



# WARMroof

BUILDING REGULATIONS





# BUILDING CONTROL & WARMROOF

This document has been produced to guide installation companies through successful application of building control certification when using our WARMroof system to replace an existing conservatory roof.

Many local building control authorities will ask for a building control certificate for replacement roofs, we would always recommend that the installer contacts their local authority to obtain their view on the project before work commences.

To make the process easier for the homeowner and installer alike, the WARMroof has type approval certification from LABC/LABSS - the body in charge of local authority control in England, Scotland and Wales and also independent inspectorate jhai. LABC/LABSS certification also states WARMroof can be used as part of a home extension project in addition to conservatory roof replacements.

WARMroof has undergone rigorous independent analysis both thermally and structurally in order to obtain type approval from both the LABC/LABSS and jhai. The installer and homeowner can be rest assured that the WARMroof is fit for purpose in any location and will stand to meet the test of time to deliver unrivalled technical performance.



# THE PROCESS.

If you are planning to re-roof an existing conservatory with a solid roof rather than a translucent roof, then a Building Regulation Application is typically required, although we recommend you seek the advice from your local authority. This is because conservatories and porches are traditionally lightweight in nature and not generally designed to carry the weight of a solid roof. Therefore, there is a real possibility of movement or even collapse and the application is needed to ensure that this will not occur and the proposed replacement roof is fit for purpose.

Type approval of the WARMroof means that the process of obtaining a building control certificate for your project is very straightforward. In having the certification from LABC/LABSS and jhai, the pre-approval of the system means that the delays associated with applying building control certification are eliminated. The pre-approval system is designed to fast track the approval process, speeding up the whole installation of the WARMroof.

As with all replacement roof only projects, we recommend that our good practice guide is followed before works commence, any queries can be discussed directly with our technical team or with jhai/LABC/LABSS directly. See page 10 for guidance.

To request a copy of either the WARMroof Product Guide or Collection brochure email: [marketing@prefixsystems.co.uk](mailto:marketing@prefixsystems.co.uk)





# LABC/LABSS BUILDING INSPECTORATE

LABC offers Registered Detail certification to companies that undertake this type of project and ensure certification is provided to the homeowner at completion of the project. Not only is each application checked for structural analysis and thermal compliance of the new structure, local authority surveyors will visit your site to ensure the work is installed properly and in compliance with the Building Regulations to provide the homeowner with complete confidence in the work.

LABC/LABSS local teams will work with you to ensure compliance with the Building Regulations. Having building work approved by your local council's building control team guarantees that the work is safe, as well as protecting the homeowners against rogue builders. They provide the Completion Certificates the homeowners need if ever they want to sell their home.

In the case of conservatory roof replacement projects, the LABC/LABSS requires an application to be made to the local authority via a building notice application. Plans are not required with this process so it's quicker and less detailed than the full plans application. It is designed to enable some types of building work to get under way quickly; although it is perhaps best suited to small work.

If you decide to use this procedure you need to be confident that the work will comply with the Building Regulations or you will risk having to correct any work you carry out if your local authority requests this. In this respect you do not have the protection provided by the approval of 'full plans'.

Once you have given your 'building notice' and informed your local authority that you are about to start work, the work will be inspected as it progresses. The WARMroof certification must be submitted with the application, this ensures the local authority are aware that the system has been structurally and thermally pre-approved for use in this application.

A 'building notice' is valid for three years from the date the notice was given to the local authority, after which it will automatically lapse if the building work has not commenced.

On satisfactory completion of works a local authority will automatically issue a completion certificate under either the full plans or building notice procedure. However, it is only possible to ask for a determination when using the full plans procedure.

Before you start this process, you must be confident that your chosen roof system is LABC/LABSS compliant. In the case of a full extension full plans will need to be submitted to your local authority.

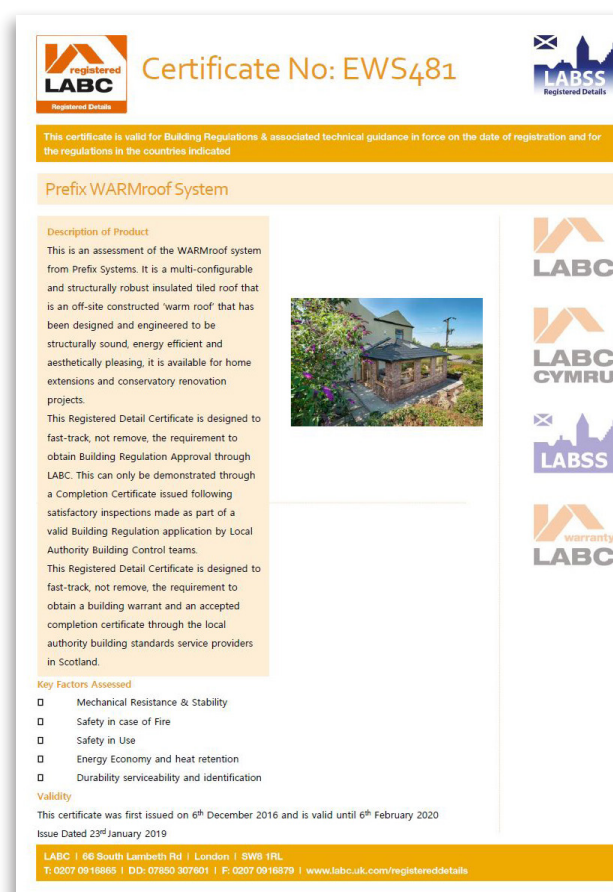
## THE PROCESS

ENSURE YOUR ROOF ORDER TO PREFIX STATES YOU REQUIRE LABC/LABSS APPROVAL.

- 1 Submit your building notice directly to your local authority or submit online. There will be a fee at this stage that you will need to pay.
- 2 Take a photo before any works start. Works can start within 48 hours of submission. Building notice is valid for 3 years.
- 3 Take some photos internally and externally during the building process showing the insulation place. LABC/LABSS will inspect work as it progresses.
- 4 Take a photo after all works are completed. It is important you take at least one photograph of the final installation for your records.
- 5 Notify LABC/LABSS when the installation is complete. Building regulation certification can be issued at this stage.



Please note it is the responsibility of the installer to ensure all paper work is completed and photos taken before, during and after the installation process. For more information, please visit [planningportal.co.uk](http://planningportal.co.uk).



A multi configurable WARMroof solution that has been designed and engineered to be structurally sound, energy efficient and aesthetically pleasing.

It is available for home extensions and conservatory renovation projects.

The WARMroof is suitable for use in England, Scotland and Wales.

**Date of issue:** 23rd January 2019

**Date of expiration:** 6th February 2020

**First Issued:** 6th December 2016



# JHAI APPROVED INSPECTORATE

All new installations and some replacement conservatory projects may come under the remit of Building Regulations when a WARMroof system is installed. We've spent considerable time looking into the various options for a compliance that is the most simplistic and less time consuming for our customers to manage.

We've partnered up with jhai Ltd who are one of the UK's largest and most trusted approved inspector companies with around 100 building surveyors operating nationwide and are able to offer an alternative route to compliance than using Local Authority Building Control in England and Wales. The view of Local Authorities and Building Control inspectors can and does vary between boroughs, as the criteria for Building Control is not clearly

documented when it comes to conservatory type roofs and the replacement of. Therefore, Prefix Systems have sought to simplify the process by providing a single point of contact nationwide through jhai. The homeowner will still be issued with a valid completion certificate.

Jhai have fully assessed our WARMroof system in terms of its design, application and structural capabilities. Through jhai there are also random site inspections estimated at around 1 in 20 and in many instances this will be carried out remotely. The cost for a replacement conservatory project is approx. £250 and for a new installation, approx. £450.

Application form can be sent upon request.

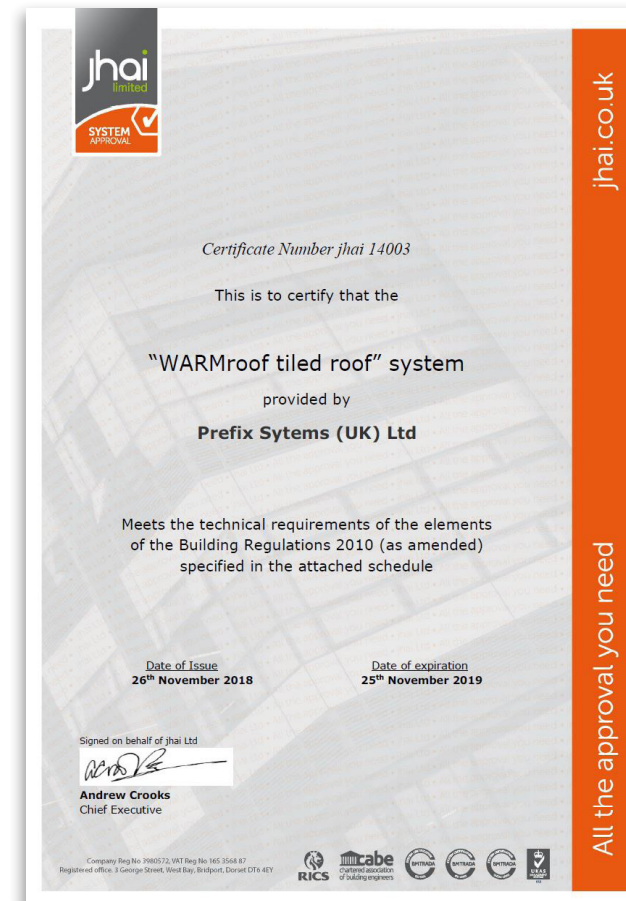


## THE PROCESS

ENSURE YOUR ROOF ORDER TO PREFIX STATES YOU REQUIRE JHAI APPROVAL.

- 1 Fill out the application form and send to jhai direct who will contact you to process your project. Alternatively, send to Prefix and we can forward your application to jhai.
- 2 Take a photo before any works start. It is an important part of the process that at least one photo is taken BEFORE any work commences.
- 3 Take some more photos internally and externally during the building process showing the insulation in place.
- 4 Take a photo after all works are completed. It is important that at least one photograph of the completed works is taken.
- 5 WARMroof installation is completed and a final certificate issued. After the first installation a sample of installations will be inspected by jhai.

Please note it is the responsibility of the installer to ensure all paper work is completed and photos taken before, during and after the installation process. A sample of installations will be inspected by jhai to ensure compliance with the system approval certificate.



Prefix Systems 'WARMroof' solid tiled roof system has been given certified System Approval by jhai limited that our system meets the technical requirements of the elements of the Building Regulations 2010.

If you require the full Building regulations schedule, please request this by emailing our WARMroof team at **[warmroof@prefixsystems.co.uk](mailto:warmroof@prefixsystems.co.uk)**.

jhai type approval is not valid in Scotland.

**Date of issue:** 26th November 2018

**Date of expiration:** 25th November 2019



# GOOD PRACTICE GUIDE

## FOR CONSERVATORY

## ROOF REPLACEMENTS

This section is to provide installers with guidance for replacement roof projects to ensure that the supporting structure and environment are fit for purpose. We've listed the main areas for consideration when undertaking conservatory roof replacements, this can be used as a checklist for surveyors or technical representative to ensure any issues are highlighted before works commence.

### 1 How do I order my WARMroof?

Please fill out the WARMroof order form (see page 13) and either email it or fax it back to your nearest Prefix Systems branch. Please ensure you complete all the details including the section marked "building control partner"

### 2 Is the existing base and foundations suitable for carrying the additional load of a solid roof?

At the point of sale the base should be visually inspected to ensure that any brickwork to the base is not cracked or that the base hasn't moved away from the wall or sunken. 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. A trial hole is advisable in all situations to ensure the depth and condition of the foundations is suitable for the new structure.

### 3 Are the frames fully reinforced and have adequate couplers / corner posts?

A metal detector is useful to provide evidence of reinforcement. If the frames are not fully reinforced then you may wish to consider alternative fixing methods for securing the eaves beam such as threaded rod and bushes or straps.

Adequate aluminium or steel frame couplers at acceptable centres should be in place with fully reinforced corner posts. If the supporting structure is not adequate Prefix Systems can supply a range of retro-fix couplers to enable the load to be transferred to the base, bypassing the existing frame work. This will ensure the whole structure is fit for purpose when the new roof is installed. Please note if the roof system (regardless of design or supplier) is not adequately supported there is a real risk of structural failure in the future. Please ask our technical team for guidance if you are unsure how to proceed. Homeowners should be aware that all lightweight tiled or solid roofs need to be adequately supported when used to replace existing polycarbonate conservatory roofs.

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### Is the conservatory separated from the house?

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 requesting a whole property SAP thermal efficiency calculation to be done. Please note additional work and cost may be required to ensure compliance. 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?

There are numerous reasons why homeowners and installers should seek building control approval for their solid roof conversion. The longevity and thermal performance of the WARMroof ensures against mould growth, condensation and structural issues see in other lightweight alternative roof systems.

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### Can I add bi-fold or sliding doors in my renovation project?

Openings can be created in existing side walls to accommodate bi-folding or sliding doors. The eaves beam section will require additional support over approx. 2500mm span. Prefix Systems can supply our multi-beam product for larger openings up to approx. 4000mm. For large span steel beams can be incorporated for additional support up to approx. 6500mm.

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### Do I need a tie strut?

Generally speaking, roofs over 4000mm width would structurally require a tie strut. The tie strut is designed to resist movement and works both in tension and compression. Vital when installation a solid roof with plastered internal finish in order to prevent cracking. Beware of less quality roof systems that use a flexible tie bar, these do not resist sideways movement or pressure exerted on side frames through wind loading.

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### As the system is LABC/LABSS approved, do I need to notify Building Control?

We advise that you discuss your project with your local building control department to ascertain their view. As with ALL type approved roofing systems, this means the roof has been independently analysed and is Building Control compliant thermally and structurally. The project might still need to be logged and processed through Building Control before a completion certificate is issued.

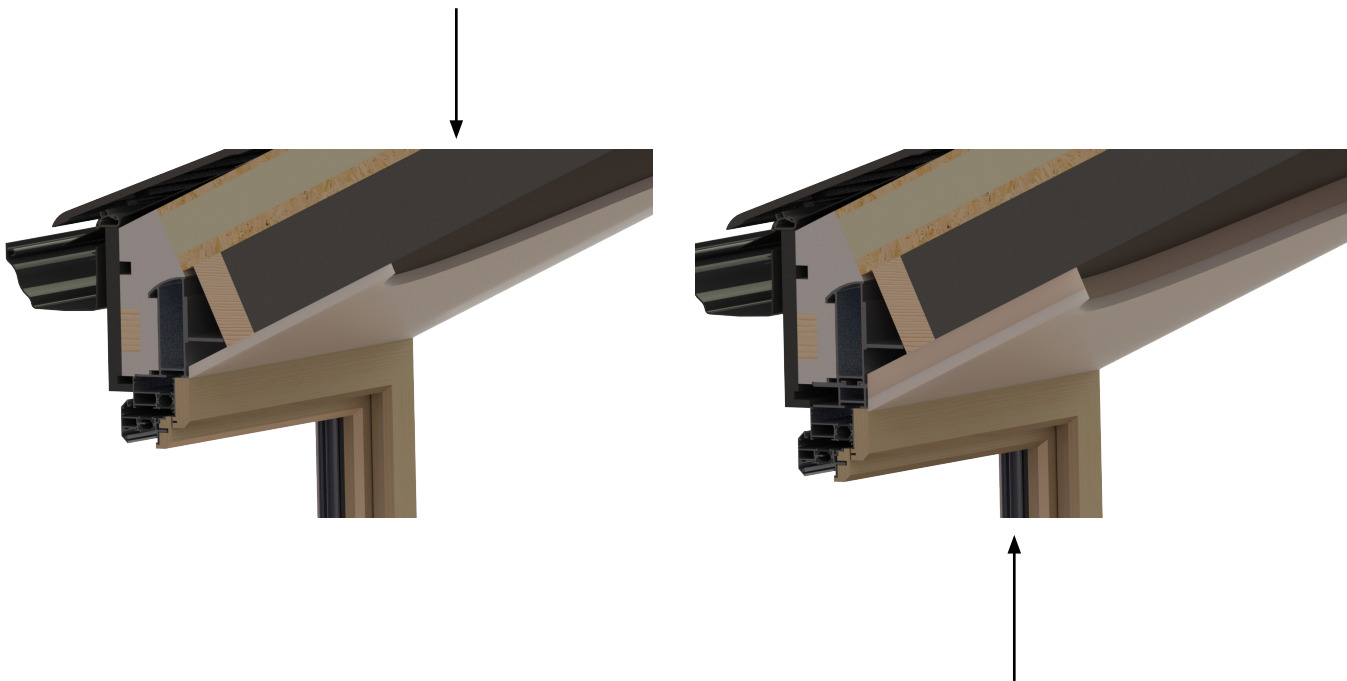
Our technical team are here to support you every step of the way during the process and if there is anything else which you feel you need confirmation on or if you have any further questions please contact a member of our team by emailing [warmroof@prefixsystems.co.uk](mailto:warmroof@prefixsystems.co.uk).



# ORDERING YOUR WARMROOF

To order your WARMroof from Prefix Systems, simply fill out our order form (see opposite page) you can either photocopy this page or email us to request a PDF version. Once you have filled it out, please send it back to us either by emailing it to **warmroof@prefixsystems.co.uk** or fax it to us at **01254 399995**. Please ensure you have filled out all the detail including the section marked “building control partner.” To assist with this, please see text below.

In **England** and **Wales** the WARMroof system has been pre-approved by both the **JHAI** who are an independent inspectorate covering England and Wales and the **LABC**. JHAI are partners for installation across England and Wales, our standard specification below has undergone detailed structural and thermal analysis which have shown the WARMroof to be the most robust and thermally efficient replacement conservatory roof system on the market today.



The WARMroof is compliant for use anywhere in the UK including the whole of **Scotland**. The regulations for Scotland and England vary slightly but we have partnered with the **LABC / LABSS** to ensure our WARMroof system meets the criteria required for Scotland and all parts of the UK. In Scotland the WARMroof specification includes a unique ‘stacker’ which sits under the eaves beam to accept the requirement of 32.5mm insulated plasterboard, this negates the need for any unsightly add-ons as required with other systems.

Please note, the order form can also be downloaded from our website **www.prefixsystems.co.uk**. See our WARMroof Product Guide for further options.

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systems

WARMroof

QUOTE/ORDER FORM

Contact Name:

Company:

Address:

Postcode:

Date:

Tel:

Email:

Quote ☐ Order ☐ Ref:

Requested Delivery Date: / /

Site Delivery Address:

Signature:

BUILDING CONTROL

None ☐ jhai ☐ LABC ☐ LABSS ☐

Please refer to our Building Control brochure for guidance notes

PLEASE NOTE

It is the responsibility of the installer to ensure **supporting framework** provides **adequate lateral support** for the **roof** and any **box gutters**. Adequate **structural couplers** and **corner posts** must be incorporated into the design for this purpose. All dimensions are **internal** frame sizes in **mm** and include any box gutter. Please indicate all angles. All sketches are viewed from the **OUTSIDE**.

SKETCH YOUR DESIGN HERE

ROOF PITCH

HEIGHT RESTRICTION

Height mm  
(Including top cap)

BOX GUTTER

288mm ☐  
(Please show location on drawing)

FRAME THICKNESS

mm

TILE & COLOUR

Envirotile ☐ TapcoSlate ☐

Colour:

RETROFIX CLADDING

White ☐ Rosewood ☐

Silver ☐ Mahogany ☐

GUTTER

White ☐ Black ☐ Brown ☐

Light oak ☐ Rosewood ☐

No gutter required ☐

RETROFIX POSTS (Length in mm)

Qty

Length

Qty

Length

☐ Inline

☐ 90°

☐ 135°

☐ No base plates required

VELUX WINDOWS

Quantity

Manual ☐ Electric ☐ Solar ☐ Pole ☐

Internal Colour: White ☐ Pine ☐

Size: CK02 ☐ MK04 ☐

EXTRAS

Conservaflash ☐

LED Spotlights ☐ Qty

Specify house soffit mm

Internal pelmet? mm depth

SOFFIT

(None as standard)

White ☐ Rosewood ☐ Black Ash ☐

Depth: mm

FASCIA

White ☐ Rosewood ☐ Black ☐

Email or fax back to - E: warmroof@prefixsystems.co.uk F: 01254 399995. Please note we aim to get all quotes back within 24 hours.

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# FEATURES & BENEFITS

Check the WARMroof against other competitor solid roofs with this easy guide below:

Features/Benefits	WARMroof	Competitor
Roof pitches from 5° - 45° *	✓	<input type="checkbox"/>
Configurable roof pitches - different elevation pitches	✓	<input type="checkbox"/>
Valley option - (P-shape, T-shape etc.)	✓	<input type="checkbox"/>
Stretch Front Victorian design	✓	<input type="checkbox"/>
Unrestricted projection gables, vics, geo etc (Subject to adequate side wall design)	✓	<input type="checkbox"/>
Eaves can be fixed up or down into frame (retrofix) no need to de-glaze	✓	<input type="checkbox"/>
No additional on-site battening out required	✓	<input type="checkbox"/>
Full tile choice including traditional slate/tile	✓	<input type="checkbox"/>
Flexible soffit sizes	✓	<input type="checkbox"/>
Eaves can cater for top hung bi-folds	✓	<input type="checkbox"/>
Hip lean tos flexible pitch difference	✓	<input type="checkbox"/>
Self supporting box gutter optional - no need for gallows brackets	✓	<input type="checkbox"/>
Easy to handle insulated panels - better for site access and installation	✓	<input type="checkbox"/>
No tie strut - WARMroof can hide the tie strut (when required) in flat apex of roof - Visually the same	✓	<input type="checkbox"/>
LABC/LABSS/jhai approved	✓	<input type="checkbox"/>
Building control compliant	✓	<input type="checkbox"/>
Free from mould and condensation	✓	<input type="checkbox"/>
Lighting options available - APEX, pelmet, soffit areas	✓	<input type="checkbox"/>
Velux roof-light pre-fitted into roof panel	✓	<input type="checkbox"/>
Hybrid triple glazed fixed panel option for additional light	✓	<input type="checkbox"/>
Approved for use throughout the UK including Scotland	✓	<input type="checkbox"/>

\* 5-10° pitch using contemporary steel cladding (lean to only)

For further features & benefits see our WARMroof Product Guide.  
Email [marketing@prefixsystems.co.uk](mailto:marketing@prefixsystems.co.uk) to request a copy.







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East Dunston | Northampton | NN5 7UW  
T: 01604 750212

**PREFIX (SOUTH WEST) Ltd**

Unit 7 Ystrad Trade Park | Ystrad Road  
Fforestfach | Swansea | SA5 4JB  
T: 01792 588254

**PAVILION SYSTEMS Ltd**

Unit B2 Ford Airfield Ind. Estate  
Ford | Arundel | West Sussex | BN18 0HY  
T: 01903 739440

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