulations compliance standard using the **LivingROOF** system used within the constraints detailed to be built without challenge or justification anywhere in England and Wales.

## Retailer application process

Jhai and Ultraframe have compiled a dedicated application form and combined checklist. See pages 4-5 for the application form.

Alternatively you can send an email to **ultraframe@jhai.co.uk** with your contact details; the name and address of the householder: describing the work being done and your proposed start date, giving seven days notice. You may wish to attach a photo of anything that requires clarification.

Upon receipt of the form or email, Jhai immediately register your project with an 'initial notice' before works commence on site. This also ensures the works show up on local search applications should the property be sold in the future.

Local Authorities manage a public register of building work and have different methods in processing these notices and Jhai recommend that this is submitted to Jhai 7 days prior to works commencing on site. Local Authorities' have been known to reject the notice if insufficient time is given.

## Fees

Fees for replacement roof projects are £220 plus VAT. This figure is subject to a 20% surcharge within the M25.

The invoice for the full amount will be triggered upon submission of the application form and Jhai terms are 30 days from date of invoice. All payments are to Jhai Ltd.

Please contact Jhai for competitive rates on new build projects.

## Site visits

Once the application form is received centrally at Jhai it is assigned to a site surveyor in the local area and their contact details will be emailed to the retailer.

Jhai will ensure that the site surveyor is fully briefed about any issues pertinent to the product and provide the retailer with a consistent and pragmatic approach on site.

Jhai will contact the householder to arrange inspection of the roof as necessary. On satisfactory completion of the inspection a completion certificate will be sent to you, enabling you to forward the certificate once the retail customer has paid.

Please contact Jhai if you have any concerns about issues on site. They can offer practical advice to overcome on site problems.



**Please complete this form in full as your instruction for Jhai to carry out the Building Control function as an Approved Inspector as designated under the Building Act 1984 and the Building (Approved Inspectors etc) Regulations 2010.**

The completed form and associated plan should be returned a minimum of 7 days before works commence on site by email to: [Ultraframe@jhai.co.uk](mailto:Ultraframe@jhai.co.uk) Tel: 0800 121 6062

# Building Control Application Form

## Project Details

|  |  |                           |  |
|--|--|---------------------------|--|
| Description of works featuring LivinROOF |  |                           |  |
| Anticipated Start Date                   |  | Project Duration (approx) |  |

## Owner Details

|                     |  |
|---------------------|--|
| Name                |  |
| Address             |  |
| Tel/Contact Details |  |
| E-mail- Address     |  |

## Installer Details

|                                |  |
|--------------------------------|--|
| Name                           |  |
| Address/ Company               |  |
| Person responsible for project |  |
| Tel/Contact Details            |  |
| E-mail- Address                |  |

## Invoice Details

|  |                         |      |
|--|-------------------------|------|
| Please indicate to whom the fee should be invoiced | Name<br>Address/Company |      |
|  | Tel No.                 |      |
| E-mail- Address                                    |                         |      |
| Signature  | Print Name              | Date |

## Contacts

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This checklist outlines the things that the installation company should be aware of when making a Building Regulations application to Jhai for the replacement of a fully glazed conservatory roof for the Ultraframe LivinROOF. You will need to evidence that the installation will meet the points set out below.

If the answer is no to any of the questions below please consult Jhai to discuss options that may be required for certification to proceed. Tel: 0800 121 6062 email: [ultraframe@jhai.co.uk](mailto:ultraframe@jhai.co.uk)

## Ensuring adequate structural support

(for the new roof)

Tick box  
that applies

|  |   |
|--|---|
| <b>Is the existing base and foundations suitable for carrying the additional loads?</b><br>Note: at the point of sale the base should be visually inspected to ensure that any brickwork to the base is not cracking or that the base is not moving away from the house. The building control surveyor may ask to see a trial hole to ensure that suitable foundations are present if cracking is evident in the structure.<br>SEE Page 15 OF THE SYSTEM OVERVIEW. | Y |
|  | N |

## Frames

Tick box  
that applies

|  |   |
|--|---|
| <b>Are the frames fully reinforced?</b><br>A metal detector is useful to provide evidence. If the frames are not fully reinforced then you must order Victorian Fixing Kits to secure the eaves beam to the frames. A reinforced corner post must be present in every case.<br>SEE Page 14 OF THE SYSTEM OVERVIEW. | Y |
|  | N |

## Approved Document L -

Ensuring thermal isolation of the conservatory

Tick box  
that applies

|  |   |
|--|---|
| <b>Is the conservatory separated from the house by an exterior grade door?</b><br>If the householder wishes to remove the separating door from the house, removing the thermal isolation, then a separate application should be sent to JHAI Building Control requesting a whole property SAP thermal efficiency calculation to be done. Please note additional work and cost may be required to ensure compliance. SEE ALSO Page 8. | Y |
|  | N |

## Heating

Tick box  
that applies

|   |   |
|---|---|
| <b>If heating is provided to the conservatory from the existing house are there independent temperature controls, an on/off switch for heating or thermostatic radiator valves in the conservatory?</b> | Y |
|   | N |

The questions above deal with the basic elements that JHAI will consider when processing your building control application and will be considered during the inspection process. For more details regarding box gutters, gallows brackets, tie-bars, glazing positions and limits please refer to the LivinROOF System Overview & Design Guide.

# Ultraframe LivinROOF replacement roof - Jhai Checklist

## Contacts

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[paul.saltis@ultraframe.co.uk](mailto:paul.saltis@ultraframe.co.uk)  
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## Frequently asked questions

**If you are carrying out green improvements and are not sure whether these will be adequate compensation speak to a member of Jhai.**

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## Who are Jhai and what do they do?

They are an approved inspector providing you with over 100 surveyors operating throughout England and Wales. They provide a consistent and pragmatic alternative to using the local authority for building control.

## Do I need Building Regulations consent?

**(If I want to replace my conservatory roof with LivingROOF)**

Conservatories are generally exempt from building regulations. However there is some ambiguity as to whether the general exemption will still apply when replacing a glazed roof with a solid one.

To clear this ambiguity and in order to provide a completion certificate Jhai are treating such work as a 'change in energy status' triggering an application and allowing us to issue a completion certificate.

In any case it is accepted that certification will be probably be requested by a conveyancing surveyor at point of sale – potentially holding up the sale of the property and resulting in a retrospective application being submitted to the council who may or may not accept the system.

## Do I need to upgrade the insulation?

**(In the existing floors and walls if I replace my conservatory roof with LivingROOF)**

We only need to be satisfied that the thermal efficiency is no worse than it was before the work was carried out.

LivingROOF is a highly insulated roofing system which surpasses the efficiency of the glazed roof it replaced, making the overall building better thermally.

## Do I need to replace existing glazing?

**(with fire rated materials close to the boundary if I want to replace my conservatory roof with LivingROOF?)**

There is a limit to the area of glazing permitted close to a boundary and the purpose of this is to prevent fire spreading to the boundary to work which is controlled under the Building Regulations.

However Jhai are only considering proposals in terms of the change in energy status and as such there is no control over the amount of glazing in relation to the boundary other than to say that it shouldn't be made worse than existing.

## Do I need to upgrade the structure and foundations of the existing conservatory?

**(If I replace my conservatory roof with LivingROOF)**

LivingROOF is a lightweight system with a similar construction to a conservatory and Jhai are purely dealing with a change to the energy status.

The installer will be expected to follow Ultraframes qualifying criteria prior to placing the order and this will be based upon a visual inspection of the existing walls, floors, frames to identify whether there is any existing settlement. If this process is followed Jhai will not expect the installer to expose the foundations.

## Do I need to provide a cavity barrier in the existing wall?

**(If I want to replace my conservatory roof with LivingROOF)**

There is a risk that driving rain could penetrate the wall and discharge inside the conservatory if a cavity tray is not installed. However if this was likely it would have manifested itself with the former roof.

On this basis it is considered reasonable for the installer to make an assessment on site based upon physical evidence (staining against the host structure, etc).

## Can I extend the heating system into the conservatory?

**(If I replace my conservatory roof with LivingROOF)**

Extending the existing home's heating system into the conservatory would mean that it is no longer considered as an exempt conservatory.

## Do I need to do anything if there is already a heating system in the conservatory?

**(If I replace my conservatory roof with LivingROOF)**

Provided the heating system has thermostatic controls or isolating switches no further action is required. There is an improvement in the overall thermal efficiency of the conservatory.

## Contacts

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## Frequently asked questions

### Can I remove the Thermal Separation?

If the existing doors/windows are removed, effectively opening up the structure to the main house, the conservatory is no longer considered as an exempt building and will need Building Regulations approval – contact Jhai for more information.

If the removal of the doors/windows forms part of the roof replacement contract a SAP thermal efficiency calculation will have to be provided to demonstrate that the building as a whole meets the minimum thermal performance requirements of the Building Regulations.

### Can Jhai provide these calculations?

JHAI have a proactive, in house team of Energy assessors who can provide assistance in all aspects of thermal efficiency. Their service includes a guaranteed pass for SAP calculations meaning that you offer this as a selling point to your customers, giving you a competitive edge. You should make the homeowner aware that certain improvements may be required to achieve this pass but these works enhance the energy efficiency of the property, saving money on energy bills, and could even provide you with an opportunity to up-sell.

#### Examples of these improvements include;

Additional loft insulation  
Installing LED lighting

Replacing old windows  
Boiler replacement

You will have to provide some basic information about the existing house to allow Jhai to generate a 3D model of the building - It is worth adding this to your surveyors checklist. Jhai can provide you with a list of this information which includes the following;

- Building footprint (width/depth/etc)
- Approximate date of construction (decade)
- Heating type (radiators/underfloor)
- Secondary heating type
- Ceiling heights
- Type of windows
- Wall construction
- Fuel type (gas/electric/oil)

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### What if the conservatory is already open to the house?

If the householder or someone acting on behalf of the householder has removed the doors previously JHAI can only assume that the works were controlled and that the works comply with the standards in place at that time. The installation of LivinROOF will constitute a significant improvement in thermal performance of the existing building and a SAP thermal efficiency calculation will not normally be required.

# System Type Approval Certificate

*Certificate Number jhai 14018BM*

This is to certify that the

**Living ROOF**  
by ultraframe

Conservatory Conversion system provided by

**Ultraframe (UK) Ltd,**  
Salthill Road,  
Clitheroe,  
Lancashire,  
BB7 1PE

Meets the technical requirements of the elements  
of the Building Regulations 2010 specified in the  
attached schedule

Date of Issue

**17<sup>th</sup> July 2014**

Signed on behalf of jhai Ltd



**Andrew Crooks**

Director of Technical Services & Learning

Offices throughout the UK



Alternative format or larger text available

Registered Office: Whitcross Business Centre, Netherbury, Dorset, DT6 5BH  
Company Reg No 3980572, VAT Reg No 730 3156 71





# System Type Approval Schedules

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2. Product Description
3. Approval Statement
4. Conditions of Use

## Contacts

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## 1. Summary

**LivingROOF by Ultraframe Ltd is a pre-packaged solid roof kit system designed for the replacement of glazed conservatory roofs.**

The purpose of this assessment is to determine that the system complies with the functional requirements of the relevant sections of the Building Regulations. Whilst the proposition is that the system is designed to replace an existing conservatory roof this system approval also covers its use for newly erected Conservatories. Guidance is provided under separate cover/approval.

In support of this process Ultraframe have provided the following document for assessment and review: **LivingROOF, Solid Roof Conservatory Conversion, System Overview and Design Guide, June 2014: V1**. In addition a review of the manufacturing process was carried out by Jhai Ltd on the 16th May 2014.

## 2. Product Description

**LivingROOF by Ultraframe Ltd is a pre-packaged solid roof kit system designed for the replacement of glazed conservatory roofs.** The system comprises of the following:

- BBA certified (96/3261) Classic Roof Platform incorporating
  - An additional insulated steel bolster glazing bar; and
  - Increased frequency to 600mm centres
- Insulated infill panels and/or glazed panels
- LivingRoom pelmet system

Each project is individually designed using 'U-Design' software and is pre-fabricated off site. The system can be designed with a range of roof slopes. The LivingROOF system typically has a dead load of 25kg/m<sup>2</sup>. Thermal separation between the house and conservatory is retained.

## 3. Approval Statement

3.1 Upon review of the details submitted the Ultraframe Ltd LivingROOF System is hereby approved for compliance with the referenced functional requirements as cited in Schedule 1 of the Building Regulations 2010 for residential use (purpose groups 1 (a)(b)(c) in Table D1 of Approved Document B:2006) where used as a direct replacement of an existing Glazed Conservatory Roof, or where installed as part of a newly erected building/extension

3.2 This certification is issued to and is approved for use by **Ultraframe (UK) Ltd, Salthill Road, Clitheroe, Lancashire, BB7 1PE**. When submitted in conjunction with a building regulation application submitted for approval by plan appraisal and site inspection by Jhai Ltd.

3.3 The technical standards referred to for the purpose of this assessment are as follows:

- 3.3.1 Solid Roof Conservatory Conversion  
System Overview and Design Guide: V1 June 2014 [received 31st July 2014]
- 3.3.2 Structural Overview and Calculation Assumptions
- 3.3.3 Complete Roof U-Values
- 3.3.4 Lean to roof report Dated 28 February 2014
- 3.3.5 P Shaped Roof Report Dated 2nd May 2014
- 3.3.6 Georgian Hipped Roof Report Dated 11th February 2014
- 3.3.7 5 Bay Victorian Roof Report Dated 3rd March 2014
- 3.3.8 3 Bay Victorian Roof Report Dated 3rd March 2014
- 3.3.9 Test Reports • PR046 Dated 22nd April 2014

### 3.4 IDENTIFICATION AND USE OF THE JHAI LOGOS

Correct identification of approved Building Systems is desirable in order that purchasers and funding providers understand the status of products presented to them. Recipients are encouraged to make use of the Jhai System Approval Logo on marketing and technical documentation.

## 4. Conditions of Use

4.1 The Ultraframe Ltd LivinROOF System as assessed by this process is suitable for use in single or multi occupancy residential buildings. The details and information contained within this approval may be suitable for buildings in other purpose groups where appropriate and upon further consideration and assessment by Jhai

4.2 An assessment of the existing roofing system should be undertaken by the installer in line with the conditions set aside by Ultraframe.

4.3 The system is suitable as a direct replacement for glazed roofing systems.

4.4 Assessments of foundations and other associated works for existing roofs with a loading less than 17kg/m<sup>2</sup> shall be site and project specific. These should demonstrate that all the requirements of the relevant Building Regulations and Eurocodes have been met including at least the following:

- Frame design including distribution of loadings to the existing foundations
- Foundation design;
- Other associated works; and
- Cladding systems

4.5 These aspects shall be assessed for each use on site and any variations from either Ultraframe Ltd or Building Regulations (and associated) standards shall be assessed by a competent and qualified structural engineer experienced with the LivinROOF system.

4.6 This system approval relates to the LivinROOF system as described in the technical guide Solid Roof Conservatory Conversion – System Overview and Design Guide June 2014:V1. It is subject to the same exclusions contained therein and all other components and working practices are subject to the requirements of the Building Regulations, manufacturers installation guides and associated standards

4.7 This is a pre-fabricated system and as such an assessment of Ultraframe Ltd QA process has been carried out as part of the technical audit for the LivinROOF product. This will be reviewed and further audits carried out on an annual basis

4.8 It is acknowledged that the U-Design software is used to provide a structural assessment of standard components and that this software factors in such things as specific geographic constraints. This leads to flags being highlighted should the component fail, however this does not stop the process from continuing to manufacture without human interface. An audit of this process will be added to the periodic QA review

4.9 It is understood that some installers may use their own version of the U- Design programme. This is certificate relates to calculations produced by Ultraframe only – other users may be included but subject to ongoing review

4.10 An assessment of the QA process between Ultraframe Ltd and the installers will be carried out at an agreed frequency to demonstrate that the components are being used in accordance with Ultraframe recommendations. This is in addition to the site visits required to demonstrate compliance with the Building Regulations and associated standards

4.11 No cutting or alteration of the structural members on site are permitted without obtaining written approval from Ultraframe Ltd

4.12 The LivinROOF system is constructed in factory conditions and as such is designed to be erected within a short period of time. Construction should be continuous and preferably scheduled during periods of sustained dry weather through to the provision of the permanent roof covering as soon as reasonably possible.

4.13 Each extension will need to be appraised individually for compliance with the Building Regulations 2010 by Jhai based upon the guidance contained in the current Approved Documents

4.14 An assessment as to whether the external cladding achieves a Class 0 (or class B-s3, d2) will be carried out on an individual basis based upon the site specific cladding/infill panel selection

4.15 The external cladding and glazed area will be assessed for each individual project based upon the specified materials (unprotected areas) and boundary locations as referenced in Ultraframe System Overview

4.16 The system approval is limited to single storey buildings and as such fire resistance test standards of Part B of the Building Regulations and BS 476: Parts 20, 21 and 22 (as appropriate) will not be applicable.

4.17 New build project: The glazed area of the extension should be limited to 25% of the floor area + the area of any existing windows/doors enclosed by the extension. An assessment of whether this requirement has been met will be carried out for each individual project. Offset calculations can enable higher glazed areas, contact Jhai for more details.

4.18 This system approval certificate is subject to review every two years. This limitation is imposed in order that the impact of new and changing relevant regulation can be assessed prior to re-issue

4.19 Note that this is a system approval of the LivinROOF Solid Roof Conservatory Conversion only and additional site specific information may be requested that is not encompassed by the detail contained in the approval.

Signed on behalf of Jhai Ltd.



Andrew Crooks  
Director of Technical Services & Learning



Conservatories



Orangeries



Extensions

**ultraframe**  
Transforming light and space

[www.ultraframe.co.uk](http://www.ultraframe.co.uk)