

J / H / A / I

Ultraframe Ltd



/ ALL THE
APPROVAL
YOU NEED

Certificate Number JHAI 14040

This is to certify that the

Flat Roof system
provided by
Ultraframe Ltd

Meets the technical requirements of the elements
of the Building Regulations 2010 (as amended)
specified in the attached schedule

Date of Issue

1st September 2023

Date of expiration

31st August 2024

Signed on behalf of jhai Ltd



Andrew Crooks
Chief Executive

System Approval Schedules

Certificate Number JHAI 14040

For

Ultraframe Ltd

Salthill Road

Clitheroe

Lancashire

BB7 1PE

System Approval Schedules

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1. Summary

- 1.1 "Flat Roof" by Ultraframe Ltd is a roof solution for existing and new conservatories and domestic extensions. The system is based around a designed joist structural roof frame with boarded ceiling finish, between roof joist insulation board, and weatherproof covering.
- 1.2 The purpose of this assessment is to determine that the system meets the standards defined within certain relevant functional requirements of the Building Regulations 2010 (as amended) and as detailed in the table below. Note that this assessment is in respect of the roof system only and does not consider whether the overall conservatory extension is exempt from, or compliant with, the provisions of the regulations.

1.3 Building Regulations 2010 Technical Requirements

Requirement A1 Comment	Loading The system meets the requirement to safely sustain the relevant loads applied to it. The installer must satisfy themselves as to the adequacy of the existing conservatory structure as applicable
Requirement B4(2) Comment	External fire spread (Roof only) The system meets the requirement to restrict the spread of fire externally across its surface
Requirement C2 Comment	Resistance to moisture The system meets the requirement to resist surface and interstitial condensation. Details of roof covering will be required for each application. A suitable gradient will be required to facilitate the discharge of rainwater
Requirement L1 Comment	Conservation of fuel and power The system meets the requirement to limit heat loss through the roof construction.

- 1.4 In support of the above and this process Ultraframe Ltd have provided the following documents for assessment and review

Structural Engineered roof design/calculations – Ultraframe Ltd revision D 05/05/2021

U value and condensation risk analysis calculations

Flat roof installation guide v1 05/22

Flat roof specification guide v2 07/22

- 1.5 In addition a review of the manufacturing process, and an on-site review of the installation process has been carried out by JHAI Ltd.

2 Product Description

- 2.1 The roof solution is designed to replace an existing translucent conservatory roof off an existing domestic conservatory structure or provide a new roof to a new extension
- 2.2 Each project is individually designed by Ultraframe Ltd.
- 2.3 The system comprises of the following main components
 - A weatherproofing system to be provided by the installer
 - An engineered timber joist/OSB cassette inserts with insulation between the joists
 - Proprietary lantern or Flat rooflight system
 - plasterboard ceiling finish
- 2.4 Where applicable the system has been designed to be used in conjunction with the existing conservatory wall structure support where this is deemed suitable following installers survey of the existing conservatory structure

3 Approval Statement

3.1 Upon review of the details submitted and having regard to the attainment of referenced technical standards the **Flat roof 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) of Approved Document B) erected as a single storey extension constructed at ground level

3.2 When submitted in conjunction with a building regulation application to jhai ltd for approval this certification is approved for use by

Ultraframe Ltd

and any installers associated with and approved by the manufacturer for the use of this product

3.3 The technical standards referred to for the purpose of this assessment are as detailed in section 1.3 above.

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 may make use of the **JHAI System Approval Logo** on marketing and technical documentation subject to approval by JHAI Ltd

4 Conditions of Use

- 4.1 The **ultraframe Ltd "Flat Roof"** system as assessed by this process is suitable for use in single or multi occupancy dwelling houses.
- 4.2 **Structural assessments of any existing conservatory structure including foundations, floor slab, wall, UPVC/Timber framing, and the relevant parts of the structure of the main dwelling shall be site and project specific and undertaken by the installer's surveyor. These should demonstrate that all the requirements of the relevant Building Regulations and Eurocodes have been met including at least the following:**
- **The existing foundations, floor, wall and UPVC framing for the conservatory are all suitable for supporting the additional loads to be applied by the proposed roof system**
 - **The external fabric structure of the main dwelling is suitable for any additional fixings that may be required to support the "solid roof" system**
 - **The existing external wall of the building is assessed to confirm the need or not for a new cavity tray.**
- Where any additional support is required to the existing structure for the new roof system this must be clearly communicated to jhai Ltd at the earliest opportunity.**
- 4.3 These aspects shall be assessed for each use on site and any questions raised in respect of compliance with the building regulations shall be assessed by a suitably competent structural engineer experienced with the roof system
- 4.4 This system approval relates to the aforementioned roof system as described in the above referenced technical specifications. 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
- 4.5 Under the provisions of Schedule 2 of the Building Regulations 2010 (as amended) a conservatory addition to an existing building would in certain circumstances be exempt from the normal limit of windows, roof windows and doors set at 25% of the floor area of an extension. These caveats include

- That suitable thermal separation is provided between a conservatory and the main dwelling, and
- The main dwelling heating system must not be extended into a conservatory unless separate controls are provided to the conservatory element.

Where either of these caveats are to be varied as part of the work to replace the roof this must be communicated to jhai ltd at the earliest opportunity and may require the client to provide an appropriate thermal analysis calculation to demonstrate compliance. Where required a quote for this service can be obtained from jhai Enerji+ team, contact details can be provided on request or obtained from www.jhai.co.uk

4.6 No cutting or alteration of the structural members on site are permitted without obtaining prior written approval from the manufacturer.

4.7 The roof system is designed to be erected within a short period of time. Suitable provision should be made for the protection of the system components on site prior to the erection process commencing. 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 is reasonably possible.

4.8 Where an installer proposes to use this certificate as evidence of compliance each project 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. **All installations must be notified to jhai ltd a minimum of 10 days before work commences on site with the following minimum information and the agreed fee,**

- Address of the property including postcode
- Name of the client/homeowner
- Name of the installer
- Approximate age of existing conservatory and frame type
- Existing conservatory roof type, ie glass/polycarbonate etc
- Proposed date of commencement and completion of work on site
- Proposed additional structural alterations to the existing conservatory
- Proposed additional structural alterations to the existing main dwelling
- Proposed alterations to the standard roof covering

4.9 Where an alternative roof covering is chosen by the client an assessment as to whether that cladding achieves the required surface spread of flame fire classification will be carried out on an individual basis. **JHAI should be notified at the earliest possible stage of any change to the roof covering specification**

- 4.10 The system approval is limited to single storey buildings and as such the fire resistance test standards of Part B of the Building Regulations will not be applicable.
- 4.11 Where any alterations to the electrical system are to take place these must be suitably certificated by a registered competent electrician as compliant with the requirements of Part P and BS 7671. **A copy of this certification must be provided to jhai Ltd prior to the issue of our final certification.**
- 4.12 This system approval certificate is valid for a period of **one year** from the date of issue. This limitation is placed in order that the impact of new and changing relevant regulations can be assessed.
- 4.13 Note that this is a system approval of the aforementioned roof system only and additional site specific information may be requested that is not encompassed by the detail contained in the approval.