Flatroof
By Ultraframe



Flat Roof | Specification Guide

An integrated solution with lanterns and flat skylights

11/26_v22



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Summary of specification steps

This guide is designed to give step by step guidance to specify the Flat Roof resulting in completion of a simple order/quote form. The roof can be ordered using the form on pages 29 to 31.

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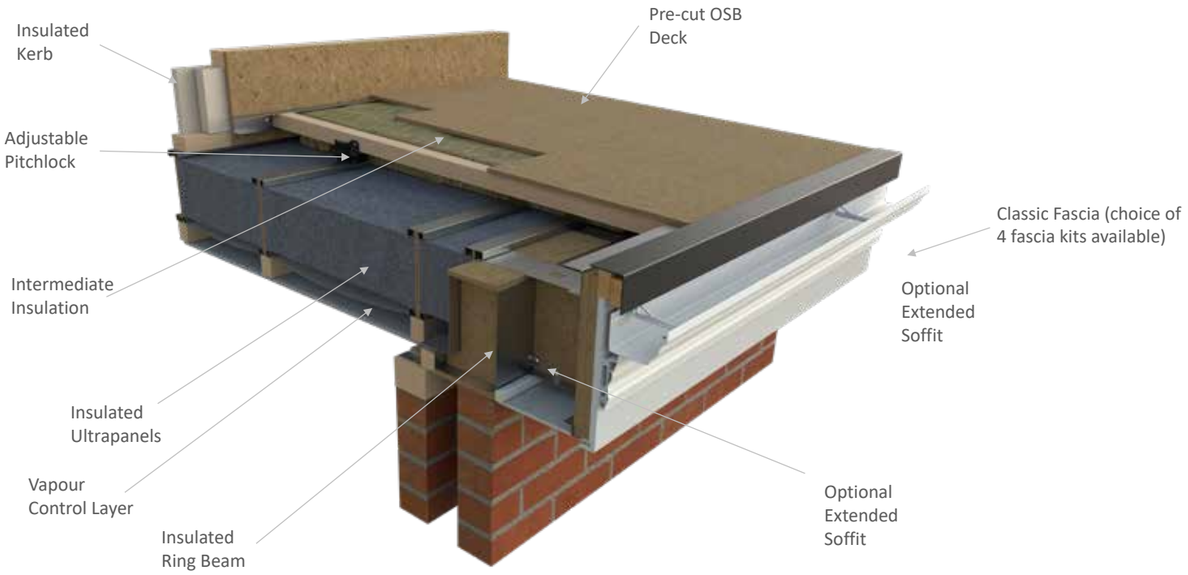
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Welcome to the Flat Roof specification guide

The Flat Roof System is designed for use on conservatories, orangeries or extensions and is supplied as an integrated solution with lanterns or flat skylights. It is also light enough (only 51 kg/m^2) to be used as a conservatory roof replacement providing the structure below is adequate (see page 19/20).

Using the latest Ultrapanel technology and pre-manufactured to the specifications, the Flat Roof will be quick to build, hassle-free and no cutting or drilling on site. Flat Roof has been designed to be installed by trained conservatory fitters and is fully compliant to the latest Building Regulations with a U-Value of 0.12 W/m2 K.

The Flat Roof is available for use on brick walls and frames of any size. The roof pitch is set to 1°.



Please note that the roof membrane, drip edge trim, CLS timber battens for the ceiling and 12.5 foiled backed plasterboard and skimming beads are NOT SUPPLIED AND MUST BE ORDERED SEPARATELY. The Flat Roof System is compatible with most roof finishes such as GRP, EPDM or PVC membranes.

PLEASE USE THIS DOCUMENT FOR GUIDANCE ONLY. Always obtain a formal quotation for any specific project. A formal quotation from Ultraframe is the only accurate method of obtaining a price. Use the quote request order / quote form on pages 29 - 31.

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Strongest The strongest Flat Roofing system



- Spans up to 5.6m unsupported without extra steels
- Ideal for large spans of bi-fold or sliding doors
- Can support roof lights up to 5.7m x 3m
- Engineered to postcode

Lightest The lightest Flat Roof system



- Weighs only 51kgm2
- Designed to work with continuous window frames
- Uses Ultraframe's patented lightweight panel technology
- Panels are lightweight and easy to manoeuvre

Warmest Unrivalled thermal performance



- U-Value of 0.12W/m2 and fully Building Regulation Compliant
- Generous 225mm of insulation
- Vapour proof membrane layer to eliminate risk of condensation
- Fully insulated ring beam
- Fully insulated, integrated kerb

Customisable Unrivalled design flexibility



- Unlimited widths
- Optional external soffit detail
- Choice of 4 fascia designs or create your own bespoke fascia
- Available in any RAL colour
- Compatible with any roof membrane
- Choice of 0, 1 or 2 apertures

Easiest One roof, one order



- Specify roof deck, kerb and roof lights in one order
- No need to wait for kerb sizes to order your roof lights
- Structural parameters of roof deck and roof lights - all taken care of
- Fully assessed and approved by MFA and Stroma Building Control

Fastest Up to 50% faster



- Highest level of pre-fabrication of any flat roofing system
- No genie lift required
- Patented pending pitchlock fall system
- Easy-fit pre-manufactured soffit system
- Clip-fit panels for a super-fast fit

Building Regulations

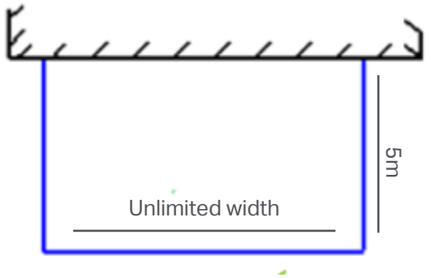
Flat Roof is fully Building Regulation compliant, MFA and Stroma has assessed and accredited the products.

STROMA BUILDING CONTROL

MFA Building Control Ltd
Registered Building Control Approvers

Max base sizes

- The maximum base size of 5000mm projection x unlimited width
- Roof can project up to 5m from host wall
- Rectangles & Squares only - 90° angles only



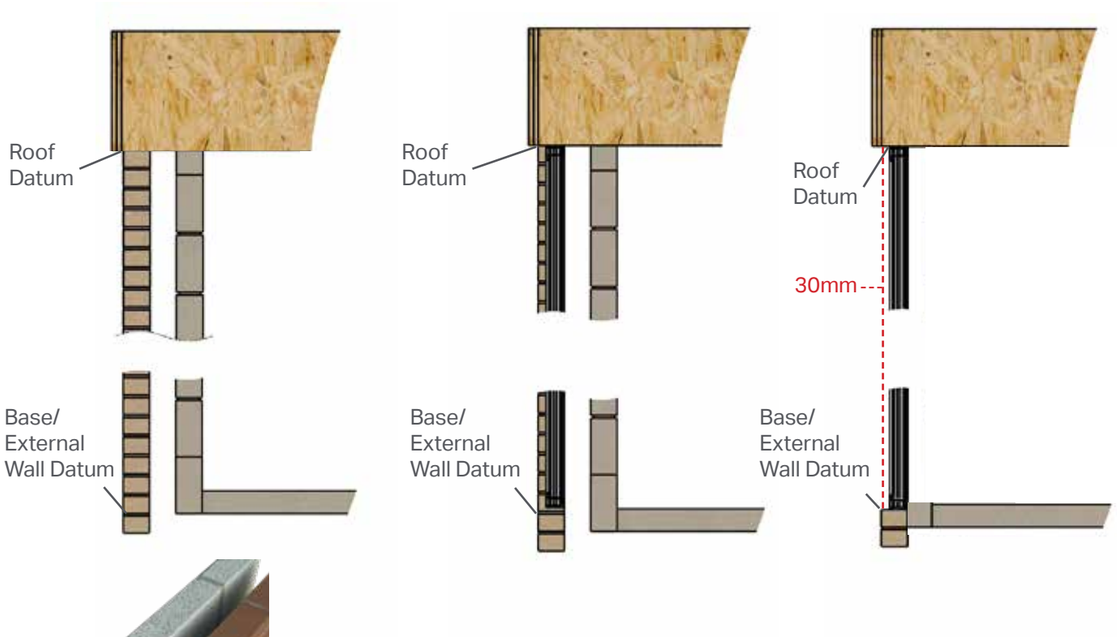
Calculating your roof area

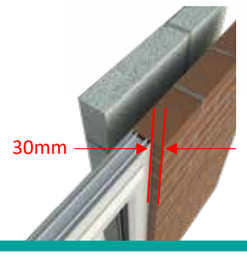
The dimensions of the roof are taken from 'base size'.

This is the external face of the brick and if there are only windows on an elevation it is 30mm outside the external face of each frame, to allow for cills and bricks beneath floor level. Standard eaves height is 2400mm unless specified.

Datums

Brick only	Brick and frame	Frame only





The roof can accommodate all wall thicknesses & frame thicknesses. All dimensions in this document, the external face of the window is sat 30mm from external brick face.

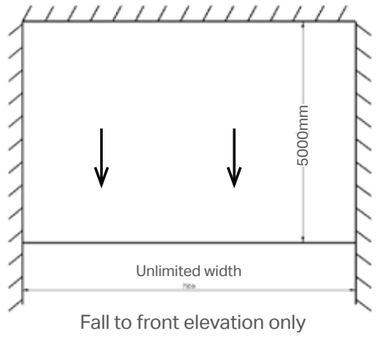
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Roof configurations

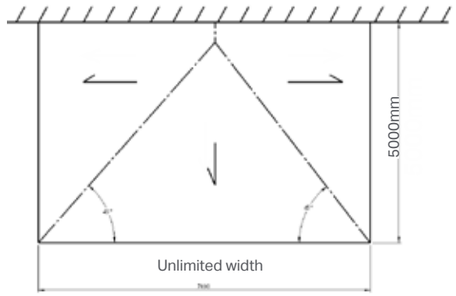
Flat roof is available in any shape where the corners are 90 degrees.

Standard rectangular shapes are available on standard lead times, but more complex rectangles take longer to design and lead-times may be extended by 1-2 weeks. Lead time will be on application for L-shapes, wraparounds and T Shapes.

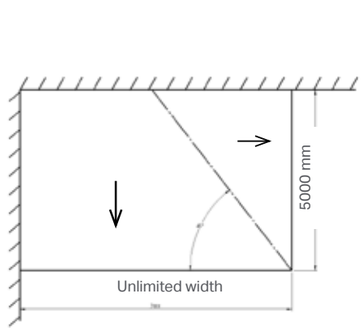
Standard rectangle shapes



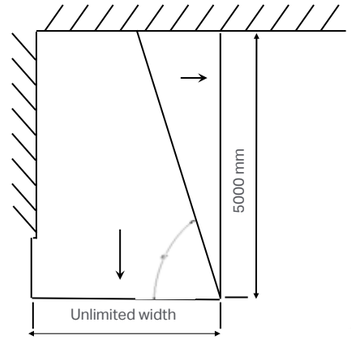
Fall to front elevation only



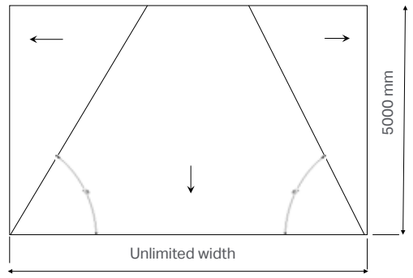
Fall to all three sides only



Fall to two sides only



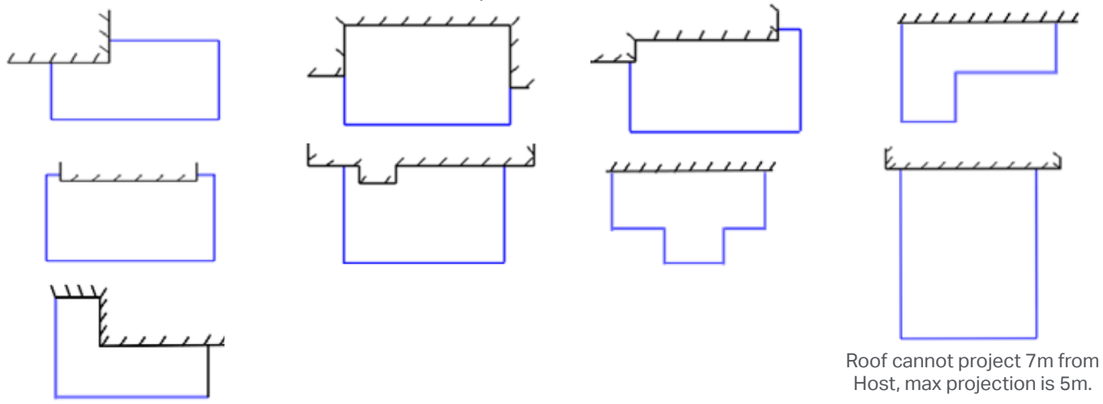
Partial Wall



Standalone

Examples of non standard shapes

Non-standard shapes like the ones below will require confirmation from Ultraframe before an order is confirmed



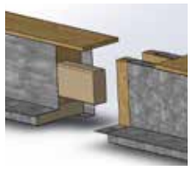
Roof cannot project 7m from Host, max projection is 5m.

Beam Joints

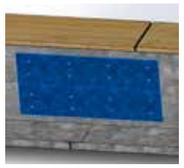
The maximum length of the Ultraframe Flat Roof eaves beam is 7m, so to achieve widths longer than 7m, the beam must be jointed. The beams are joined together with a male-female connection as shown below and is fixed together with a steel plate as shown.



Where the beam joins together it must be supported by a hup! wall, brick wall, brick pillar or structural post. Full detail of the elevations below the beam must be supplied to ensure the design has sufficient support. 100mm x 100mm structural posts as shown below can be supplied by Ultraframe if required.



Beam connection



Steel Fixing Plate

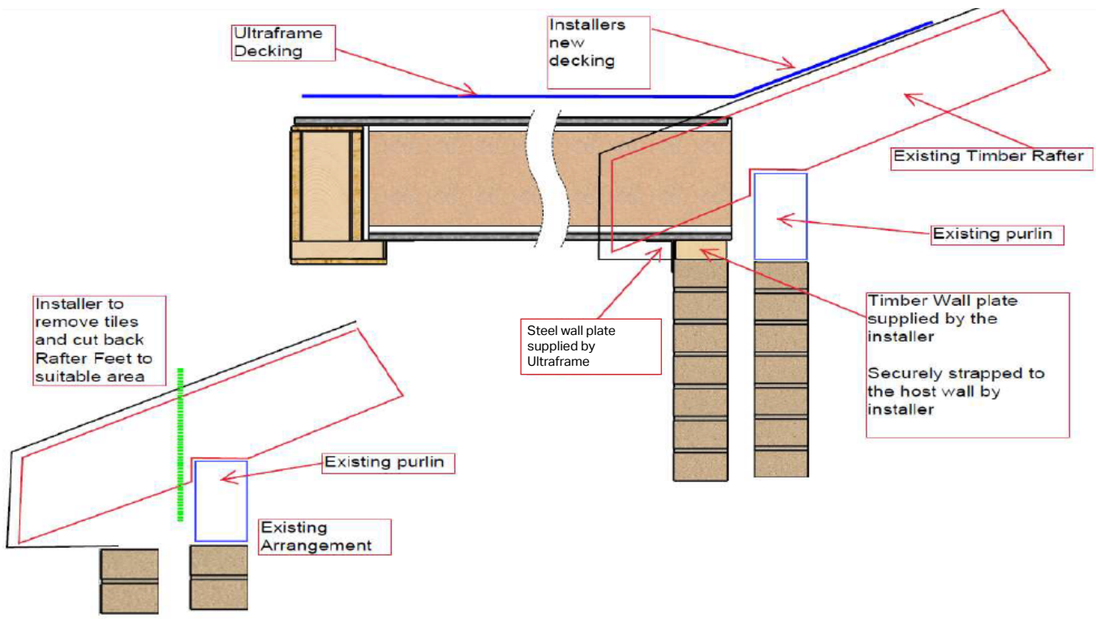
Bungalows

It is possible to use the Flat Roof by Ultraframe on bungalows as long as there is sufficient support from the house wall. The panels need to be supported by the house wall.

A full survey of the site is required including elevations and full details of the rear wall with a detailed drawing of the soffit, fascia, wall position and any lintels.

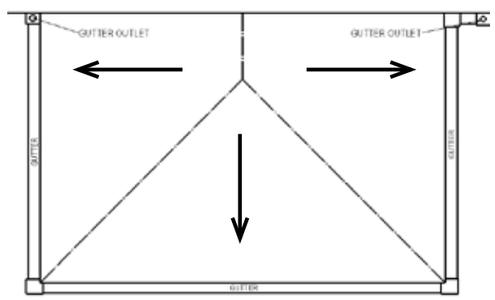
Based on this information, Ultraframe will provide the universal distributed load (UDL) and the appropriate lintel/purlin must be supplied by the installer. If there is a full brick removal to the rear wall, then the installer must consider calculations for both roofs.





Aperture locations

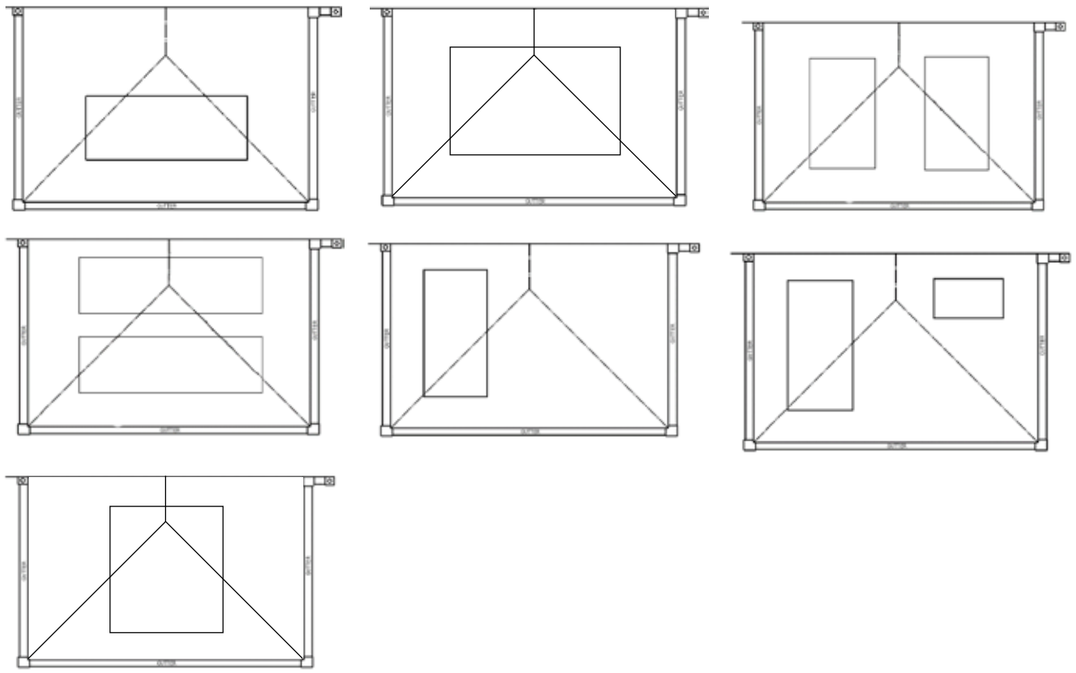
The roof falls to all available sides and can be supplied solid with no aperures or with one or two apertures.





Every aperture must be located at least 300mm away from the internal brick wall on every elevation including the host wall. On elevations with only window and doors, the apertures must be located at least 500mm away from the internal face of the window/ door frame.

Either one or two apertures can be placed in the roof, as shown below. The roof can also be supplied solid without an aperture. Apertures can be located as shown. If there are 2 apertures the minimum distance between both apertures must be at least 650mm.



Lantern

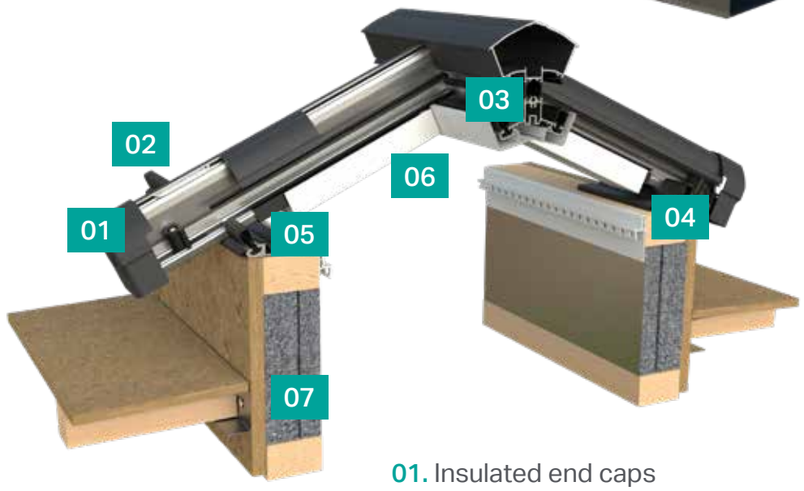
Specify your lantern or skylight

Simply specify your lantern and skylights in step two of the order form.

Lantern

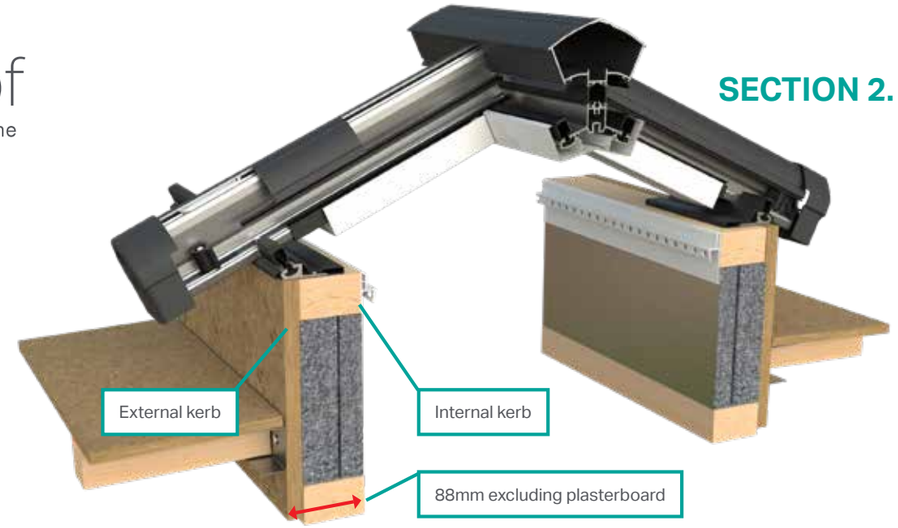
The Lantern is available in PVCu or aluminium in any RAL colour and is thermally broken inside and out. With the strongest ridge on the market, the lantern has less bars than other lanterns creating a minimalist look. This combined with a fixed 25° pitch draws more light into the room below, creating a stunning focal point. Lanterns, can be supplied glazed or unglazed.





01. Insulated end caps
02. Thermally separating top cap clips
03. High performance thermal break
04. Insulated glazing stops
05. Thermally broken eaves rails
06. Thermally broken under cladding
07. Flat Roof insulated kerb

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PLEASE NOTE:

Maximum aperture size is 5600 x 2900mm measured to the internal of the kerb. You need to add 88mm to each side when ordering lanterns as dimensions are based on external face of the kerb.

Maximum lantern size is therefore 5776 x 3076mm.
Minimum size is 500mm x 600mm.

BUILDING REGULATIONS NOTE:

Lanterns are required to have a minimum U-Value of 2.2 W/m2 K . The table below shows the minimum U-Value glass specification required depending on the size of lantern. Smaller lanterns need lower U-Values.

Building Regulations Changes for Exciting Dwellings	Current U-Value	June 22 U-Value
Walls	0.28	0.18
Pitched Roofs	0.18	0.15
Rooflights (lanterns, skylights)	NA	2.2
Glass Roofd (including glass panels in solid roof)	1.6	1.4
Windows	1.6	1.4
Glass Door Sets	1.8	1.4

Glass specifications available

Conservaglass by Ultraframe "Energy Saving Glass"

	Best Insulation						Great Insulation					
Performance	Low		Medium			High	Low	Medium			High	
Product Range	Ultimate Blue	Aqua 4S	Bronze 4S	Blue 4S	Neutral 4S	Clear 4S	Std Aqua	Std Bronze	Std Blue	Std Neutral	Std Clear	Std Glass
U-Value	1.0	1.0	1.0	1.0	1.0	1.0	1.2	1.2	1.2	1.2	1.2	2.8
Light Transmission	24%	29%	42%	28%	38%	68%	32%	52%	24%	44%	77%	80%
Solar Gain (G)	18%	19%	34%	33%	30%	45%	24%	49%	46%	43%	70%	75%
UV Protection	94%	94%	91%	92%	85%	80%	92%	82%	90%	79%	71%	25%
Colour Tint	Blue	Aqua	Bronze	Blue	Neutral	Clear	Aqua	Bronze	Blue	Neutral	Clear	
			Best all rounder									

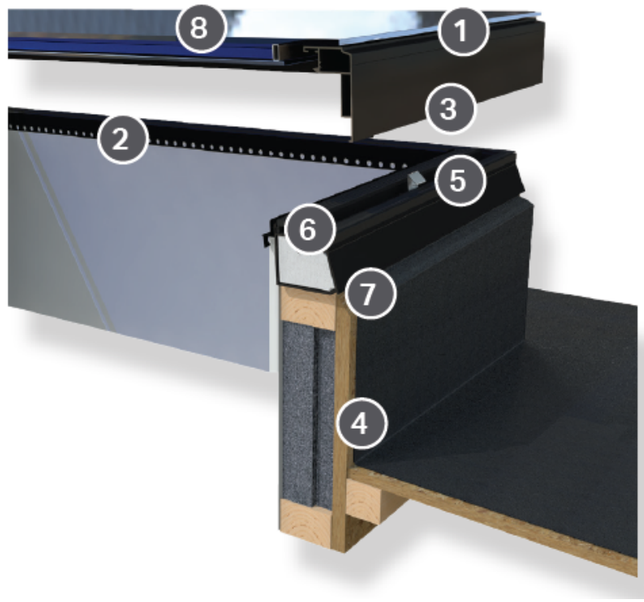
The position of your roof can have a direct impact on the design. South facing sites receive more sun than North facing. The need for ventilation and shading will also vary and effect the choice of glass.

The % of solar gain is the measure of how much solar energy passes through the glass. E.g. Ultimate blue has a 18% solar gain meaning 82% of the solar energy is rejected and will not pass through.

Flat Skylight

The Flat Skylight has an aluminium surround in black as standard or is available in any RAL colour by request. Its distinctive sleek, frameless edge-to-edge glass gives a stunning contemporary look that allows the largest possible amount of light to be brought into the room. The skylight comes complete with a tapered kerb which delivers a 4° pitch to prevent water pooling. It is both fast and easy to fit thanks to its click-fit fixing system.





SLOPE (Internal Sizes)	SPAN (Internal Sizes)																			
	600	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500
600																				
700																				
800																				
900																				
1000																				
1100																				
1200																				
1300																				
1400																				

Flat Skylight

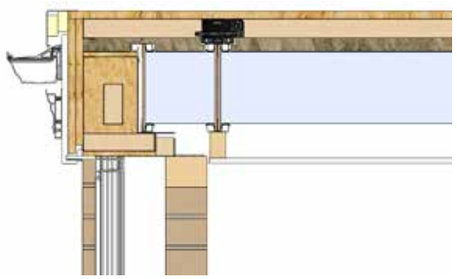
01. Edge-to-edge glass for a contemporary look
02. Fine line plasterboard trim for a neat internal finish
03. Slim aluminium surround blends seamlessly with glass
04. Tapered kerb to deliver a 4° pitch
05. Click-fit clips for quick fitting first time, every time
06. High compression double seal gaskets
07. Fully insulated frame with ‘Warm Frame’ technology
08. Noise reducing glass - reduces noise by up to 34db

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Soffit options on brick and frame

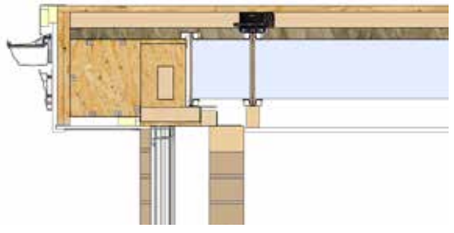
The Flat Roof is available with two different soffit widths. Choose the same soffit all the way around or a combination of both.

Standard soffit





Extended soffit





Soffit dimensions



Standard soffit with an overhang of 36mm from the external face of the brick (Excluding fascia).



Extended soffit with an overhang of 240mm from the external face of the brick (Excluding fascia).

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Fascia and soffit choices

Choose from a wide variety of fascia options, all available in white as standard or in any RAL colour specified. The roof can also be supplied without fascia.

Fascia options on brick wall and frames

All fascias are supplied complete with Marley gutter system and a round downpipe. Classic fascia kits are supplied with PVC fascia board, decorative profile and soffit board. Cornice fascia kits are supplied with a grey gutter, aluminium cornice profile, PVC fascia board and soffit board. Soffit board can be specified in a different colour to the cornice, to create a slimmer roof look.

Standard soffit









Extended soffit











Outlets

- Outlets can be placed anywhere around the roof
- Round downpipe supplied as standard
- The roof falls to all sides so gutter must be used on all sides
- We can provide these fascia options or you can provide your own
- Please specify which fascia option you would like

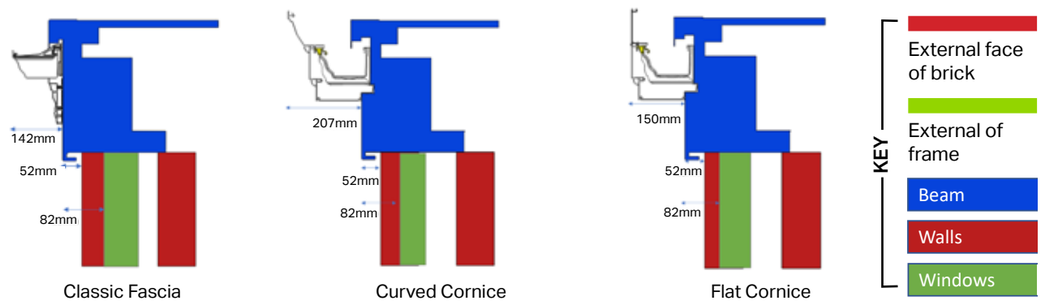
Curved Cornice	Four Tier Cornice	Classic Fascia



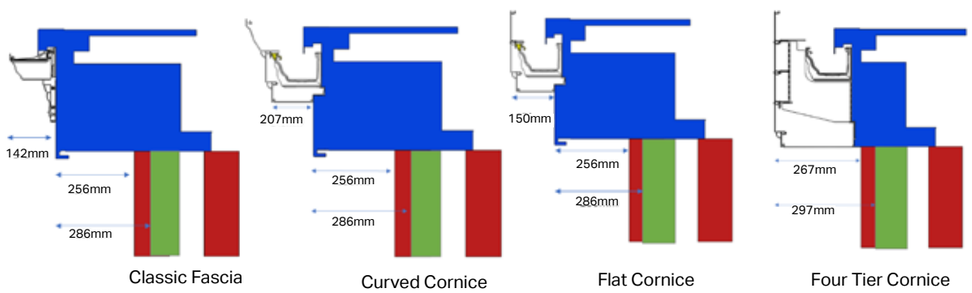
Soffit and fascia dimensions on brick wall and frames

The Flat Roof can be used with any width of brick wall or frames. The standard soffit fascia board is always 52mm from the external face of the brick and 82mm from the external of any frames (including 16mm fascia board). The extended soffit fascia board is always 256mm from the external face of the brick and 286mm from frames.

Standard Soffit



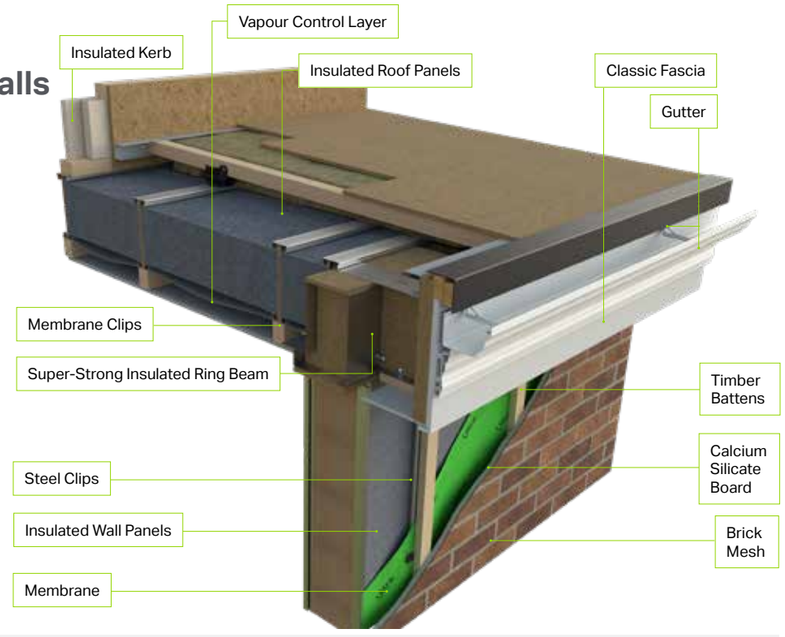
Extended Soffit



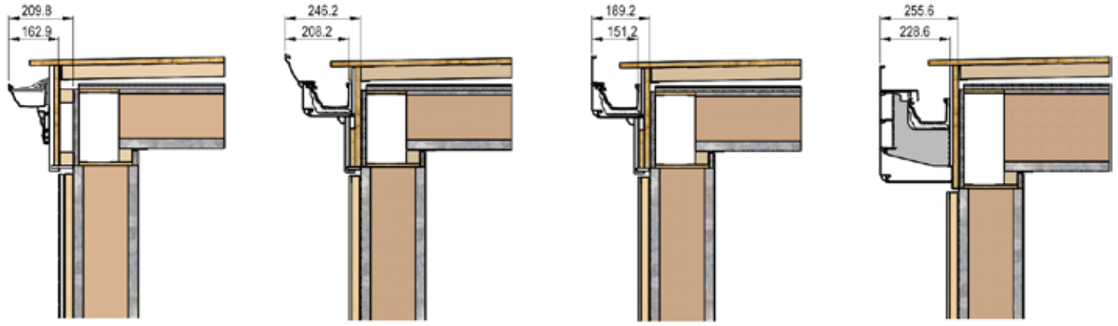
Flat Roof with hup! Walls

Flat Roof by Ultraframe is designed to be easy to use with the hup! walling system.

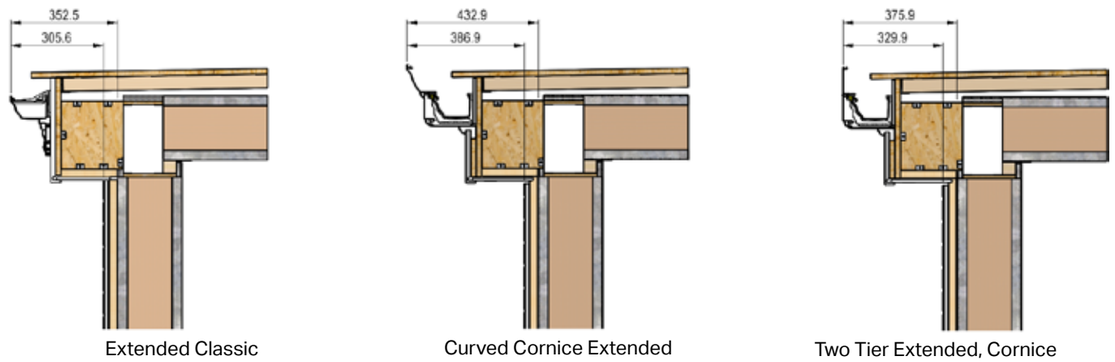
If you are using hup! walls with the Flat Roof, soffits sizes are different. Please refer to hup! wall specification guide for full details of the hup! walling system



Standard Soffit

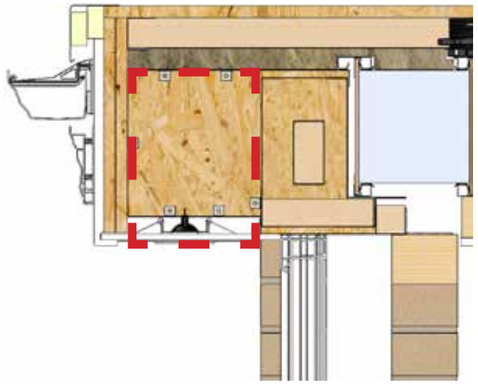


Extended Soffit



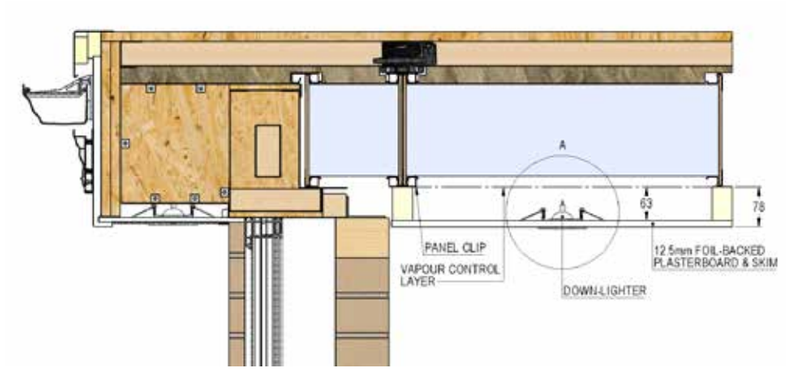
External lighting

External lighting within the roof is only available on the extended soffit (excluding four tier cornice). Lights to be positioned in the soffit as shown in accordance with the manufacturers guidelines. Lights are not supplied.



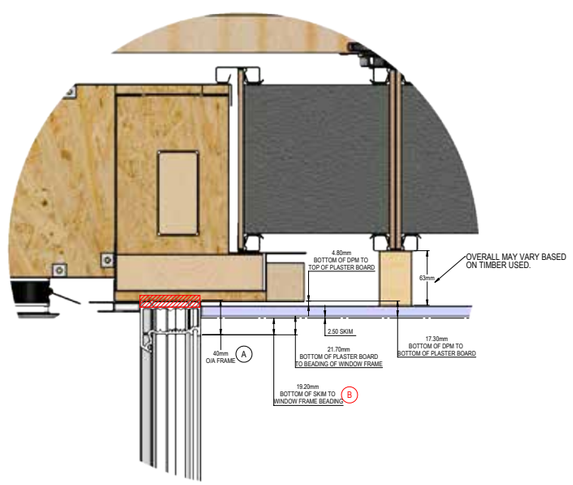
Internal lighting

Internal lighting can be placed below the vapour control layer, within the plasterboard, as shown below. Please refer to your chosen light installation guide for fitting and adhere to Building Regulations.



Ceiling heights

Because the underside of the Flat Roof needs to be plaster boarded, please take care to ensure window frames are suitable to avoid the plasterboard interfering with the window. The diagram shows how plasterboard interacts with a 40mm frame.



Using the Flat Roof as a conservatory replacement roof

Changing the roof on a previously exempt conservatory from glazing to solid panels means that you have changed the status of the structure.

The new roof is seen as an improvement and with a U-Value of 0.12 W/m2 K exceeds the 0.15 thermal requirement of Building Regulations, however, there is a caveat - The replacement roof should not make the condition of the existing structure worse – this relates to the ability of the existing side frames and foundations to carry the additional loads imposed by the solid roof. It is necessary to undertake some structural checks that MAY lead to additional site works.

Adequate support from the existing structure is required in three main areas:

1. Window frames
2. Mullions/corner posts
3. Foundation

PVCu window frames

The primary fixing method of the roof is at the house wall and through the head of the window frames and into the beam. When fitting Flat Roof onto the existing frames, the side frames will need de-glazing to allow fixing of box eaves beam. Use bay pole fixings or similar at 450 centres and no more than 200mm from each eaves end/corner (not provided).

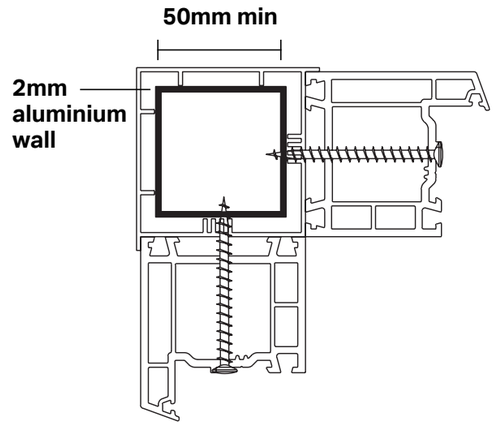
Corner posts

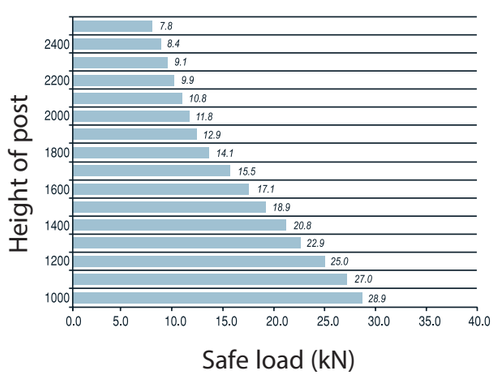
If at survey stage there is no reinforcement within the PVCu frames, it may be necessary to replace the corner posts. The dead load of a Flat Roof with deep beam is 60kg/m^2 and a generous snow load is typically a minimum of 60kg/m^2 (total 120kg/m^2).

E.g. on a 7m x 4m roof, the load is 3360kg, which translates to a maximum loading at each corner of 8.2KN.

Using the table to the right, it can be seen that an aluminium corner post of 50mm square hollow section with a 2mm wall will be adequate - generally corner posts will be larger than this. At survey stage it may be difficult to confirm the presence of the aluminium inside the PVCu sleeve until the roof is removed. Assuming new frames are not being installed, it may be advisable to send with the fitters some spare corner posts to swap with the existing.





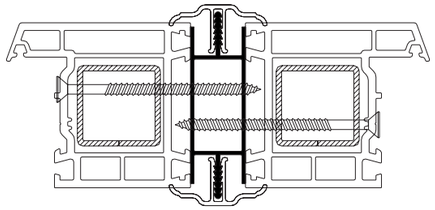


Using the Flat Roof as a conservatory replacement roof

Mullions

An aluminium mullion performs a number of functions, namely;

- act as a wind post to prevent deflection of the frames by wind pressure
- support the roof's eaves beam
- assists with the connection of side frames



Mullion as a wind post:- the size of the mullion depends on the height of the frame. With full height frames (2100mm) the mullion needs to be the full front to back depth of the window frame and at least 20mm wide.

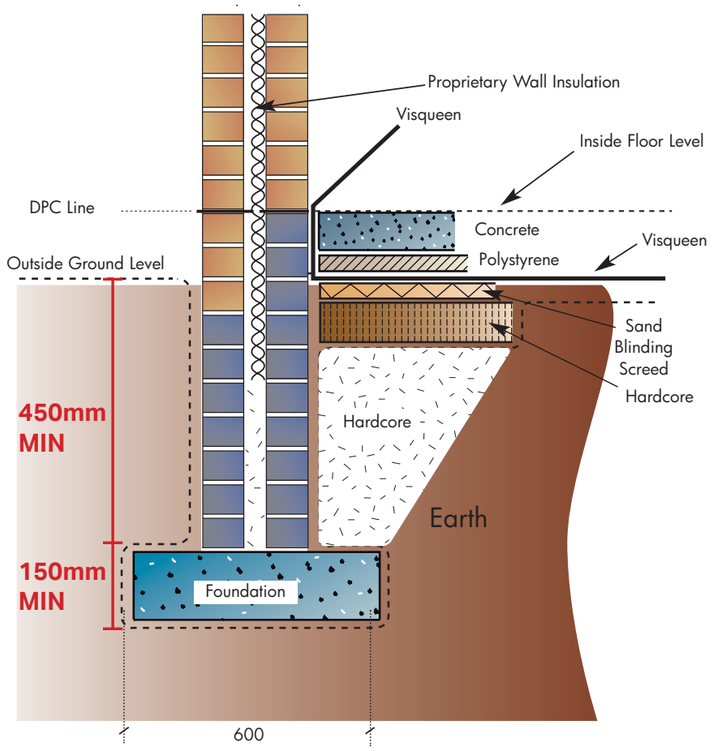
Adding mullions to existing frames is not really viable – this option should always be considered if the consumer has requested new frames/doors. Should the PVCu frames be replaced, the insertion of suitable mullions will increase overall stability – when using mullions, always place a 20mm washer behind the head of the screw to spread fixing loads.

Foundations

As everyone knows and appreciates, foundation design greatly depends on local ground conditions and advice should be sought from local LABC or an Approved Inspector.

However, there are some rules which are absolute and therefore if the proposed conservatory falls outside this it may be necessary to underpin the existing or remove the existing base and start again. Take up the old foundations if;

- There is an inadequate depth of foundation. The strip foundation MUST be a minimum of 450mm and the concrete strip a minimum of 150mm thick.
- There is visible movement between the house wall and the conservatory dwarf wall or cracks in the dwarf wall - this is a clear indication that the foundations are not adequate and also require remedial work.
- On new build projects the footing depth should be that of the house.



Remediation work (mini piling etc.) can be undertaken cost effectively – Ultraframe recommends **QUICKBASE 0845 644 0000** if you wish to pursue this option.

IF IN DOUBT ABOUT STRUCTURAL COMPLIANCE, PLEASE CONSULT LABC, OR A STRUCTURAL ENGINEER.
The installation of cavity trays above solid roof extensions is always regarded as 'best practice'.

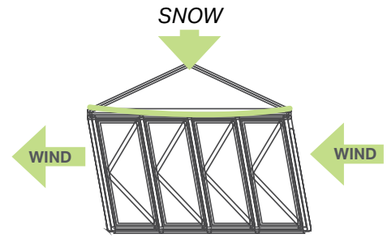
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Elevation detail & structural posts

The Flat Roof is strong enough to support downward forces across openings as outlined in the table below. These are the maximum door spans available with this product.

Max opening sizes	Front * elevation (mm)	Side Elevations (mm)
Standard Soffit	5670	4173
Extended Soffit	5246	4173
4 Tier Cornice	5246	4173

* The maximum spans above apply when width of extension is below 6.2m and the projection is 4m or below. If you are below 5M projection for strcutural support see page 23.



To ensure your building can withstand vertical and lateral forces from extreme weather, you should always ensure there is sufficient structural support in your extension design.

Front Elevations:

The roof also requires a fixed structure at both ends of the front elevation to ensure lateral stability issues and avoid racking. There are three options to choose from:

- Brick pillars designed and sized in accordance with Building Regulations Document A - typically between 665mm and 777.5mm. (3 or 3.5 bricks)
- Window returns should be a minimum of 500mm. Frames should be fixed, fully packed and reinforced.
- 100 x 100mm structural post (This can be ordered from Ultraframe if required).

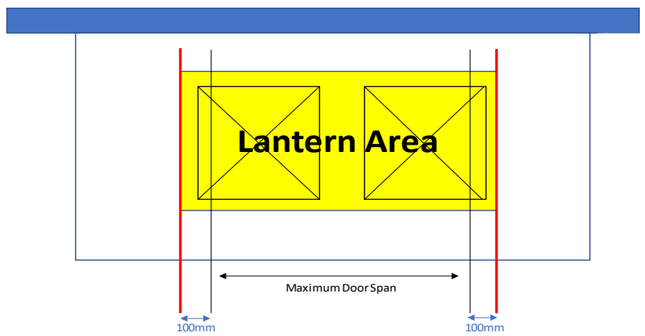
In addition, if the opening on the front elevation is over 3500mm, the opening requires an additional fixed structure at each end of the opening when it does not meet the fixed structure already in place at the front corners. You can choose from the following:

- Brick wall or column
- 100 x 100mm post (This can be ordered from Ultraframe if required)
- 70 x 70mm post (This can be ordered from Ultraframe if required).

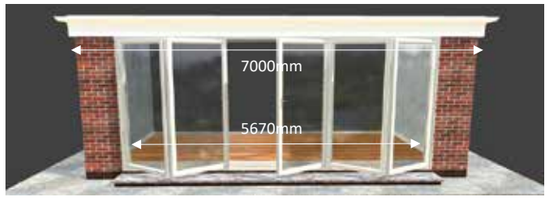
Front elevations over 6.2m

When the front elevation is longer than 6.2m AND the projection is above 4m the doors must finish 100mm short of the edge of the lantern area. The outside edge of the lantern area is the external of the kerb.

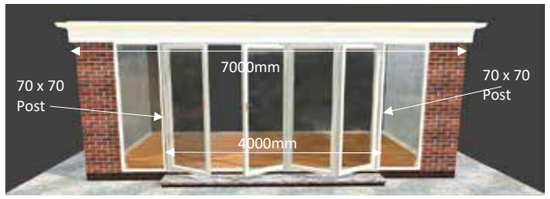
If your design is restricted by this rule, please contact Ultraframe who may be able to provide an alternative design solution.



Structural Support: **Standard soffit examples**



With the standard soffit the largest front door set possible is 5670mm shown here with a 7000mm width and brick walls either side.

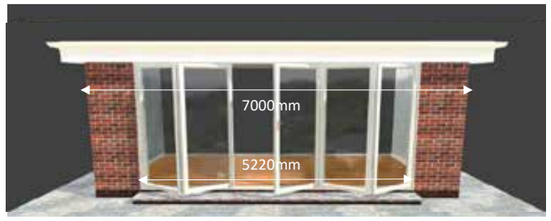


To maximise glazing along the front, 665mm pillars are used. A 70 x 70mm post is needed either side of the doors because the opening does not go straight into the pillars.

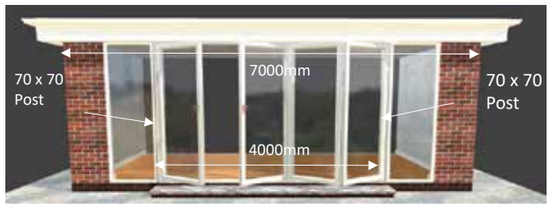


With a wall return of 330mm the maximum door span that can be acheived on a 7000mm width is 5570mm. It has 500mm windows returns either side and a 100 x 100mm posts at the corner

Structural Support: **Extended soffit examples**



Although the largest span possible is 5246 with an extended soffit: The largest possible front door set in this design is practically 5220mm centred with 890mm (4 bricks) brick walls either side.



Because this 4000mm door set does not go straight into the 665mm pillars, a 70 x 70mm post is needed either side of the doors.



The maximum available door span on the front with the extended soffit is 5246mm. Here it shown with 712mm window frames either side of the door frame and a 100x 100mm post at the corner



When the door span is less than 3500mm, no additional posts are required.

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Side elevations:

A fixed structure is required at the end that meets the front elevation. There are three options to choose from:

- Brick pillars designed and sized in accordance with Building Regulations Document A - typically between 665mm and 777.5mm.
- Window returns should be a minimum of 500mm. Frames should be fixed, fully packed and reinforced.
- 100 x 100mm structural post (This can be ordered from Ultraframe if required).

If you have an opening against the host wall then the opening needs to be 50mm away from host wall. This can be completed with a 50mm timber batten (not supplied).



At a 4m projection the maximum door span on the side elevation is 3172.5mm.

With a 50mm timber packer at the host wall the wall return shown here is 777.5mm.



At a 5m projection the maximum door span on the side elevation is 4172.5mm.

With a 50mm timber packer at the host wall the wall return shown here is 777.5mm.

Structural disclaimer: Ultraframe does not take responsibility for the structural stability of the entire structure, only the products provided by Ultraframe. To ensure the rest of the structure is suitable, it is the installer's responsibility to ensure that all walls, foundations and building structure are compliant with Document A of Building Regulations. Any window frames must be a minimum of 70mm reinforced PVC frames, coupled in accordance with the manufacturer's recommendations. Host walls must be suitable to take the additional load and forces of the new building. Foundations or floor slabs must be designed to accept the additional forces.

Structural posts

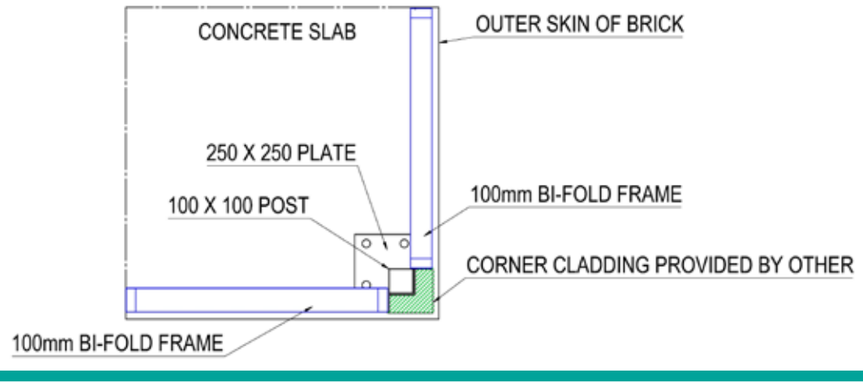
Structural posts provided as alternative to brick piers. Two sizes of compatible structural posts can be supplied by Ultraframe if required. The 100 x 100mm posts should be used at the front corners of the building and the 70 x 70mm can be used in line if needed at the ends of door frames. The maximum loads are shown in the table below:

Post options	Maximum loads
70 x 70mm posts	Approx 20kN axial
100 x 100mm posts	Approx 60kN axial

The following diagram show where the posts and base plates should be placed in different situations. We assume structural posts finish 30mm below floor level unless stated otherwise. We provide fixings for the post to the roof, but the installer must provide fixings to below floor level.

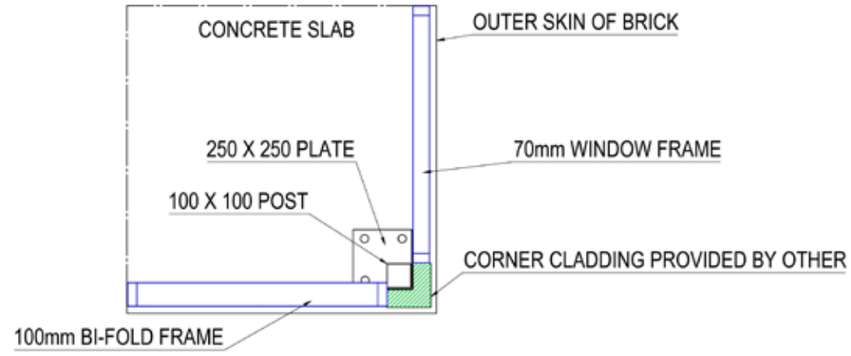
Corner post - 100 x 100mm – Slider to Window

Corner post - 100 x 100mm – bi fold to bi fold

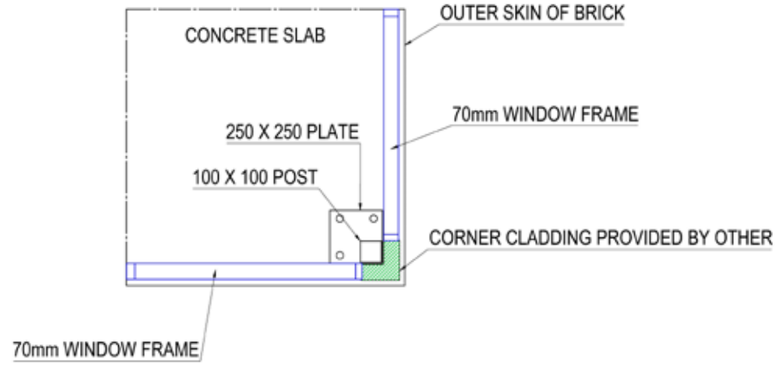


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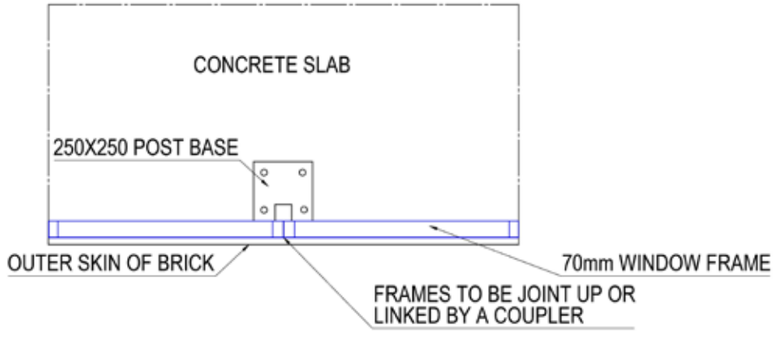
Corner post - 100 x 100mm - Bi fold to window



Corner post - 100 x 100mm - Window to window (70mm frames)



Inline post - 70 x 70mm - Bi fold to window



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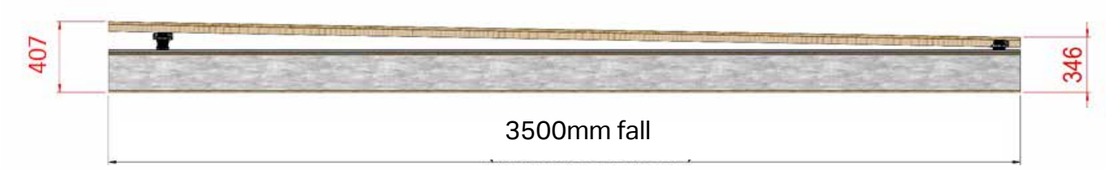
How to calculate your roof height

The roof pitch is set to 1°. For every metre of fall, add 17.5mm to the top of the OSB deck.

Once all components are assembled, the lowest point of the roof will be 346mm above the eaves height on a standard beam and 420mm on a deep beam. Examples shown below.

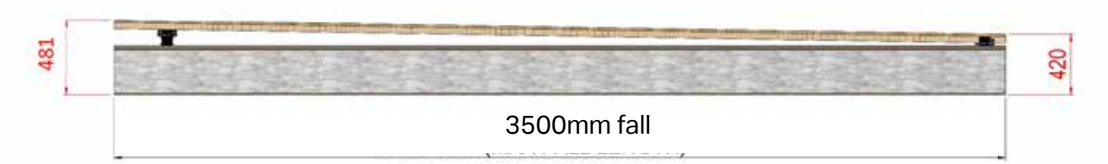
In the majority of cases, a standard beam will be required, but when extra structural support is required, a deep beam may be needed. The beam required will be confirmed on your order confirmation.

Standard Beam



407 - 346 = 3.5 x 17.5

Deep Beam



481 - 420 = 3.5 x 17.5

Note: Always check the beam specification on your order confirmation before calculating where the cavity with trays need to be located.

Membrane compatibility

The Ultraframe Flat Roof is not supplied with a waterproof membrane or drip edge detail. The system is compatible with most roof finishes such as GRP, EPDM or PVC membranes. Membranes must be suitable for use on the OSB318, so please check with your membrane supplier.

The OSB deck on which to lay the membrane finishes 80mm beyond the OSB fascia to accommodate a variety of drip edge details.

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GENERAL

- ☐ 1. Is planning permission needed? If yes, who will apply?
- ☐ 2. Is there sufficient access to the proposed building? Including height and width restrictions for delivery of material, frames, glass & welded cills etc?
- ☐ 3. Will construction involve crossing any public or neighbours path, garden, wall or hedge?
- ☐ 4. Will you need a skip on site?
- ☐ 5. Are there plants, bushes, trees, sheds, fish-ponds in the way?
- ☐ 6. Are there any other visible obstructions on the ground?
- ☐ 7. Is the house wall sufficiently out of plumb to require any allowance in the design of the roof?
- ☐ 8. Are there any signs of settlement or hairline cracks in the house wall - have these been pointed out to the customer?
- ☐ 9. Is there a soil vent pipe, RWP, extractor fan or gas flue in the way of the proposed roof? Please note the Flat Roof will only accept intrusions up to 266mm
- ☐ 10. Are there any existing window or door openings to be moved, altered or bricked up?
- ☐ 11. New openings to existing property will require new lintels which will require building regulation approval. Fitting Flat Roof does not guarantee the removal of separating doors.
- ☐ 12. Are there any existing window or door openings to be included within the newly proposed extension?
- ☐ 13. Is there a height restriction above the proposed roof ie. a bedroom window?
- ☐ 14. Ensure there is enough room above the Flat Roof to lead flash?
- ☐ 15. Will the Flat Roof overhang a boundary wall? With a standard soffit Flat Roof is 56mm wider than a standard conservatory roof on both sides and 202mm wider when the extended soffit is used. See page 16 for details

SURVEYORS CHECKLIST

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REPLACEMENT

- [ ] 1. Are there any “hairline cracks” within the existing base and walls to establish whether the existing structure is sound.
- [ ] 2. Are the existing window frames in good condition or is there, for example, evidence of cracking welds within the frames.
- [ ] 3. Will existing cavity trays and flashing need to be moved? Please see page 26 for details.
- [ ] 4. Does the Corner have reinforcement?
- [ ] 5. How far from the underside of the beam is the glazing line. If less than 40mm, then additional packing will be required.

NEW BUILD

- [ ] 1. Are there any existing structures to demolish?
- [ ] 2. Is there an existing patio or path to be removed?
- [ ] 3. Is there an existing retaining wall - will this need re-constructing?
- [ ] 4. Are there any projecting bell casts, soldier courses, key stones in the way?
- [ ] 5. Are there any TV, satellite or telephone cables in the way?
- [ ] 6. Are there air bricks or head ventilators in the existing extension?
- [ ] 7. What is the existing external wall finish - Facing brick, stone, render or pebbledash to match to?
- [ ] 8. If facing brick, is a cavity tray required?
- [ ] 10. Are there any existing underground drainage pipes to be moved or built over?

NEW BUILD

- [ ] 11. Is there an existing manhole to be moved or raised to the new extension floor level then sealed with an airtight cover? Or seek ‘buildover’ agreement if applicable.
- [ ] 12. Are there any pipes or cables to be catered for in the proposed build?
- [ ] 13. Will the difference in house floor level and the proposed new extension floor level require steps?
- [ ] 14. Will the difference between the proposed new extension floor level and the outside ground floor level need a landing, steps and handrail?
- [ ] 15. Is a dwarf wall required - what height?
- [ ] 16. Are there squint bricks or stone quoins required or will you cut and bond bricks?
- [ ] 17. Are there any new openings required in the proposed basework for doors?
- [ ] 18. Is the site sloping away requiring extra height to the basework?
- [ ] 19. Is the site sloping towards the basework requiring excavation?
- [ ] 20. Will a retaining wall be needed?
- [ ] 21. Is a new path or patio area required?
- [ ] 22. Check coursing and spacing of brickwork against existing - ie Imperial or Metric
- [ ] 23. Is the new extension rainwater to discharge into an existing gulley or is a new gulley required?
- [ ] 24. Is there a sufficient number of rainwater outlets for the size of roof?
- [ ] 25. Is there an existing gulley to move?
- [ ] 26. Has all the detail been discussed and agreed with the customer?

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ORDER / QUOTE FORM

- [ ] **ORDER**
- [ ] **QUOTE**

ACCOUNT No.

Date:

Company Name:

Order Number:

JOB REFERENCE:

Company Contact:

Telephone No:

Email:

Delivery Address:

Postcode:

Delivery Date Req:

Quotation Ref:

CRITICAL INFORMATION

*** Site Postcode** (required for structural snow / wind loading)

Postcode:

How to place an order for Flat Roof:

STEP 1: DRAW YOUR ROOF

Draw a diagram of the roof with the external base size, internal apertures, mark off outlets and any soil pipes.

Please label each elevation as per your plan drawing (A, B, C, etc). For all elevations please include wall and frame thickness in mm (where applicable).

Please mark the apertures on the plan along with the dimensions for the aperture, internal size. Please use the key below to mark your apertures e.g. a lantern and/ or flat skylight.

Please mark any outlets and soil pipes, add on any dimensions.

If possible, please send any photo’s or additional plans to your order.

KEY

Lantern

Flat Skylight

(X) Outlets / Downpipes

(Y) Soil pipe

Draw Roof

External base size unlimited widths and projections of up to 5m. The Flat Roof is only available on square / rectangles sizes. Small intrusions like soil pipes are available but chimney breasts are not. Maximum soil pipe size is 266mm.
You can specify 0, 1 or 2 apertures. Maximum: front opening up to 5670mm and side up to 3220mm

Please return to **flatroofsales@ultraframe.co.uk**

ORDER / QUOTE FORM

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JOB REFERENCE:

STEP 2: MARK YOUR ELEVATIONS AND INDICATE THE FOLLOWING:

Please mark on the drawing plan below

- What the roof is sitting on e.g. frame or brick
- Thickness of frame or brick
- Height of wall - standard eaves height is 2400mm unless specified.
- Opening location and size

If you would like a visual representation of your design, please confirm the colours of your frames.

If structural posts are needed, would you like Ultraframe to supply yes no

We assume strucutral post sit 30mm below floor level. Please specifiy depth if different.

Structural post depth:

Please return to **flatroofsales@ultraframe.co.uk**

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By Ultraframe

ORDER / QUOTE FORM

JOB REFERENCE:

STEP 3: SPECIFY YOUR LANTERN / FLAT SKYLIGHT

Lantern

ROOF MATERIALS	PVCu White	PVCu Painted Grey	PVCu Black	Aluminium 9003 White 80% gloss	Aluminium 7016 Grey 30% gloss	Aluminium 9005 Black 60% gloss
External						
Internal						

BESPOKE COLOUR PVCu Ali

External RAL: .

Internal RAL:

GLASS OPTIONS - WARM EDGE SPACER

Conservaglass	Ultra86 Blue Bronze 4S	Ultimate Blue	Blue 4S	Neutral 4S	Aqua 4S
Celsius	Celsius One Unglazed	Celsius Elite	Celsius Clear		

ROTABOND SEALANT - MS POLYMER

Black (NCGS001B) No. Tubes Req: N.B. For use with glass

ROOF VENTS AND MECHANISM

Manual with brass Manual with chrome Electric switch/mechanism Electric with rain sensor / thermostat

Flat Skylight

COLOUR: RAL9005 - 60% Black RAL9003 - 80% White RAL7016 - 30% Grey Bespoke RAL: .....

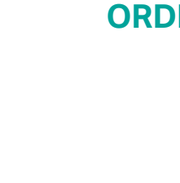
GLOSS % .....

GLASS OPTIONS: Standard, 26mm or 28mm (glass size dependent on skylight size) Clear Blue

STEP 4: CHOOSE YOUR SOFFIT

Please specify if you would like standard soffit or extended soffit.

Standard soffit Extended soffit



Standard soffit

Extended soffit

STEP 5: FASCIA OPTION

Please specify what fascia option you would like.

Naked (no gutter or fascia)



Classic Fascia



Curved Cornice



Two Tier Flat Cornice



Four Tier Flat Cornice (only available on standard soffit)



STEP 5A: PICK YOUR FASCIA COLOUR

Please specify your fascia, gutter and cornice colour.

Fascia and gutter colour	White	Other:
Cornice colour	White	Other:

Please note that roof membrane is not supplied and must be ordered separately. The Flat Roof System is compatible with most roof finishes such as GRP, EPDM or PVC membranes.

Please return to **flatroofsales@ultraframe.co.uk**

Order Form

Tick this box if you would like to order hup! walls with your roof

hup! Wall Specification:

1. Footprint

Please draw the footprint of your building marking each elevation A, B, C, D etc. You should **use the base datum** which lines up with the external of the Ultrapanel clips - wall finishes and battens will overhang the base. See specification guide for more details.

Please note hup! walls will protrude at least 45mm (25mm for battens, plus c15mm depending on claddings) outside of your base so that the wall finishes (claddings) will be ventilated. All critical dimensions will be confirmed before order stage.

Please return to quotes@ultraframe.co.uk

Order Form

2. Elevations

Please draw each elevation of your hup! walls marking the elevations clearly with A, B, C, D etc. Include window and doors sizes and distance from the eaves as well as the floor clearly.

Tick this box if you require the cable management panel which is supplied on all panels.

Please return to quotes@ultraframe.co.uk

Order Form

3. Wall Finishes

Depending on the wall finish can change the sequence of the battens and calcium silicate board, please tick the wall finish for this project?

Brick Mesh Brick Slips Render External Cladding - Type .....

4. Walling kit

Please tick the box to confirm which elements of the walling kit you will require to be supplied by Ultraframe.

- None - I am supplying my own
- Ventilation trim only
- Aperture trim only
- Batten kit (includes battens and fixings)
- Render Board kit (includes ventilation trim, aperture trims and battens)
- Brick Mesh (includes trims, battens and render board)

Brick Mesh Specification:

- Grey Brick/Medium mortar
- Multi Buff/Medium mortar
- Warm Buff/Medium mortar
- Terracotta/Medium mortar
- Multi Red/Medium mortar
- Mult Orange/Medium mortar
- Grey Brick/Light mortar
- Multi Buff/Light mortar
- Warm Buff/Light mortar
- Terracotta/Light mortar
- Multi Red/Light mortar
- Mult Orange/Light mortar
- Grey Brick/Grey mortar

5. Aperture Trim Colour

White Smooth Grey Light Oak Rosewood

Surveyor's Details

For the next 6 months, we will discuss every hup! order with the surveyor to ensure that it has been specified correctly, and therefore, avoid any potential errors on site. Please include your surveyor's details below.

Please return to quotes@ultraframe.co.uk

3 of 3

Flatroof

By Ultraframe

JN: 9014 PC: FBSG001_11/26_v22

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