

Solid Roofs, Conservatories, Extension & Doors – Advise Your Customers Properly Or End Up In Court

The Installer's technical author, Don Waterworth of Hanley Amos Stewart, says you must always be aware of the Building Regulation and advise your customers accordingly, especially when it comes to solid roofs, conservatories, extension & doors – or run the risk of falling foul of a court case.



You must always be aware of the Building Regulation and advise your customers accordingly, writes The Installer's technical author Don Waterworth of Hanley Amos Stewart.

For many years now the industry has been replacing translucent roofs for warm solid roofs – but the question is whether the structure below is capable of taking the new roof?

There are a number of these solid roofs which have Building Regulation approval for thermal efficiency and structural integrity. The double glazing salesman out there will tell the consumer: "Yes, the roof has Building Regulation approval." However, what the salesman

does not say to the householder is that just the roof has approval.

It's an extension

What the salesman should be saying is that once the translucent roof is replaced with the solid roof, the conservatory becomes an extension, in my opinion – and as such requires Building Regulation approval.

Doors are required

On a slightly different but related matter, I have been to a number of clients recently, where not only has the forgoing advice not been given to the householder but also when the householder has asked for an open arch from the main house

into the conservatory/extension, no advice has been given regarding the requirements for this arch.

The truth of the matter is that if an open arch leads to a conservatory or a converted conservatory, then Building Regulation approval is required. Double-glazed doors are required to partition the main part of the house off from the conservatory/extension so that the conservatory/extension doesn't alter the energy characteristics of the home.

Regularisation certificate

I have worked on a number of disputes recently where the sale of a property has been halted because the householder did not receive the correct advice and a Regularisation Certificate had to be sought from the local authority or an insurance policy had to be put in place. The ultimate consequence was that the negligent window company would be pursued for damages and costs – which I think is reasonable.

So, advise your customers properly or you may be told by your customer when they are selling their house 'I will see you in court!' **Don**

Picture: This orangery has no doors separating it from the main dwelling and is heated from the existing supply contrary to Building Regs.