



Jhai Building Control

E: Westmidlands@jhai.co.uk

T: 0121 227 7374

Frequently asked Questions

How do you pronounce Jhai and what do you do??

J.h.a.i is short for Jon Hollely Associates - Innovations.

We are a corporate approved inspector providing you with over 100 surveyors operating throughout England and Wales giving you 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 a solid roofing system??

Conservatories are generally exempt from building regulations. However there is some ambiguity as to whether the general exemption will still apply

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

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

Do I need to upgrade the insulation in the existing floors and walls if I replace my conservatory roof with a solid roofing system??

As we are assessing the project as a change in energy status we only need to be satisfied that the thermal efficiency is no worse than it was before the work was carried out

Guardian is a highly insulated roofing system which will far surpass the efficiency of the glazed roof it replaced meeting the criteria it is being assessed to

Do I need to upgrade the structure and foundations of the existing conservatory if I replace my conservatory roof with a solid roofing system?

Guardian 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 the manufacturers 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 existing structure

Do I need to provide a cavity barrier in the existing wall if I replace my conservatory roof with a solid roofing system?

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)

Do I need to replace the glazing with fire rated materials close to the boundary if I replace my conservatory roof with a solid roofing system.

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 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

Can I remove the thermal separation between the house and conservatory if replace my conservatory roof with a solid roofing system

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 conservatory

Although the poor performing glazed roof is being replaced, the removal of the doors/windows will allow heat from the building to enter the conservatory which is over glazed. This will mean that a calculation will have to be provided to demonstrate that the building as a whole meets the minimum requirements

If it fails to meet these standards additional work may have to be carried out to compensate for the heat loss. These may include

- Replacing old windows;
- Installing LED lighting;
- Replacement Boiler;
- Loft Insulation, etc

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

Can I extend the heating system into the conservatory if replace the roof with a solid roofing system

Extending the heating system into the conservatory would mean that it is longer considered as an exempt conservatory and the same process described above will apply

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. Contact our team on the details above